



**Network  
Homes**

# Development Yearbook 2016

Because good homes  
make everything possible



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**“We give people the key to all the possibilities that come with a good home.**

We build for all kinds of people and for all stages of life.”

**Vicky Savage**

Executive Director of Development

## Foreword Vicky Savage

**We believe good homes make everything possible. No one can ignore the fact that there’s a housing crisis. Over 250,000 people are on the waiting list for a new home to rent in London and over 2,000 families in East Hertfordshire. At the same time, aspiring homeowners are being priced out of the market.**

We are determined to play our part in tackling the shortage of homes head on with an ambitious development programme. We have set ourselves a bold target of building at least 1,000 new homes a year for the next five years, both for rent and sale.

We punch above our weight. In 2015 we outperformed many of our larger peers with the number of new homes we delivered. We topped the league tables for the largest percentage increase in stock of any housing association in the country – a phenomenal 7.6% - having completed over 1,200 homes in 2014/15, housing over 5,500 people.

We give people the key to all the possibilities that come with a good home. We build for all kinds of people and for all stages of life. From Affordable Rent, Shared Ownership and Build to Rent properties through to £1million private sale homes, as well as extra care housing for older people.

Innovation is one of our greatest strengths. We build homes that people love to live in. The quality of our developments has been recognised by a raft of major awards recently including:

‘Best Regeneration Project’, ‘Best Affordable Development’ and ‘Highly Commended Best First Time Buyer Home’ at the Evening Standard New Homes Awards 2016; and ‘Best Regeneration Scheme’ at the Housing Excellence Awards 2016.

Our ambitions are driven by a strong balance sheet. In 2015/16 we delivered our best ever financial results with a record net surplus of over £100 million (before FRS102 accounting adjustments) - more than double the previous year. With these resources behind us we are determined to achieve so much more by investing in new homes and seeking new opportunities for land development, and joint venture partnerships.

Over the past few months we have transformed the way we operate. Network has moved away from a federal structure to a consolidated Group. We now have a single board that will enable faster decision making, stronger control and risk management and better value for money.

It’s this determination to excel that led to us being named one of the UK’s top Housing Associations at the 2015 What House? Awards.

We have never been in a better position to deal with the future challenges the housing sector faces.

**Ed Badke**

Development Director



**Paul Haines**

Construction and  
Regeneration Director



## A strong development partner with an excellent reputation

**We are one of the UK's leading housing association developers with over 40 years' experience. A member of the G15 Group of London's largest housing associations, we own and manage over 19,000 homes across London and the South East. We work on the principle that we can and must do everything we can to meet the housing crisis.**

Our approach is about people and partnerships. We know we can achieve so much more by working in partnership than we can by working alone. The key to our development success is the excellent relationships we enjoy with our stakeholders and team of loyal framework partners. We are a valued partner of public and private sector alike – from local authorities to top flight developers.

We love to build, and we take great pride in the quality of what we deliver. Our work ranges from large scale regeneration projects to exciting new affordable developments, bringing a range of tenures to a variety of customers. In 2014-15 we completed over 1,200 new affordable homes and we plan to build over 3,000 more by 2019.

We are leading on some of the largest regeneration projects in London and the South East. We believe that local people have the best knowledge of their community and we have

the expertise to deliver their vision. Our current regeneration programme is transforming over 2,000 homes across the following sites: Rectory Park in Northolt; Stockwell Park in Brixton; Alperton and South Kilburn in Brent; and the Ridgeway in East Hertfordshire.

We have also proved ourselves as outstanding joint venture partners. Working together with our partners Hill, we designed a beautiful tenure-blind development of 441 new homes, including 111 affordable homes, at the impressive 243 Ealing Road. This flagship scheme has ignited Brent Council's £520m Grand Vision for the regeneration of Alperton.

Our expertise and strong reputation mean we are able to unlock finance to create fabulous new places which add value to local neighbourhoods both socially and economically. In 2015 we secured a £50m facility with Clydesdale Bank. The new funding will support our ambitious development plans, as well as help us to achieve our strategic objectives of maximising growth and increasing financial strength.

We are in a prime position to continue our strong track record of working with our local authority and private sector partners to deliver more homes.

**David Gooch**  
Commercial Director



**Lisa Ley**  
Acting Sales Director



## Our homes for sale

Whether it's first time buyers looking to get onto the property ladder, or homeowners looking to move up a rung, we are helping Londoners and local people in Hertfordshire fulfil their dreams.

**We are proud of our strong partnerships. We work with numerous developers to deliver outstanding award winning new homes on a range of high profile schemes, including: Crown Estates, Grainger Trust, Crest, Barratt Homes, Redrow, Bellway, Neat, and What House? Housebuilder of the Year 2015, Hill.**

Our new developments add spark to local areas and help strengthen communities. Generous communal areas encourage sociable living and allow people to live their life to the full.

Our passion for innovative design is reflected by the leading architects we choose to work with including PRP Architects, PCKO, GRID, BPTW Partnership, Evolution Architectures LLP, Daria Wong Architects, Lifschutz Davidson Sandilands, Alison Brooks Architects and Richard Dudzicki Associates. Working with high calibre firms means we can produce homes that not only create inspiring places, they exceed our customers' expectations too.

The quality of our new build homes has not gone unnoticed. Recently our Lime Walk scheme in Brent was crowned Best Affordable Development at the Evening Standard New Homes Awards 2016 and The Junction in Stockwell was highly commended for Best First Time Buyer Home.

Our sales team are highly motivated, ambitious and experienced. The results speak for themselves. Our 2015/16 sales programme has been exceptional with 695 sales achieved. We exceeded our sales target by £11.7m, while delivering a diverse range of sales products aimed at middle income earners.

Our social purpose underpins everything we do. Every penny of our profit is reinvested to build more affordable rented homes for the people who need them the most.



**Lillian Serunkuma**  
Aftercare Service Manager



**Richard Wiseman**  
Head of Development,  
Quality and Assurance

## First class customer care

We put customers at the heart of everything we do. Whether that's providing a roof over people's heads, enabling them to get a foot on the property ladder or helping them to settle into their new home, we aim to provide a first class service every step of the way.

**Our work doesn't stop once the keys are handed over. Network Homes' Aftercare team offers all our residents a personal and customer friendly service to help them settle into their new home as quickly and comfortably as possible. We are proud to offer this service in-house.**

The Aftercare team sits at the heart of our development department and is dedicated to excellent customer care. The team is extensively trained and each team member visits every development so that they have first hand knowledge of our residents' homes.

Around 2,000 homes are covered by the Aftercare team. Residents have been regularly surveyed and an unprecedented 97% of tenants have reported they were satisfied with their new home. Our ambition is to achieve 90%+ customer satisfaction with our overall service by 2020. To help us achieve that we've launched a new Customer Service Strategy backed up by a Customer Charter. Both are built on the principle of excellence for all and will guide our vision of providing every customer with consistently high services no matter where they live.

# Our happy customers

Our vision is to provide a first class service every step of the way for all of our customers.

*“They were friendly and personable, understanding the issues I faced, and always available for any questions I had. I’m thankful to them for making my first property buying experience a good one!”*

*“Network Homes was great at keeping me in the loop and updating me on progress, which was a big help and kept me reassured that everything was going to plan.”*

*“Doing business with a team of dedicated, courteous, and supportive professionals was extremely helpful and made this important step in our lives an enjoyable experience.”*

*“We didn’t know anything about buying a property beforehand, but Network Homes was really helpful and guided us along the way so the process went as smoothly as possible.”*



## Let's get down to business...

We are easy to do business with. You will be impressed by our expertise, our enthusiasm and our commitment.

**Network Homes' new business team has extensive industry experience and a successful track record of securing new opportunities.**

These range from major joint ventures to community partnerships, such as our work with Chauncy School in East Hertfordshire, where we are providing 36 affordable homes for local people along with a state of the art new sports hall. We also work on many highly successful Section 106

partnerships such as Macaulay Walk in Clapham with Grainger PLC; and we are experts in large scale regeneration projects, such as in South Kilburn where we are working closely with Brent Council to deliver hundreds of new homes. Our new business team are always on the look out for new opportunities and partnerships so we can build even more new homes. We are keen to work with new and existing partners across London and the South East.

**If you want to discuss a proposal...**

contact our Commercial Director David Gooch on [david.gooch@networkhomes.org.uk](mailto:david.gooch@networkhomes.org.uk)

# We're investing in our communities

Despite our development success, Network Homes knows it takes more than bricks and mortar to build a community.

**Last year we invested over £1million in community programmes to support residents to improve their lives and help their communities to strengthen, grow and prosper.**

Network Homes took on 29 apprentices itself and helped place 39 into work with partner organisations including Higgins, Wates, Bouygues-UK, Hill and Ardmore. 388 weeks of training have been offered at our 243 Ealing Road development alone. We have also supported over 20 other residents into permanent jobs in London and offered training to 21 more.

**Dennis Rose**  
Apprentice



# Our award winning homes

## Evening Standard New Homes Awards 2016

Winner - Best Regeneration Project for Stockwell Park  
Winner - Best Affordable Development for Lime Walk  
Highly Commended - Best First Time Buyer Home for The Junction

## Housing Excellence Awards 2016

Winner - Best Regeneration Scheme for Alpine Place

## What House? Awards 2015

Bronze - Best Starter Home for 243 Ealing Road

## Local Authority Building Control (LABC) Building Excellence Awards 2015

Highly Commended – Best High Volume New Housing Development for Rectory Park

## London Construction Awards 2015

Winner – Best London Regeneration Project for Stockwell Park

## Evening Standard New Homes Awards 2015

Winner – Best First Time Buyer Home award for 243 Ealing Road



# Pipeline Schemes



## Unit mix

120 Homes



≈ 70 Affordable Rent

50 Shared Ownership

## Timescales

Start date

**March 2016**



Total scheme completion

**July 2018**

## The project team

Architects

**PCKO**

Employer's Agent

**Philip Pank Partnership**

Contractor

**TBC**

Funded by

**East Herts Council, HCA**



**Pipeline  
Schemes**

# THE RIDGEWAY

East Hertfordshire

In Hertford, we've been preparing to redevelop the Ridgeway estate. In 2014 we held a six week consultation with local residents to find out about their aspirations for the site and future housing needs. The majority told us they preferred a total re-development rather than refurbishment of the existing properties. We've secured funding from the HCA and East Herts Council to transform the poor quality ageing blocks into 120 modern, mixed tenure family homes in a major £30 million regeneration project. 50 of the new homes will be flats and houses for affordable home ownership, giving local people a rare chance to get on the property ladder.

The remaining 70 homes will be for affordable rent. We've set up a drop-in office on-site and have been working closely with local families, East Herts Council and other agencies to make sure that everyone has the chance to influence their plans and dreams for the estate. The result will be an exciting, contemporary new-build scheme due for completion in 2018.

## Unit mix

177 Homes



96 Private Sale

40 Active Elderly

41 Social Rent

## Timescales

Start date

**May 2016**



Total scheme completion

**July 2018**

## The project team

Architects

**PRP Architects**

Employer's Agent

**Mace**

Contractor

**Wates**

Funded by

**GLA**



## THRAYLE HOUSE

Stockwell, Lambeth

The regeneration of Thrayle House will provide an impressive enhancement to the Stockwell Park estate in south London. We are planning to redevelop the site to provide 177 contemporary new homes, commercial space and landscaped areas. The homes will be a mix of tenures offering a wider choice of housing options for local people. Former tenants will be prioritised under the “right to return”, which was promised to residents when the properties were transferred to Network from Lambeth Council in 2007. The mixed residential and retail space will provide an innovative solution to meet local housing need while providing an economic boost to the area – a key element of the Stockwell Park regeneration programme.

## Unit mix

442 Homes



**200** Private Sale

≈ **163** Social/Affordable  
Rent

**79** Affordable Home  
Ownership

## Timescales

Start date

**December 2012**



Total scheme completion

**July 2019**

## The project team

Architects

**BPTW**

Employer's Agent

**Baily Garner (PH1&2)**  
**AECOM (PH3&4)**

Contractor

**Hill Partnerships**

Funded by

**Ealing Council, GLA**



**Pipeline  
Schemes**

# RECTORY PARK

Northolt, Ealing

Network Homes' regeneration of Rectory Park will create 442 new homes, increasing the estate's density by 172 properties. The estate was originally built between the 1950s and 1970s and includes two storey maisonettes and flats in medium-rise blocks. The residents of Rectory Park, supported by Ealing Council, selected Network to regenerate the estate by providing new homes and facilities. Network Homes has appointed Hill Partnerships to carry out the construction. Residents have been at the heart of this project since the start. We have consulted with them extensively on the design of the new homes, landscaping and play areas so we can deliver their vision for their new community. We now have detailed planning in place to deliver the last three phases of this exciting regeneration project.

# On Site Schemes



## Unit mix

229 Homes

126 Private Sale  
103 Social Rent

## Timescales

Start date  
**June 2013**

Total scheme completion  
**December 2016**

## The project team

Architects  
**Lifschutz Davidson Sandilands /  
Alison Brooks Architects**

Employer's Agent  
**John Rowan and Partners**

Contractor  
**United Living**

Funded by  
**GLA**



**On Site  
Schemes**

# SOUTH KILBURN

## Brent

We've kick started the second phase of the £600 million regeneration of South Kilburn by demolishing two tower blocks to make way for 229 brand new apartments. The overall scheme will include 126 private sale and 103 affordable homes. Network bid for this phase in February 2013 and was selected by Brent Council following a hard won competition. The scheme is designed by Lifschutz Davidson Sandilands (LDS) Architects, and Alison Brooks Architects (ABA). To ensure that the development and its surroundings benefit from the best quality design, Network Homes facilitates a Design Compliance Forum, chaired by a Compliance Architect and with a local resident representative. The new homes will be built with ample space and environmental sustainability being a top priority. The development will feature impressive courtyard areas for all residents to enjoy. A public square facing Kilburn Park Road and a new footpath leading into the estate will also be created. We are enormously proud to be working with Brent Council to transform a neighbourhood eager for change, with vibrant new homes.

## Unit mix

159 Homes



75 Private Sale

84 Social Rent

## Timescales

Start date

**March 2014**



Total scheme completion

**March 2016**

## The project team

Architects

**PRP Architects**

Employer's Agent

**MACE**

Contractor

**Wates**

Funded by

**GLA**

**On Site  
Schemes**

# PARK HEIGHTS

Stockwell, Lambeth

Standing at 15 and 20 storeys high on the edge of Stockwell's leafy Conservation Area, Park Heights breathes fresh life into South London. Replacing a poor quality 1960s tower block the new local landmark delivers 159 private and affordable apartments. Designed by PRP Architects, all homes at Park Heights have spacious living rooms and bedrooms that exceed the requirements set by the London Housing Design Guide. Communal corridors feature full width and height glazing to allow ample natural daylight in and provide a visual connection to the local area. Crowning the building are two sky gardens where residents can come together to enjoy wonderful views across London. The building is accessed through a generous, tenure blind, double height entrance on its east side, where a 24 hour concierge will welcome residents and visitors. We are also working with a talented post graduate student from the University of Arts to create a striking and unique art installation for the lobby. Park Heights is the jewel in the crown of Network Homes' ongoing regeneration project of Stockwell Park.

## Unit mix

22 Homes



22 Social Rent

## Timescales

Start date

**March 2015**



Total scheme completion

**August 2016**

## The project team

Architects

**GRID**

Employer's Agent

**MDA**

Contractor

**Quintain / Sisk**

**On Site  
Schemes**

# EMERALD GARDENS

Wembley, Brent

Working in partnership with Quintain, Network Homes will deliver affordable rented homes as part of a Section 106 agreement on this prime site close to Wembley Stadium, Wembley Arena and Brent Civic Centre. Residents will have access to a spacious communal courtyard created by the unique arrangement of the seven buildings that make up the 475 home development.



## Unit mix

23 Homes



**11** Affordable Rent

**12** Shared Ownership

## Timescales

Start date

**July 2015**



Total scheme completion

**April 2016**

## The project team

Architects

**Western Homes plc**

Employer's Agent

**Potter Raper Partnership**

Contractor

**Western Homes plc**

Funded by

**GLA**

**On Site  
Schemes**

# EDGWARE FOOTBALL CLUB

Edgware, Harrow

Network Homes is working with Weston Homes Plc to deliver 11 affordable rent and 12 shared ownership homes as part of a Section 106 agreement. All homes are provided for the AHP2 GLA programme. The development is on the site of the former Edgware Football Club and is walking distance from all the shops on Edgware High Street, Edgware community Hospital and local schools. The site is a 10 minute walk away from Edgware Tube station and a number of buses.





# Recently Completed Schemes

## Unit mix

215 Homes

- 56 Mayor's Housing Covenant
- 107 Affordable Rent
- 52 Shared Ownership

## Timescales

Start date

**November 2012**



Total scheme completion

**August 2015**

## The project team

Architects

**DunnettCraven Ltd**

Employer's Agent

**MACE**

Contractor

**Shepherd Construction Ltd**

Funded by

**GLA**



Recently  
Completed  
Schemes

# CAPITOL WAY

## Colindale/Brent

Capitol Way is a stylish development that not only provides 460 contemporary apartments but also substantial retail space, a new community centre and an on-site crèche to the Colindale area. Network Homes provided 215 of the new homes for local people and residents looking to move to the area. These one, two, three and four bedroom homes built within two self-contained blocks were partly funded by a Greater London Authority grant. Fifty six of the new homes at this flagship scheme are for private sale. These new homes will offer Londoners on low to middle incomes a vital opportunity to get on the property ladder. The developer was impressed by our commercially driven approach, forward thinking and high quality management services.

## Unit mix

441 Homes



## Timescales

Start date  
**March 2013**



Total scheme completion  
**December 2015**

## The project team

Architects  
**BPTW Partnership**

Employer's Agent  
**EC Harris**

Contractor  
**Hill Partnership**

Funded by  
**GLA**



Recently  
Completed  
Schemes

# 243 EALING ROAD

## Alperton/Brent

Joint venture partners Network Homes and Hill have ignited Brent Council's £520 million regeneration of Alperton with the development of 243 Ealing Road.

The partnership allowed both Hill and Network Homes to share the risks and the rewards by encouraging lower construction costs, and maximising the profit to reinvest in more affordable homes.

Support from the Greater London Authority and the Mayor of London has enabled more affordable homes to be delivered in the first phase of the Ealing Road development.

In addition to managing the affordable rent and shared ownership properties, Network Homes has delivered 76 affordable homes for working Londoners locked out of the housing market. This has been enabled through £3.2 million of support from the Mayor's Housing Covenant.

A full spectrum of tenures is available at 243 Ealing Road including outright sale, Help to Buy, shared ownership, shared equity, rent to save, and homes for affordable rent managed by Network Homes.

This project also has commercial units at low rents for local people to start new business ventures.

## Unit mix

11 Homes

11 Shared Ownership

## Timescales

Start date

**February 2014**



Total scheme completion

**February 2015**

## The project team

Architects

**Bugler Developments Ltd**

Employer's Agent

**CDMC – John Rowan and Partners**

Contractor

**Bugler Developments Ltd**

Funded by

**GLA**

Recently  
Completed  
Schemes

# STAG LANE

## Kingsbury, Brent

Stag Lane is a boutique development of 11 luxury shared ownership homes. Built on the site of an old car park, Stag Lane has transformed a neglected space into a stylish affordable low cost housing development for Brent.

There was huge demand for the homes. All were sold off plan, well in advance of the development's completion.

The scheme was delivered by Network Homes with the local NHS Clinical Commissioning Group providing a healthcare facility on site, which is available to all in the local community.

Environmental sustainability and security have been a top priority at Stag Lane. Each property has been built to comply with the Code for Sustainable Homes Level 4, the Lifetime Homes Guidelines and Secured by Design Requirements. As a result, the homes are not only safe and secure but their design also promotes low energy use.

Each property features a south facing-recessed balcony that provides residents with quality outdoor space.

A landscaped communal back garden promotes sociable living and gives residents the opportunity to get to know one and other, whilst newly planted trees add natural privacy. Furthermore, residents have safe and easy access to local shops.

## Unit mix

17 Homes

5 Market Rent

12 Affordable Rent

## Timescales

Start date

**December 2013**



Total scheme completion

**July 2015**

## The project team

Architects

**Evolution Architectures  
LLP**

Employer's Agent

**Welling Partnership**

Contractor

**Kingsbury Construction**

Funded by

**GLA**

**Recently  
Completed  
Schemes**

# GROSVENOR ROAD

Pimlico, Westminster

We are enormously proud to have undertaken our first project with the prestigious Crown Estates. We were chosen to fulfil the offsite housing provision in this unique deal structure.

The Grosvenor Road development, located on the south side of Grovesnor Road close to Vauxhall Bridge Road, is made up of three separate blocks which we have refurbished to compliment this highly desirable area of London. The scheme provides both market rent and affordable rent homes.

Block A comprises two Victorian buildings previously in office use. Blocks B and C comprise two former modern purpose built office buildings, originally built as commercial elements of the larger residential development to the rear of the site.

By providing high quality affordable homes, Network Homes is offering residents who would normally be priced out of the market a unique opportunity to live in this desirable area of London.

## Unit mix

13 Homes

2 Private Sale

4 Affordable Rent

7 Shared Ownership

## Timescales

Start date

**November 2014**

Total scheme completion

**July 2015**

## The project team

Architects

**Daria Wong Architects**

Employer's Agent

**Welling Partnership**

Contractor

**Bugler Developments Ltd**

Funded by

**HCA**

Recently  
Completed  
Schemes

# ROMAN COURT

Ware, East Herts

Roman Court is located in the popular Market Town of Ware, just three miles from Hertford.

Network Homes built this new development as part of the redevelopment of a former commercial site, which was redundant for a number of years. It's a great location for transport, leisure and recreation with the town centre just a short walk away.

The mixed tenure development delivers a variety of much needed new housing for the town and provides opportunities for local Hertfordshire families to get on the property ladder. It includes two large 4 bedroom homes for private sale along with two 3 bedroom and four 2 bedroom houses, plus a coach house all for shared ownership. There are a further four houses for affordable rent.

All homes have allocated parking (some with garages) and dedicated cycle storage and have private landscaped gardens, including a garden shed.

## Unit mix

40 Homes

40 Supported Housing

## Timescales

Start date

**February 2013**



Total scheme completion

**February 2015**

## The project team

Architects

**PRP**

Employer's Agent

**Calford Seaden**

Contractor

**Boygues**

Funded by

**GLA**



Recently  
Completed  
Schemes

# VIVIAN AVENUE

## Wembley, Brent

With its communal lounge, conservatory, hairdressing salon, electric buggy store, two courtyards and a carer's office, Network Homes' Vivian Avenue represents the very best extra care housing for older people in Brent - a unique opportunity for residents to live their later years fully and comfortably in a secure, beautifully designed environment.

Network Homes has succeeded in creating an innovative development that provides outstanding care, while promoting independent living. Vivian Avenue features a green roof on the walkway between the two buildings, and a conservatory helping thermal performance.

The new homes have dual aspects, with both blocks facing an east-west orientation, designed to gain natural lighting. Every flat has a balcony or an external space, and Vivian Avenue is completely wheelchair accessible.

The homes themselves are arranged around atrium areas, creating a sense of community in each block. Sensory gardens have also been set within the two enclosed courtyards containing open lawns, high backed seating, circuitry paths and raised beds along with a sun terrace associated with the dining area.

## Unit mix

46 Homes



15 Shared Equity

22 Affordable Rent

9 Shared Ownership

## Timescales

Start date

**July 2013**



Total scheme completion

**May 2015**

## The project team

Architects

**Design ACB**

Employer's Agent

**John Rowan and Partners**

Contractor

**Jaysam Contractors Ltd**

Funded by

**GLA**



Recently  
Completed  
Schemes

# ALPINE HOUSE

Queensbury, Brent

Alpine House is a distinctive new development located on Honey Pot Lane in the borough of Brent. Network Homes provided 46 new homes under a Section 106 Agreement.

It's the innovative architecture that really sets Alpine House apart. A combination of buff brickwork and copper-coloured cladding help define its contemporary character, while the gardens and attractive hard landscaping create attractive communal areas in which to relax and unwind.

# What our partners say about us...

*“PRP are delighted to have worked on a number of Network Homes projects. Network Homes’ ambition to create outstanding award-winning homes strengthens and drives our delivery. They embrace new ideas and concepts and work hard to preserve design excellence. Network Homes care about their projects from start to finish. We believe Wayland House ranks among the very best tenure-blind housing in the Capital. We know residents and buyers will feel proud of their new homes and that together we’ve created a place of distinction.”*

**Richard Harvey**

Design Director, PRP

*“Network Homes is Brent’s largest and most active housing association. We have excellent relationships with their staff across the organisation. The quantity and, more importantly, the quality of the new homes they have provided in the Borough in recent years has been exceptional. Network Homes has a ‘can do’ attitude and a true social commitment to making a difference to those families most in housing need. We hope to work closely with Helen Evans’ fabulous team for years to come.”*

**Cllr Muhammed Butt**

Leader of Brent Council

*“We enjoy a very positive relationship with Network Homes. They have proved to be an excellent client and we are impressed with Network Homes’ innovative and solutions-driven approach to making their Chauncy School project viable. We have a quality design to build out over the next few years.”*

**Eamon O’Malley**

Director, Mulalley & Co Ltd

*“The JLL Planning Team are proud to have worked with Vicky Savage and her team for many years over numerous exciting large scale projects. We enjoy their collaborative approach and they have excellent relationships with key Local Authority partners. Network Homes embraces the challenges that complex London sites inevitably have and seeks to design beautiful tenure-blind buildings with residents at the heart of their decision making.”*

**Mark Connell**

Director Planning and Development, JLL

*“Mace have worked with Vicky Savage and the Network Homes development team for a number of years and we are delighted to be leading on the delivery of their transformational Stockwell Park Regeneration Programme. Their people have drive and ambitions and we have seen how Network Homes consistently ‘punch above their weight’. The team are commercially minded and generally just known in the sector as good people to do business with.”*

**Christopher Browne**

Associate Director, Mace Group

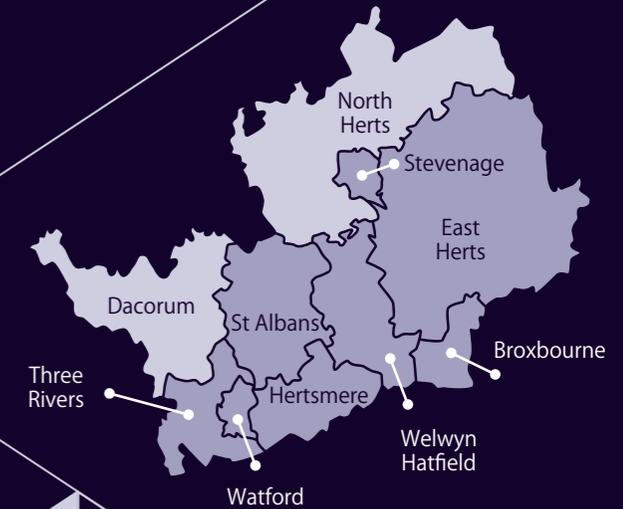
# Where we operate

## London



- 1 City of London
- 2 City of Westminster
- 3 Kensington & Chelsea
- 4 Hammersmith & Fulham

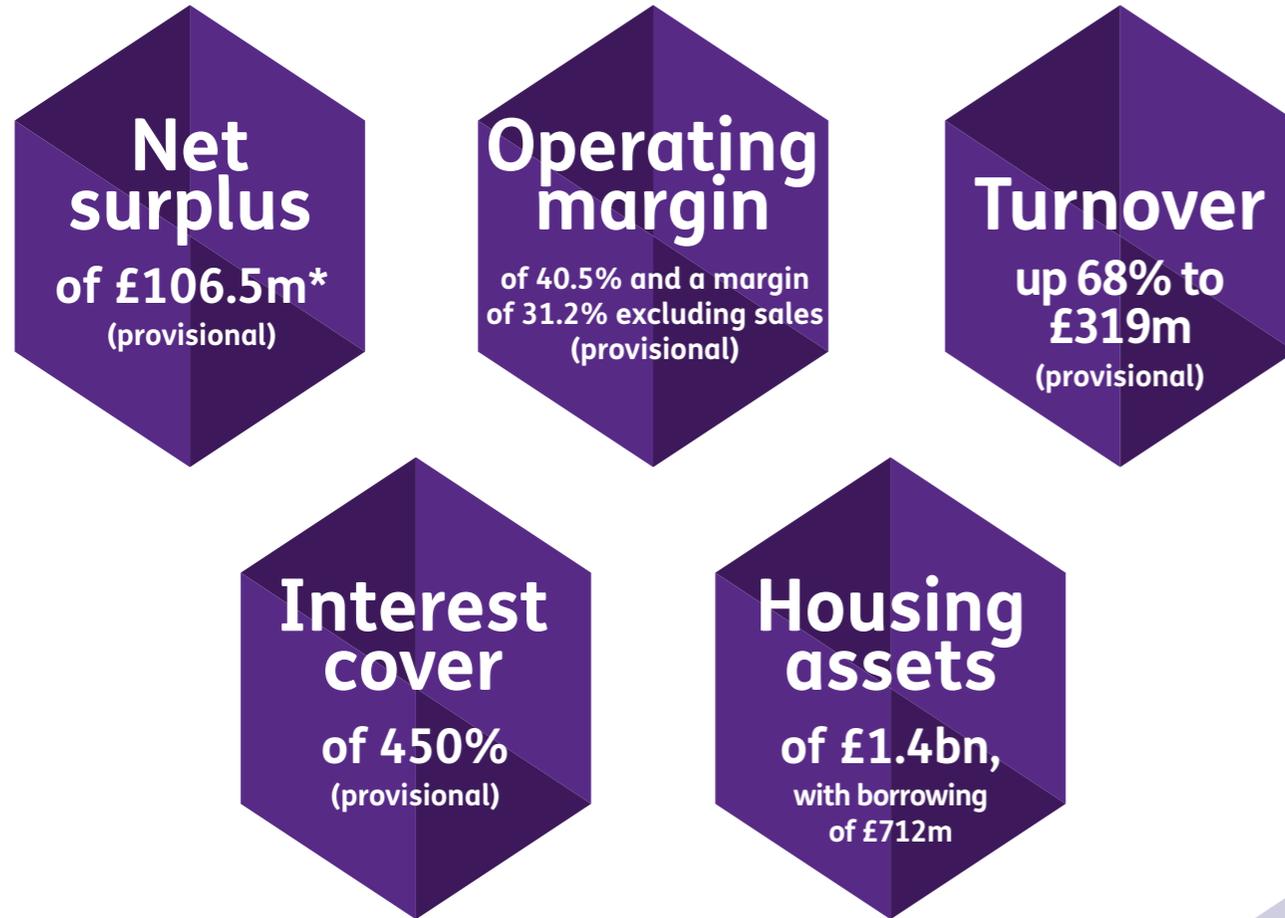
## Outside London



**Hertfordshire**  
ZOOMED AREA

# Our financial strength

For 2015/16 we achieved



\*before FRS102 accounting adjustments

# Network Homes in 2016

**Formed in 1974** as Brent People's HA, with a strong track record over 42 years

**Over 19,000 homes** in management, in 36 local authority areas, mainly in London & Hertfordshire

**A member of the g15 group** of London's largest housing associations

**Financial capacity to develop around 1,000 new homes a year**

**Top viability and governance ratings** from the Social Housing Regulator

**Customer satisfaction of 79%** (up 6% since 2013), with further improvements expected

**One of just seven HAs in the country** with 'trusted partner' status for development from the HCA

**Concentrated portfolio**, with 87% of homes in 12 local authority areas

**Financially one of the strongest housing associations** within our areas of operation

**Experts in large scale, complex regeneration**

**Experts in shared ownership development and marketing**

**Over £1 million invested each year** in economic and social development of local communities

**KEY  
FACTS**

A decorative graphic on the left side of the page, consisting of several overlapping triangles and polygons in various shades of purple, blue, and white, creating a modern, abstract geometric pattern.

**Network Homes  
Olympic Office Centre  
8 Fulton Road, Wembley  
Middlesex, HA9 0NU**

**Tel: 0300 373 3000 | Fax: 020 8902 7140**

**Email: [info@networkhomes.org.uk](mailto:info@networkhomes.org.uk)**

**[www.networkhomes.org.uk](http://www.networkhomes.org.uk)**

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