

# Development Showcase

Our key developments in London and Hertfordshire



**Network  
Homes**

Because good homes  
make everything possible



# Contents

## Foreword

Page 04

## Ambitious builders

Page 06

## Our homes for sale

Page 08

## First class customer service

Page 10

## Our happy customers

Page 12

## Regeneration experts

Page 14

## Getting down to business

Page 16

## Our award winning homes

Page 18

## Creating communities

Page 20

## London schemes

Recently completed, On site & Pipeline

Page 22

## Hertfordshire schemes

Recently completed, On site & Pipeline

Page 50

## What our partners say about us...

Page 64

## Where we operate

Page 66

## Key facts

Page 68

# FOREWORD

## Vicky Savage, Executive Director of Development

**At Network Homes we give people the key to all the possibilities that come with a good home. From affordable rent, shared ownership and Build to Rent properties, through to £1 million private sale homes, and extra care housing for older people – we build for all kinds of people and for all stages of life.**

In 2016/17 we completed 468 homes, with 308 for social or affordable rent and 160 for shared ownership or outright sale. We started 1,235 homes in 2016-17 and have a current pipeline of over 3,000 new homes with a total build cost in excess of £200 million.

We build homes that people love to live in. And this has been recognised by the 12 major awards we have received recently in a variety of categories from best design, best regeneration and best first time buyer home, to best small development and best affordable development. To top it all off we were named Social Landlord of the Year at the RESI Awards 2017, Overall Winner at the National Housing Awards 2016 and Housing Association of the Year at the WhatHouse? Awards 2016.



*“We build homes that people love to live in.”*

We are the smallest housing association (out of eight) to have signed a strategic partnership with the GLA and we are one of only seven housing associations in the country to achieve trusted status from the HCA.

We are especially proud to be the first housing association in London to get London Housing Bank funding from the GLA for a Build to Rent development. Our ‘Big Blue’ development in Sudbury Hill will create 270 new homes on the site of IBM’s old headquarters. With 27% of London’s homes already privately rented, many in substandard condition, and people finding it more and more difficult to get on the housing ladder, the ‘Big Blue’ will give working Londoners an exciting new and high quality housing choice.

We are continuing to develop our joint ventures. Our strong partnership with Stanhope for example will allow us to drive growth in the Build to Rent market across London. Given the shortage of housing and the high cost of buying, we see a long term need for well-managed, purpose built private rented accommodation in the capital.

Our doors are open for business and we are keen to partner with others whose expertise compliments our own and to share risk and reward.

We are also delighted to be Quintain’s partner in the development of Wembley Lands – the area adjacent to Wembley Stadium. We are currently in contract with over 220 new homes. In Wembley, we are also moving our headquarters to just opposite the London Designer Outlet and redeveloping our existing office to provide new homes.

Our team is talented, skilled and stable. We have strong senior staff but we are also dedicated to growing our own talent. Seven of our staff started as graduates or trainees from our own estates and have now secured full time positions within the development team. We are immensely proud to be highly commended for the Housing Heroes ‘Development Team of the Year’ 2017.

We have an ambitious growth strategy for the next five years and are in a very strong position to deliver it, building more and more developments for people to call home.

Because good homes make everything possible.

# AMBITIOUS BUILDERS

Ed Badke, New Homes Director

**We own and manage 20,000 homes across London and the South East and have an annual turnover of over £200 million. We love to build and we take great pride in the quality of the homes we deliver.**

We work on the principle that we can and must do everything possible to end the housing crisis. However someone's life develops, whatever their income, family situation, age or health, we want them to feel there could be a Network home that's right for them. So we offer a wide range of homes for rent and for sale, either part or full ownership.

We have set ourselves the bold target of building at least 1,000 homes a year for the next five years. In 2016/17 we built 468 homes of all tenures and delivered a net surplus of £51.8 million. Every pound of this is used to create more affordable homes in quality neighbourhoods.

In response to the many mergers proposed within the sector, we undertook a comparative analysis to ascertain our competitive place in the market. Thanks to our exceptional financial strength we are able to build as many homes, pro-rata to size, as the largest housing associations in the country. All this gives us the confidence to set bold new goals and ambitious targets.



*“We work on the principle that we can and must do everything possible to end the housing crisis.”*

Our work includes large scale regeneration projects, homes for market sale and market rent, prestigious homes for shared ownership, exciting new affordable developments and homes for older people bringing a range of tenures to a variety of customers.

Take the Kilburn Quarter in South Kilburn, part of a 10 year £600 million regeneration programme to enhance the area. Kilburn Quarter provides the perfect opportunity for local people to live in a high quality home in an outstanding location. Consisting of 229 homes – 103 for social rent and 126 for private sale over four blocks, the development has something for everyone. Kilburn Quarter is a stunning example of a mixed tenure development where private sale and social rent properties are united. There are plenty of opportunities for residents to meet each other through the communal landscaped courtyards, children's play area and the public square.

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 and skilled framework partners. We are a valued partner of public and private sector alike – from local authorities to top flight developers.

We offer our development partners a professional service with great passion and commitment underlying everything we do.

We are continually looking for new ways of designing, procuring and constructing our buildings to ensure we stay competitive in the marketplace, maximise our growth potential, achieve high build quality and deliver excellent value for money.

For example, we are using off-site construction methods to transform an old print works into more than 70 affordable homes in Neasden. The majority of the building work will take place in a factory before being delivered to site and then craned into position.

Embracing new technologies like this allows us to improve quality, deliver quickly and create excellent value for money alongside beautiful homes.

# OUR HOMES FOR SALE

Lisa Ley, Head of Sales  
and Marketing



*“Our new developments add spark to local areas and help strengthen communities.”*

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

Great designs and beautiful buildings are important to us. That’s why we choose to work with award-winning top architects.

Working with high calibre firms means we can produce homes that not only create inspiring places to live in – they exceed our customers’ expectations. Our new developments add spark to local areas and help strengthen communities.

The quality of our new build homes has not gone unnoticed. Our junction development in Stockwell, and Lime Walk in Wembley won Gold and Bronze for

Best Starter Scheme at the WhatHouse? Awards 2016; they also won accolades at the Evening Standard New Homes Awards 2016. Electric House in Willesden Green scooped Best Small Development at the National Housing Awards 2016.

Our recent sales programme has been exceptional with over 900 sales between 2015 and 2017. Our Sales team is highly experienced and ambitious and has worked tirelessly to create dynamic marketing campaigns leading to high numbers of off-plan sales. Our team is there every step of the way to help customers in their biggest investments.

# FIRST CLASS CUSTOMER SERVICE



*“We put our customers at the heart of everything we do.”*

**Our work doesn't stop once the keys are handed over. Our Aftercare team offers all new homeowners a personal and friendly service to help them settle in as quickly and comfortably as possible. Our vision is to provide every customer with consistently high services no matter where they live.**

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. Extensively trained, each member visits every development so they have first-hand knowledge of our customers' homes.

We put our customers at the heart of everything we do and have named 2017 the 'Year of the New Homes Customer' with a specific focus on our Aftercare service. We want to ensure that we provide not only a well designed, quality new home for our customers but also a first class customer experience.

The team works with nearly 1,000 new customers every year. Customers are regularly surveyed and 87% of customers in our affordable rented properties reported they were satisfied with their new home in 2016.

Our organisational ambition is to achieve 90%+ customer satisfaction across all services by 2021. To help us achieve that, we're building a culture that focusses on true commitment to our customers.

Everyone who works for Network Homes has completed the Mary Gober International Customer Service Excellence Programme.

# OUR HAPPY CUSTOMERS

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

*"We love the stylish external design of the scheme and we haven't had to redecorate or do anything with the apartment because it's just how we want it. We are also impressed with the double glazing and spacious wardrobes and the heating system is very energy efficient."*

*"Shared ownership allowed us to buy our first ever property, a stunning apartment overlooking the Grand Union Canal. We couldn't be happier!"*



*"It's one of the few places I feel totally at home. It's close enough to the City for work, but far enough to escape the suits. I was taken aback when I discovered I could buy a home on my own in a location that commands some of the highest prices in the capital."*



*"I have lived in North-West London my whole life, we had our hearts set on remaining in the area, so we were thrilled to discover Kilburn Quarter. We love the contemporary design and in particular the generous space offered."*

*"I can't believe I live in such a nice apartment! I am definitely happy with my living situation and think it's very suited to this stage of my life, it's great to have something to call my own."*



*"I was going through a really difficult time after the breakdown of my marriage – couch surfing and staying with friends. With my job as a charge nurse, I couldn't continue living this way. Purchasing the two-bedroom apartment at Network Homes' beautiful development in Hertford was the right decision, and has allowed me to get on with my life."*

# REGENERATION EXPERTS

## Paul Haines, Construction and Regeneration Director

**We are experts in estate regeneration; we believe it can play a major part in tackling the housing crisis and enhancing people's lives. We are currently leading on five large scale regeneration projects to provide over 2,000 new and refurbished homes for local people in London and Hertfordshire.**

Regenerating run-down areas not only provides much needed housing. It helps improve quality of life, transform urban landscapes, restore pride and boost local economies.

We have the appetite, financial capacity and skills to deliver large scale, multi-use, complex developments over many years. We tailor our approach to the situation, and we're good at finding innovative solutions to difficult regeneration challenges.

We work closely with our local authority and construction partners to ensure designs are right for the area and existing residents are given the opportunity to return. Most important of all, we consult local people fully from the start to the end and listen to and value their unique local expertise to ensure our plans will deliver for them.



*“We have the appetite, financial capacity and skills to deliver large scale, multi-use, complex developments over many years.”*

In south London, we are investing over £175 million to regenerate nearly 1,500 homes. We will be rebuilding a 1960s tower block (Thrayle House) into 178 new homes including 41 for social rent, 40 for older people and 96 for private sale.

In Hertford, we've started work to demolish poor quality ageing buildings at The Ridgeway and replace them with 120 new affordable mixed tenure homes. The £30 million regeneration project, in collaboration with East Herts Council and the Homes and Communities Agency (HCA), is due to be completed in 2018 and will include 70 homes for affordable rent and 50 homes for shared ownership.

We have developed phase two of the £600 million South Kilburn project where we have created 229 new homes. This is part of a wider regeneration scheme which includes 2,400 new homes and a wealth of new infrastructure, including a school, new health facilities and a sustainable energy network.

We are working closely with the London Borough of Ealing to regenerate Rectory Park in Northolt, where we are building over 400 new homes and a new community centre for the estate. So far, 160 homes have been completed.

Meanwhile, in Southall, Ealing, we are about to start on a major transformational regeneration scheme. We've purchased brownfield land which we plan to regenerate into around 500 homes and substantial commercial space. We plan to start on site in 2018 and the proposed £200 million project will provide a range of affordable rent, market rent and private sale homes.

With Network Homes giving so much attention to regeneration projects, we welcome the move by the Government to make £140 million of new funding available as part of its estate regeneration national strategy.

# GETTING DOWN TO BUSINESS

David Gooch,  
Commercial Director



*“People like working with us because we deliver on our promises.”*

**Our New Business team has a strong track record of securing new opportunities. These range from major joint ventures such as our recent partnership with Stanhope PLC, to community partnership programmes like working with the New Horizon Youth Centre to provide accommodation for young homeless people.**

We've partnered recently with several of the country's top development companies, including Quintain, Redrow, Bellway, Barratts, Crest, and Hill. We are actively developing in close partnership with around a dozen local authorities at any one time.

In 2016/17 we completed 19 development deals across London and Hertfordshire which will collectively deliver 1064 new homes comprising 15 developer package deals, two site acquisitions and two redevelopment schemes.

We provide expertise, enthusiasm and commitment on any project and we are easy to do business with. People like working with us because we deliver on our promises, are skilled and we're passionate about what we do.

We are a well respected development partner for the Greater London Authority and the Homes and Communities Agency (HCA).

We are the smallest housing association out of the eight who have signed agreements with the Mayor of London to become strategic partners in delivering affordable housing in the capital. This is great recognition that the Mayor trusts us as a developer that delivers on affordable homes year after year. We are also one of just seven

organisations with trusted partner status from the HCA.

We also pay great attention to building strong partnerships with the professional and construction teams we employ across our projects.

We have established a new employer's agent and contractor framework to help deliver our ambitious development programme. The framework will run until the end of 2020 and means each of the pre-approved firms can now be directly appointed by Network Homes, reducing time and improving cost efficiency. A number of our local authority partners also choose to use our frameworks when we work together.

We are also working to build a better private rented sector. This sector is growing rapidly as a tenure option and we are a leading player in two major partnerships to create around 1,500 high quality Build to Rent homes over the next three years. We are ambitious to thrive in this new area of business and have already signed a multi-site agreement with Stanhope – one of the UK's top flight developers.

**If you want to discuss a proposal contact David on [david.gooch@networkhomes.org.uk](mailto:david.gooch@networkhomes.org.uk)**

# OUR AWARD WINNING HOMES



## RESI Awards 2017

Winner – **Landlord of the Year**



## RIBA Awards 2017

London Regional Award – **Park Heights**



## What House? Awards 2016

Gold – **Housing Association of the Year**  
Silver – **Best Regeneration Scheme for Stockwell Park Estate**  
Gold – **Best Starter Scheme for The Junction in Stockwell**  
Bronze – **Best Starter Scheme for Lime Walk**

## National Housing Awards 2016

Overall Winner  
Winner – **Best Design for Park Heights in Stockwell**  
Winner – **Best Small Development for Electric House in Willesden Green**



## 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**



# CREATING COMMUNITIES

**Our social purpose underpins everything we do. Our mission is to open up possibilities for as many people as we can by building, renting, selling and managing good homes in thriving communities.**

We invest heavily in communities to support local people to meet their aspirations and fulfil their potential. We spend over £1 million a year in the communities where we work; through economic development, employment, training, and social and environmental projects.

In 2016/17 we supported over 30 people into employment or support programmes, delivered apprenticeships, and helped people claim over £1 million in benefits they were entitled to. We spent over £460,000 improving the quality of local living environments in the communities where we work.



*“We invest heavily in communities to support local people to meet their aspirations and fulfil their potential.”*

## **Employment and training opportunities**

A particular highlight is our employment and training programme, Worksmart. This programme provides support for residents to achieve their goals such as looking for a job, a career change or training.

The programme offers one-to-one advice and guidance, training sessions, information on job opportunities and support around all aspects of getting a job.

We have set up an apprenticeship scheme to give unemployed young people an opportunity to come and work for Network Homes. We took on 10 apprentices in the past year.

We’ve worked with our contractors to offer on-the-job training and permanent jobs to over 20 people. We have organised job fairs attended by over 300 people as well as various skills training courses and business start-up classes.

## **Stockwell Park Estate**

Stockwell Park is a key example of a community we’ve helped to thrive. We’ve established an environmental improvement project to restore pride and protect the environment.

We appointed a lead gardener who set up a sustainable gardening project which now runs weekly planting days to help deliver the residents’ vision.

The gardening group provides a valuable opportunity for the more isolated people in the community to come together, learn new skills and make friends. They have even introduced an annual ‘Stockwell In Bloom Competition’.

We’ve also created seven new play areas for children and are investing over £1 million to transform the community centre which will also receive on-going generous revenue funding year on year.

# LONDON SCHEMES



**LONDON**  
Recently Completed

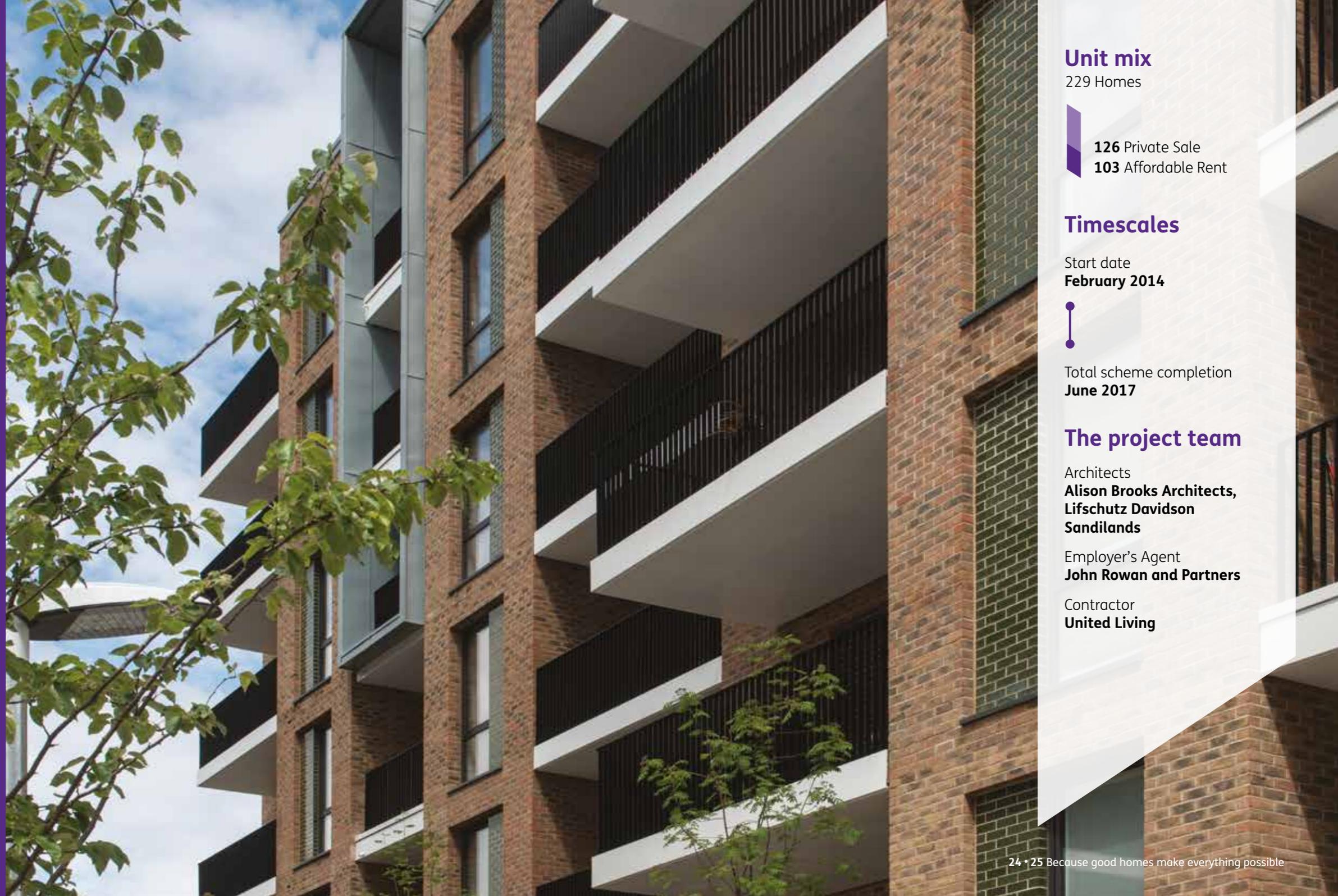
# SOUTH KILBURN

## Brent

We've recently completed phase two of the £600 million regeneration of South Kilburn, creating 229 brand new apartments. The scheme comprises 103 homes for social rent and 126 homes for private sale. The development will re-establish Kilburn Park Road as one of the area's grand tree-lined avenues.

To ensure that the development and its surroundings benefited from the best quality design, Network Homes facilitated a Design Compliance Forum, chaired by a Compliance Architect and with a local resident representative. The new homes are built with ample space and environmental sustainability being a top priority.

The development features impressive courtyard areas for all residents to enjoy, a public square facing Kilburn Park Road and a new footpath leading into the estate. We are enormously proud to have worked with Brent Council to transform a neighbourhood with new homes.



### Unit mix

229 Homes

**126** Private Sale  
**103** Affordable Rent

### Timescales

Start date  
**February 2014**



Total scheme completion  
**June 2017**

### The project team

Architects  
**Alison Brooks Architects,  
Lifschutz Davidson  
Sandilands**

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

Contractor  
**United Living**

**LONDON**  
Recently Completed

# PARK HEIGHTS

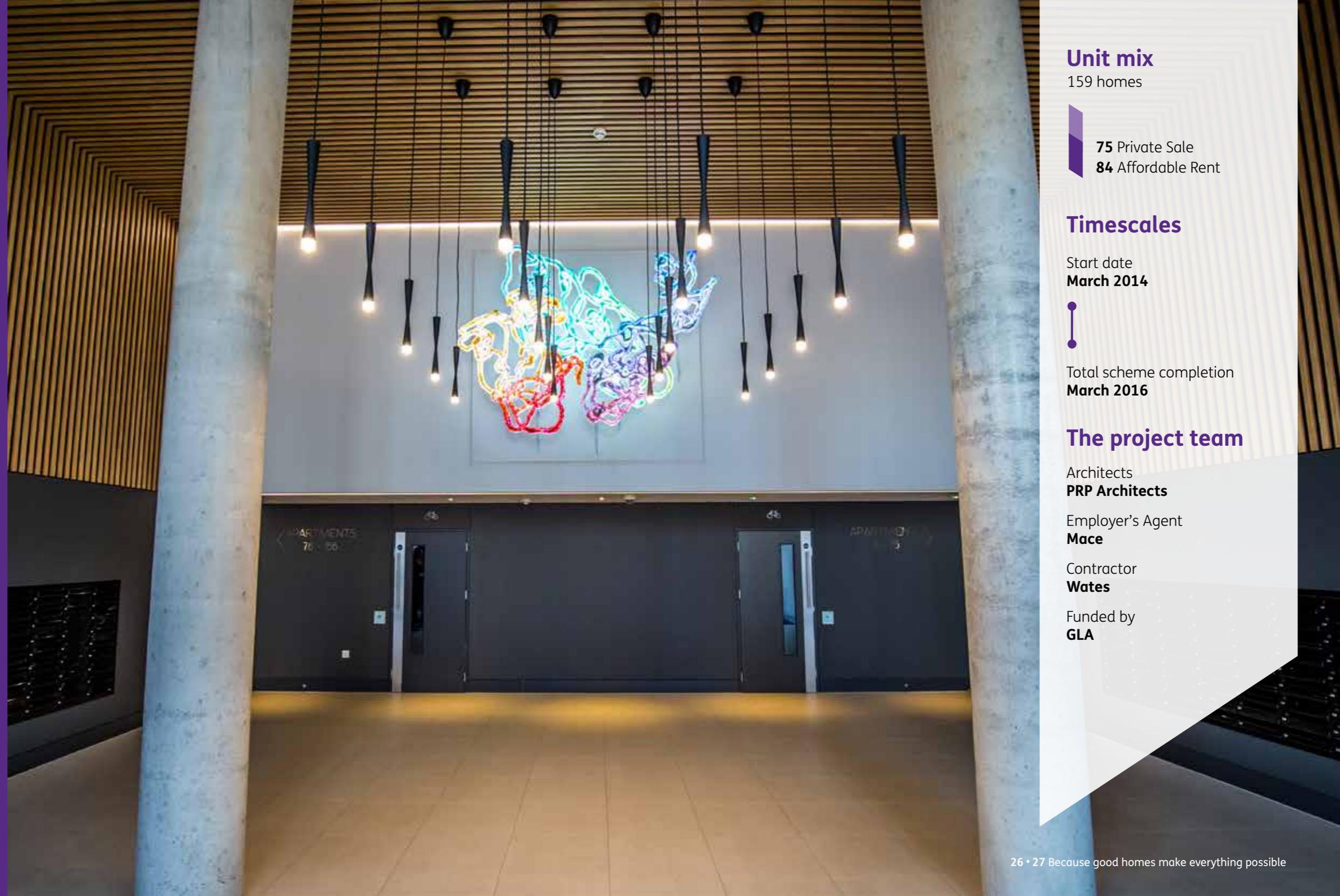
## Stockwell, Lambeth

On the edge of Stockwell's leafy Conservation Area, the award winning Park Heights breathes fresh life into South London. Replacing Wayland House, 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 welcomes residents and visitors.

We have also worked with a talented post graduate student from the University of Arts to create a striking and unique art installation for the lobby.



### Unit mix

159 homes

75 Private Sale  
84 Affordable 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**

LONDON

On site

# PRESS HOUSE

## Neasden, Brent

We have started work to transform the former Neasden print works into 74 affordable homes for local people.

We are using innovative construction methods, involving the manufacturing of a cross-laminated timber (CLT) structure. The majority of the building work will take place in a factory before being delivered to site and then craned into position, a first for Network Homes. This off-site construction method will minimise the environmental impact and disturbance to local residents and will reduce build time and costs.

This development will greatly improve the surrounding public area, creating a more attractive and safer environment for local residents and pedestrians walking towards the nearby recreation grounds and Brent reservoir.

The 74 homes will consist of one, two and three bedroom apartments and townhouses. Apartments will be distributed between two blocks separated by a generous communal landscaped garden for residents. The townhouses will be arranged so they front onto the streets, providing a much needed lift to the local area.



### Unit mix

74 homes

48 Shared Ownership  
26 Affordable Rent

### Timescales

Start date  
**November 2016**



Total scheme completion  
**March 2018**

### The project team

Architects  
**Proctor & Matthews,  
Geraghty Taylor**

Employer's Agent  
**Airey Miller**

Contractor  
**Henry Construction**

Funded by  
**GLA**

LONDON  
On Site

# ALTO & NW07/08

## Wembley, Brent

Working in partnership with Quintain, Network Homes will deliver new homes for shared ownership and affordable rent as part of the transformation and redevelopment of the Wembley Lands adjacent to the national stadium.

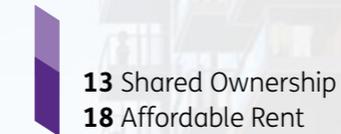
The development is in a prime location close to Wembley Stadium, Wembley Park Underground Station, London Designer Outlet and Brent Civic Centre.

Residents will have access to a communal garden. The homes will be one, two and three bedroom apartments with 18 for affordable rent and 13 for shared ownership. The development will also consist of apartments for private sale and rent.



### Alto Unit mix

31 homes



### Timescales

Start date  
**January 2016**



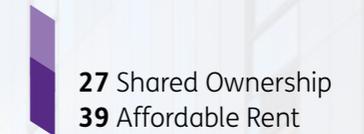
Total scheme completion  
**May 2017**

### Developer

**Quintain**

### NW07/08 Unit mix

66 homes



### Timescales

Start date  
**January 2017**



Total scheme completion  
**November 2018**

### Developer

**Quintain**

**LONDON**  
On Site

# JOHN BARKER COURT

Brondesbury Park, Brent

John Barker Court is situated in Brondesbury Park, Brent within a prime residential area. The site is close to the local rail and Tube station.

The development will provide 33 new apartments, all one and two bedroom specifically for over 55s. 17 homes are for shared ownership and 16 homes for affordable rent. The new building will be three storeys with further accommodation provided on the roof level.

All the homes, designed by TM Architects, have generous private balconies or terraces and there are two landscaped communal gardens as well as views into a woodland area.



## Unit mix

33 homes



**17** Shared Ownership  
**16** Affordable Rent

## Timescales

Start date  
**March 2017**



Total scheme completion  
**December 2018**

## The project team

Architects  
**TM Architects**

Employer's Agent  
**Hunter**

Contractor  
**Airey Miller Construction Management**

Funded by  
**GLA**

**LONDON**  
On Site

# RECTORY PARK

## Northolt, Ealing

The regeneration of Rectory Park will create 449 new homes and turn the estate into a thriving development. The estate was originally built between the 1950s and 1970s and includes two storey maisonettes and flats in medium-rise blocks.

Ealing Council selected Network Homes to transform the estate and replace the existing 270 homes, adding 179 more, creating a total of 449 new homes for rent, shared ownership and private sale.

The homes will be mixed-tenure with a combination of one to four bedrooms. The development is near to Northolt and Greenford Countryside Park and will boast an array of landscaped spaces, new roads, cycle storage and car parking.

Residents at Rectory Park 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 are also building a new community centre on site.



### Unit mix

449 homes

**195** Affordable Rent  
**124** Private Sale/Market Rent  
**119** Shared Ownership  
**11** Fixed Equity

### Timescales

Start date  
**December 2012**



Total scheme completion  
**March 2020**

### The project team

Architects  
**BPTW**

Employer's Agent  
**Baily Garner, AECOM**

Contractor  
**Hill Partnerships**

Funded by  
**Ealing Council, GLA**

**LONDON**  
On Site

# THE MADISON

## Canary Wharf, Tower Hamlets

The Madison will be a 53-storey tower located on Marsh Wall. The scheme will include 58 homes for affordable rent and 46 homes for shared ownership with the affordable rented homes on floors 1-9 and the shared ownership homes on floors 10-15.

It benefits from excellent transport connections with South Quay DLR station and Canary Wharf being a short walk away, and set to improve further with the new Crossrail station.

The scheme is designed by internationally renowned architects, Make Architects and the Madison building will set new standards in London for high-rise living.

The acquisition of this high kudos scheme gives us an excellent opportunity to develop a market leading management offer for high rise living in London. The overall development comprises over 400 new homes, commercial space and a new landscaped park.



### Unit mix

104 homes

**46** Shared Ownership  
**58** Affordable Rent

### Timescales

Start date  
**December 2016**



Total scheme completion  
**May 2020**

### The project team

Architects  
**Make Architects**

Employer's Agent  
**Airey Miller**

Contractor  
**Balfour Beatty**

**LONDON**  
On Site

# BIG BLUE

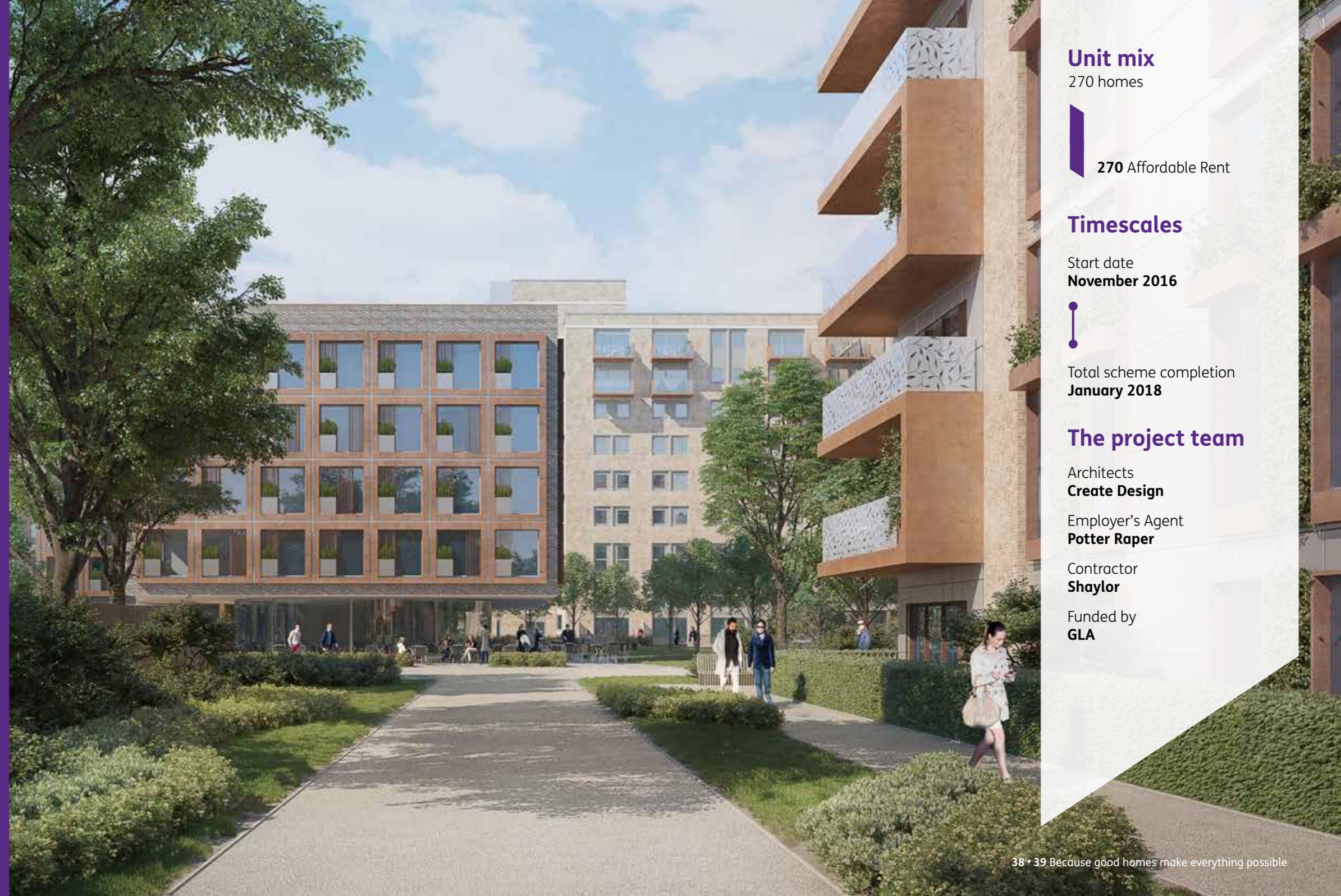
## Sudbury Hill, Harrow

Big Blue will be our first Build to Rent development and will create 270 affordable homes for working Londoners. The scheme is the first of its kind to receive GLA funding from the London Housing Bank programme.

Originally constructed for IBM (which was nicknamed Big Blue) as their UK headquarters, the building is being redeveloped to provide a mix of studio, one bedroom and two bedroom homes all at 80% of market rent.

The development will provide working Londoners an exciting, new and high quality housing choice with the opportunity to enjoy greater security from longer tenancies, and benefit from our professional property management experience.

We aim to emulate IBM's reputation for innovation in this latest development. Tenants will be able to take advantage of additional services designed to make life easier and more flexible. For example, the on-site property management team will oversee parcel delivery and offer additional hospitality services such as apartment cleaning. Residents will also have the chance to get to know their neighbours with dedicated amenity spaces and organised social events.



### Unit mix

270 homes

**270** Affordable Rent

### Timescales

Start date

**November 2016**

Total scheme completion

**January 2018**

### The project team

Architects

**Create Design**

Employer's Agent

**Potter Raper**

Contractor

**Shaylor**

Funded by

**GLA**

**LONDON**  
On Site

# HOUNSLOW TOWN PRIMARY SCHOOL

Hounslow, Middlesex

Located in Pears Road, in the heart of Hounslow, this new development will deliver 142 new affordable homes and a new primary school on the existing Hounslow Town Primary School site. The homes are funded by the GLA's Housing Zone Funding, accelerating the regeneration of specified areas in London.

Working in partnership with Countryside Properties, this will be a key site in the regeneration of Hounslow town centre.

Network Homes will be delivering the affordable homes which make up 50% of the new homes to reflect the housing needs in the area. These new homes will benefit local people whether they are first time buyers looking to get a foot on the property ladder or families looking for the right place to bring up their children.

Hounslow East Underground station is just 500 metres away from the development and is on the Piccadilly line and Hounslow bus station is parallel to the site.



## Unit mix

142 Homes



**68** Affordable Rent  
**74** Shared Ownership

## Timescales

Start date  
**June 2017**



Total scheme completion  
**November 2020**

## The project team

Architects  
**Pollard Thomas  
Edwards Architects**

Employer's Agent  
**JRP**

Contractor  
**Countryside Properties**

Funded by  
**GLA Housing Zone  
Funding**

# THRAYLE HOUSE

## Stockwell, Lambeth

Network Homes is regenerating Thrayle House to provide an impressive enhancement to the Stockwell Park Estate in south London.

This site formerly housed the estate office, flats and a retail unit. We are planning to provide 177 contemporary new homes, commercial space and landscaped areas.

The mixed residential and retail space will provide an innovative solution to meet local housing needs while providing an economic boost to the area, a key element of the Stockwell Park Regeneration programme.

The Thrayle House redevelopment is the latest phase of our £175 million regeneration of the Stockwell Park Estate.



### Unit mix

177 homes

- 96 Private Sale
- 41 Affordable Rent
- 40 Active Elderly

### Timescales

Start date  
**Autumn 2017**



Total scheme completion  
**November 2019**

### The project team

Architects  
**PRP**

Employer's Agent  
**Mace**

Contractor  
**TBC**

Funded by  
**GLA**

# TYLER HOUSE

## Stockwell, Lambeth

Tyler House is an existing block of 48 flats on the Stockwell Park Estate. Network Homes is undertaking a total refurbishment of the block and existing accommodation to fulfil our regeneration promises as part of the Lambeth stock transfer.

In an innovative approach to create more homes, 13 new shared ownership flats will be built on top of Tyler House as a fourth floor extension. The sale of these flats is being used to cross subsidise the project and deliver a higher quality outcome for the residents.

The block will receive improvements to: gas, water, communications and electricity supplies; new windows and communal spaces; an insulated render system to the façade and bin and cycle storage. These upgrades will give Tyler House a new lease of life and there is opportunity to significantly improve the quality of refurbishment that is delivered.



### Unit mix

61 homes

20 Private Sale  
28 Affordable Rent  
13 Shared Ownership

### Timescales

Start date  
**October 2017**



Total scheme completion  
**May 2019**

### The project team

Architects  
**Rock Townsend**  
Employer's Agent  
**Mace**  
Funded by  
**GLA**

# OLYMPIC OFFICE CENTRE

Wembley, Brent

As part of our plans to relocate our business to a new office space within the Wembley masterplan area, our current office – Olympic Office Centre (OOC), will become surplus to requirements. We are redeveloping the site to create 242 mixed-tenure homes.

The site will include one, two and three bed family-sized apartments. A mix of commercial uses are also proposed for the ground floor along Olympic Way.

The development will feature wheelchair accessible units and parking, cycle storage, outdoor amenity and roof spaces.

OOC is in prime location with Wembley park Tube Station, Wembley Arena and Stadium and the London Designer Outlet right on the doorstep.



## Unit mix

242 homes

A mix of Affordable Rent, Shared Ownership and Private Sale

## Timescales

Start date

**TBC**



Total scheme completion

**TBC**

## The project team

Architects

**HTA Architects**

Employer's Agent

**John Rowan and Partners**

Contractor

**TBC**

Funded by

**GLA**

# MERRICK PLACE

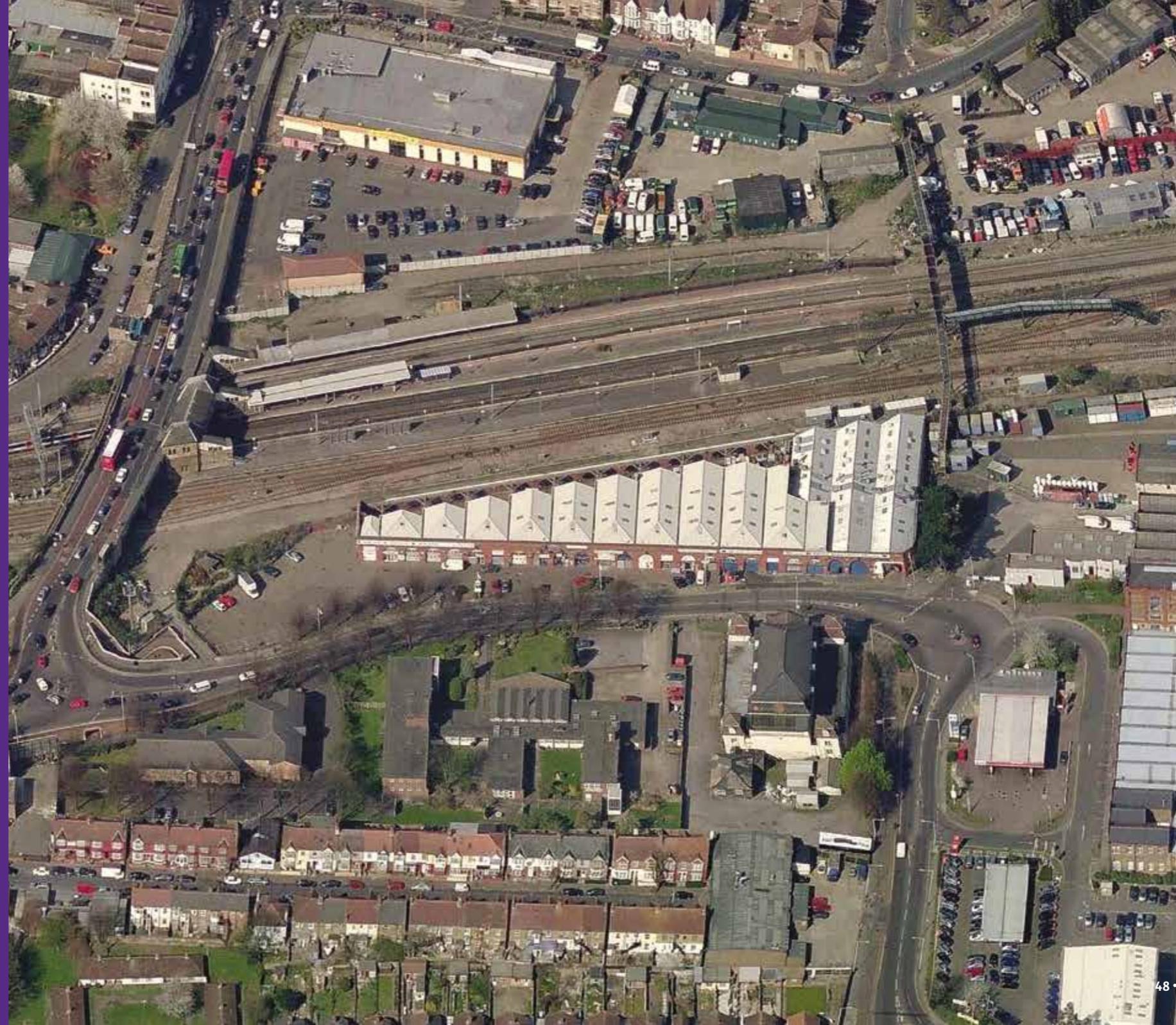
## Southall, Ealing

Merrick Place is a new residential-led development in Southall within a GLA housing zone. The development is to undergo an exciting and dramatic transformation over the next five years.

Our proposed scheme will replace existing low quality retail units with a new local landmark consisting of a series of soaring towers. Our ambition is to deliver around 500 homes providing much needed housing for the local community. All homes will feature spacious living rooms and bedrooms with large floor to ceiling windows offering wonderful views of the London skyline.

Residents will be able to enjoy beautifully landscaped open space while new offices will address the local need for business space, and cafés and shops serving the local community will enhance the area's vibrancy.

Southall train station will undergo a major redevelopment in 2018 to provide a new ticket hall, longer platforms to accommodate the new Elizabeth Line trains and a new footbridge across the railway. Existing rail times will be halved with Bond Street accessible within 17 minutes and Heathrow in just eight minutes.



### Unit mix

550 homes

275 Private Sale  
275 Affordable Rent

### Timescales

Start date  
Mid 2018



Total scheme completion  
2021

### The project team

Architects  
TBC

Employer's Agent  
TBC

Contractor  
TBC

Funded by  
GLA

# HERTFORDSHIRE SCHEMES



**HERTFORDSHIRE**  
Recently Completed

# TUDOR WAY

## Hertford

Tudor Way is a distinctive new development located in the market town of Hertford. Network Homes built 11 terraced houses arranged in a crescent for shared ownership and 24 flats in three low rise blocks for affordable rent. The old building was in very poor condition and needed extensive work to address unit sizes and the structurally damaged building. We have transformed the site into 35 beautiful new homes.

All the homes are designed to meet Lifetime Homes standards and exceed Code for Sustainable Homes Level 4. The site boasts a sustainable drainage system, permeable paving and footpaths, green roofs and swales.

Each home has an audio entry phone system, access to landscaped areas, allocated parking, and some have balconies or terraces. These homes offer a fantastic opportunity for local people to get on the property ladder at an affordable price.



### Unit mix

35 Homes

24 Affordable Rent  
11 Shared Ownership

### Timescales

Start date  
**September 2015**



Total scheme completion  
**March 2017**

### The project team

Architects  
**Alan Camp Architects**

Employer's Agent  
**Philip Pank Partnership**

Contractor  
**Bugler Developments**

Funded by  
**HCA**

**HERTFORDSHIRE**  
Recently Completed

# COZENS ROAD

## Ware, East Herts

We have reinvented this former garage block into 34 new homes in four contemporary, light and airy blocks. The development provides a range of one and two bedroom apartments with some having their own private balcony.

Cozens Road delivers much needed new, affordable housing for the town and provides opportunities for local people to get on the property ladder.



### Unit mix

34 Homes



**34** Affordable Rent

### Timescales

Start date

**September 2015**



Total scheme completion

**December 2016**

### The project team

Architect

**Aros**

Contractor

**Bugler Developments**

Employer's Agent

**Calford Seaden**

Funded by

**HCA**

**HERTFORDSHIRE**  
On site

# RIDGEWAY

## Sele Farm, East Herts

We've kick started the £30 million regeneration of the Ridgeway in East Hertfordshire to transform the poor quality ageing blocks into 120 modern, mixed tenure family homes.

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. New roads, landscaping and a play area will be created.

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 everyone has the chance to influence the plans for the estate. The result will be an exciting, contemporary new-build scheme due for completion in 2018.



### Unit mix

120 Homes



### Timescales

Start date  
**September 2016**



First Phase completion  
**May 2018**



Last Phase completion  
**August 2018**

### The project team

Architects  
**PCKO**

Employer's Agent  
**Philip Pank Partnership**

Contractor  
**United Living**

Funded by  
**East Herts Council, HCA**

**HERTFORDSHIRE**  
On site

# GLADSTONE ROAD

## Ware, East Herts

Gladstone Road is centrally located in Ware. The scheme will provide 10 spacious apartments which are tenure blind.

Each apartment will have private external amenity space in the form of gardens, balconies, or patios. We will be retaining and improving the communal landscaping and planting trees to ensure the building remains in-keeping with the area.

The development has received additional funding from East Herts Council to uplift the specification to a shared ownership standard. This includes gifting integrated white goods, upgraded flooring, fixtures and fittings.



### Unit mix

10 Homes

- 4 Affordable Rent
- 6 Shared Ownership

### Timescales

Start date  
**September 2016**



Total scheme completion  
**December 2017**

### The project team

Architects  
**Pellings**

Employer's Agent  
**Calford Seaden**

Contractor  
**Denmark & White Ltd**

Funded by  
**HCA & East Herts**

**HERTFORDSHIRE**  
On site

# ERMINE STREET

## Buntingford, East Herts

We have partnered with Redrow to deliver the affordable homes element of this development in the idyllic market town of Buntingford in East Herts. This development will be in two phases; phase one will be 46 homes and phase two a further 26 new affordable homes.

The development is perfect for first time buyers and families alike with a mix of one, two and three bedroom homes. Of the first phase, 32 will be for affordable rent and 14 will be for shared ownership.

It is near to the high street in Buntingford and offers easy access by train into London's King's Cross in 40 minutes from the nearby Royston train station.



### Unit mix Phase 1

46 Homes

**32** Affordable Rent  
**14** Shared Ownership

### Timescales

Start date  
**January 2017**



Total scheme completion  
**December 2017**

### The project team

Employer's Agent  
**Airey Miller Partnerships**

Contractor  
**Redrow Homes**

**HERTFORDSHIRE**  
On site

# HERTFORD REGIONAL COLLEGE

Ware, East Herts

Hertford Regional College (HRC) is located in Ware and is surrounded by the beautiful Hertfordshire countryside. The homes are perfectly suited for couples and families. The area is well connected with a short walk to Ware train station where you can be at London Liverpool Street Station in 45 minutes.

We are partnering with Persimmon to deliver the affordable housing within the scheme through a section 106 development agreement. Network Homes will be providing 14 two-bed flats; four for shared ownership and ten for affordable rent.



## Unit mix

14 Homes



**10** Affordable Rent  
**4** Shared Ownership

## Timescales

Start date  
**June 2016**



Total scheme completion  
**November 2017**

## The project team

Architects  
**FCS Limited**

Employer's Agent  
**Welling Partnership**

Contractor  
**Persimmon**

Funded by  
**HCA**

# WHAT OUR PARTNERS SAY ABOUT US...

*“We were absolutely delighted to have been given the opportunity to work on the Olympic Office Centre site in Wembley for Network Homes and have greatly enjoyed working with the team over the last year, developing an aspirational and exciting new proposal for their current office building in the heart of Wembley.”*

*We have always had clear direction from the Network team, including timely and useful contributions from management, technical and sales colleagues at key points throughout the process. This holistic approach to design review, coupled with a clear brief from the outset, has significantly benefitted the design process and the outcome. The fact it has always felt like a shared endeavour, with the Network team working hand-in-hand with their consultants, has also meant that the journey has been an enjoyable one.”*

**COLIN AINGER**

Partner, HTA Design LLP

*“Redrow are delighted to have worked on a number of projects with Network Homes. We enjoy their collaborative and proactive approach, and their commitment to delivering high quality homes and management across all tenures that everyone can be proud of.”*

**ROSE SANDELL**

Group Partnership Director, Redrow

*“The JLL Residential Team has a long standing relationship with and respect for Network Homes. The Network team are commercial, effective, and able to use their positive relationships with key stakeholders to deliver fantastic developments. At the heart of everything they do is a determination to create great places and real value for the communities they serve. We really enjoy working with Vicky and the team.”*

**CATHERINE RAYNSFORD**

National Director, Residential Land and Development, JLL

*“We have worked on a number of Projects with Network over the last few years, in particular 243 Ealing Road. We have always found their approach to be pro-active and willing to embrace innovation. They have moved into the multi-tenure developer role with ease and are helping to lead the industry in creating new housing delivery models.”*

**RICHARD A JONES**

Partner, Arcadis

*“We have enjoyed a great working relationship with all the team at Network building out numerous projects in London and Hertfordshire over the past six years or so. They are a well organised and experienced team led by Vicky and we consider them to be one of the best RP Partners with whom we work. They are full of innovation and new ideas and are refreshingly commercial when dealing with development projects. We look forward to developing this partnership further and working with them as both a Joint Venture Partner and/or design and build contractor in creating many new quality homes in the years to come.”*

**ANDY BUGLER**

Group Chief Executive, Bugler

*“Network Homes are easy to work with, their team understand what we and our local authority are trying to achieve and we find the trust and transparency in our dealings with them refreshing.”*

**ANGUS DODD**

Chief Executive, Quintain

# WHERE WE OPERATE

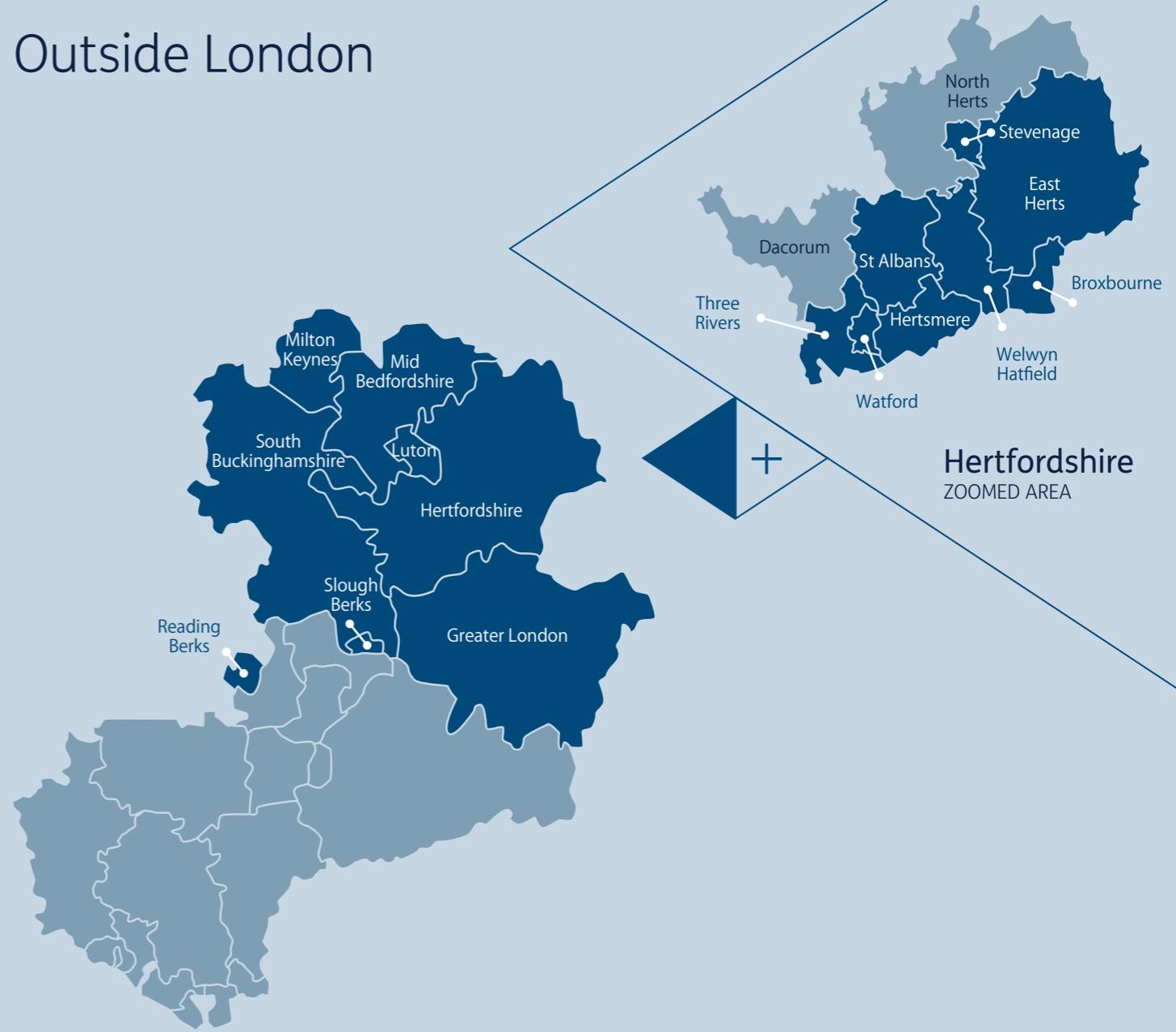
## London



### Key

- ▶ Where we operate
- 1 City of London
- 2 City of Westminster
- 3 Kensington & Chelsea
- 4 Hammersmith & Fulham

## Outside London



# NETWORK HOMES

## Key Facts

We have over 40 years' experience after forming in 1974 as Brent People's Housing Association.

We manage 20,000 homes in 36 local authority areas, mainly in London and the South East.

We are a member of the g15 group of London's largest housing associations with Helen Evans the Vice Chair and Vicky Savage the Vice Chair of the Development Directors Group.

We are one of just seven housing associations in the country with trusted partner status for development from the Homes and Communities Agency.

Concentrated portfolio with 89% of homes in 11 local authority areas.

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

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

Customer satisfaction of 85% (up 5% since 2015/16) with further improvements being made.

Experts in large scale, complex regeneration.

Over £1 million invested each year in economic and social developments of local communities.

Experts in shared ownership, development and marketing.

One of just eight housing associations to achieve Strategic Partnership status with the GLA.



# Network Homes

Because good homes  
make everything possible

**NETWORK HOMES**

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Tel: 0300 373 3000

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

 [@networkhomesuk](https://twitter.com/networkhomesuk)

 [www.facebook.com/networkhomesuk](https://www.facebook.com/networkhomesuk)

*Registered office as above address. A charitable Registered Society  
no. 7326 under the Co-operative and Community Benefit Societies  
Act 2014. Registered Provider no. 4825. Member of the National  
Housing Federation.*

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