

# METRO Property

## BEST REGENERATION PROJECT



### Limestone Road Development, Newington Housing Association

The Limestone Road Development is situated on the notorious Newington/Tigers Bay border of North Belfast. Police statistics identified the area as the most violent in Northern Ireland, which led to a sustained period of decline. This regeneration scheme centred on

construction of 71 homes, refurbishment of an existing dwelling, road realignments and the creation of new gardens for a number of occupied homes. The judges said: 'This development has revitalised an existing abandoned estate, and is a great asset to the area.'

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# THE AFFORDABLE GAME CHANGERS



Clare Morrisroe reports on the National Housing Awards as it celebrates its tenth anniversary

THE National Housing Awards 2016 celebrated its tenth anniversary of the sector's 'Oscars' in London last week. Property experts and industry practitioners from across the UK gathered in the capital to showcase the creativity, innovation and progression at work in the rapidly growing affordable housing sector.

Sponsored by Savills, the event's media partner was Metro, and Metro Property editor Liz Burcher was honoured to join the panel of judges from the worlds

of architecture, design and construction. Hosted by actor and comedian Alexander Armstrong, the awards were given to the most impressive developments that are starting to tackle the housing shortage – now at crisis point in London.

Scores of outstanding affordable property projects from around the UK were nominated for recognition of their ground-breaking work.

From million pound regeneration schemes to landmark new builds and affordable Pocket homes, it was a tough task for the judges to

choose the 12 winners (listed on the right-hand side of the facing page).

And it was Network Homes who triumphed as the winner of winners, after receiving awards for Best Small Development and Best Design.

Its renovation and redevelopment projects, some of which are detailed below, provide stylish, affordable rental properties to Londoners and help first-time buyers get on the property ladder.

Head judge Steve Walker, of Steve Walker Consultancy said: 'Network Homes

have raised the bar of what home ownership can be and should be. They displayed a wide range of placemaking within the schemes with strong design principals and a real commitment to affordable and desirable housing.'

Vicky Savage, executive director of development at Network Homes said: 'We are absolutely delighted to have won these three major National Housing Awards. To get the winner of winners award is an outstanding achievement.' Here, we take a closer look at some of the other distinguished winners.



## OVERALL WINNER: NETWORK HOMES

Some of Network Homes other commendable projects...



The Junction



Thrayle House (with PHP)



Stockwell Park Estate

# METRO Property



## BEST DESIGN

### Park Heights, PRP and Network Homes

REPLACING a dated and poorly maintained 1960s block, it encompasses a new 20-story tower, creating a landmark for Stockwell. Materials chosen for this mixed-tenure scheme reference both the neighbouring conservation area as well as the nearby new builds, which were recently completed as part of the ongoing regeneration programme. Richard Harvey, Design Director at PRP, said: 'We are thrilled to have been honoured with this award. Park Heights

typifies what PRP does best in relation to estate regeneration and the delivery of homes that people can be proud to live in. 'We are incredibly proud and pleased to be recognised for the team's integrity and commitment to high-quality design.' The judges described Park Heights as 'a very impressive building that provides affordability for local residents and luxury within a landmark building. 'An elegant, high-quality, high-density scheme that is far too rare in London.'

## MOST INNOVATIVE SOLUTION

### JOINT WINNERS Pocket and Southern Housing Group, Second Steps

JUDGES were so impressed with both Pocket's and Southern Houses entries, there were joint winners of this category. Pocket's innovative first-time buyer compact homes for local Londoners is enabling a whole generation of young homeowners to put down roots in their local community. These homes always remain affordable as owners are checked yearly to ensure they are still resident, creating communities of like-minded people for generations to come. The judges said: 'Pocket should be commended for swimming against the tide and delivering much needed homes. A hugely successful concept.' Joint winner was Southern Housing Group's Second Steps project, an innovative shared-ownership scheme that helps people across the South East to take the next step up the property ladder. Second Steps is designed for those already on a shared ownership scheme, helping them to move to another shared-ownership property as their needs change. The judges called it 'an excellent innovative project that is vital in the market, giving maximum choice to shared owners while still creating access to first-time buyers. Really important work that should be replicated.'

## BEST LARGE DEVELOPMENT



### Spring at Stonebridge Park, Hyde Group

SPRING is set in the heart of Stonebridge Park, a £225million regeneration project in Harlesden that NHA judges called 'a superb example of regeneration with lots of benefit to the wider community'. The notorious, formerly run-down 1960s Stonebridge estate has been demolished and replaced with new, traditional, high-quality homes consisting of stylish terraced mews houses and modern apartment blocks. The striking, cohesive design balances form with function and consists of 39 shared-ownership properties, 55 outright sales homes and 70 affordable-rent apartments. The sale of the outright homes enables Hyde to reinvest

profits to build more affordable housing in the next phase of the project. The development is wrapped around a central, canal-side garden offering improved public open spaces and facilities such as a community hub, children's nursery, sports pavilion, retail units and a park. The hub provides a medical practice, dentist, podiatrist and baby clinic, all of which integrate the local neighbourhood. Debbie Small, the sales and marketing director of Hyde Group said: 'We are delighted to receive the award and also to be highly commended for the Best Regeneration category. We are proud to be providing much needed housing in a London Zone 3 area.'



## BEST SMALL DEVELOPMENT



**Electric House Network Homes**  
ELECTRIC HOUSE in Willesden Green is a distinctive collection of 25 mixed-tenure apartments set within a formally listed 1930s Art Deco style building which had fallen into disrepair. After sensitive restoration and redevelopment, it now provides high-quality, spacious apartments with both communal and private outdoor space. The scheme met local housing need by catering solely for the affordable property sector - five flats for affordable rent, 20 for shared ownership. The judges said: 'A wonderful building, a lovely distinctive and striking scheme which drew on the site's rich heritage and Art Deco features. It was also a great case study showing how shared ownership can really help local people get on the property ladder.'

# NHA NATIONAL HOUSING AWARDS 2016



EXCELLENCE IN AFFORDABLE HOUSING

The National Housing Awards are a celebration of excellence, innovation and creativity in the affordable housing sector.

## Congratulations to the winners.

**Best Large Development**  
The Hyde Group, Spring at Stonebridge Park

**Best Small Development**  
Network Homes, Electric House

**Best Scheme in Planning**  
NU living, Cambridge Road

**Best Design**  
PRP and Network Homes, Park Heights

**Best Marketing Campaign**  
Peabody, Upton Village

**Best Digital Marketing**  
L&Q, PricedIn: Learning, Living, Belonging, Future

**Best Customer Care**  
Affinity Sutton, Development Aftercare

**Best Supplier to the Sector**  
Censeo Financial

**Most Innovative/Specialist Solution - Joint Winners**  
Pocket, Innovative first time buyer compact homes for local Londoners  
Southern Housing Group, Second Steps

**Best Partnership**  
United Living, Knightstone Housing and the Community  
Self Build Agency, New Hope Crescent

**Best Regeneration Project**  
Newington Housing Association,  
Limestone Road Development

**Overall Winner**  
Network Homes

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