



INSIDEHOUSING DEVELOPMENT AWARDS

The next section of *Inside Housing* is a gateway to the very best in development.

This special section publishes just after the party conference season, in which the starting pistol was fired for next year's general election. In recent months, we've heard the housing secretary say he wants to see more homes built, particularly social housing, although the Conservative Party Conference was a quiet one from a housing perspective. We've also heard Labour talking about building 1.5 million homes if it gains power.

At *Inside Housing*, we're clear about why the UK needs to get serious about development: more than 100,000 households are living in temporary accommodation, including more than 130,000 children. These figures are the reason development will be a particular focus for *Inside Housing* in the run-up to the election.

Last month, we launched our Build Social campaign. It calls on political parties of all colours to commit to

building substantial numbers of homes for social rent.

These awards give us the chance to showcase the work of individuals, teams and organisations who are leading the way – and to help tell the story about the difference they are making. From supported housing to regeneration schemes, new affordable housing to schemes for build-to-rent, there's some fantastic work in the shop window from our winners. If politicians need an example of the difference good housing can make, then there is plenty to learn from here.

Thank you to all our judges for poring over the entries to pick the very best of the best. And thank you to our sponsors for helping the awards to take place.

But most importantly, thank you to everyone who entered. The aim of the awards is to celebrate excellence and, most importantly, to help others learn from it.

Martin Hilditch, editor, Inside Housing



Judges

Adunni Adams

Assistant director for delivery, Sixty Bricks

Ron Beattie

Managing director, Beattie Passive

Rob Beiley

Chair, Affordable Housing Committee, British Property Federation

Rohinton Emmanuel

Professor of sustainable design and construction, and director, research centre for built environment asset management (BEAM), Glasgow Caledonian University

Mark Farmer

Chief executive and founding director, Cast Consultancy

Annemarie Fenlon

Managing director for north-west London, Peabody

Ben Ffoulkes-Jones

Project director, EcoWorld London

Brendan Geraghty

Chief executive, UK Apartment Association

James Gray

Regional director of partnerships for the South East, Clarion Housing Group

Hilary Grayson

Director of surveying services, Sava

Mellis Haward

Co-director, Archio Architects

Martin Hilditch

Editor, *Inside Housing*

Edward Hobson

Director of place, Design Council

Shahi Islam

Assistant director of affordable housing grants, Homes England

David Joyce

Director of placemaking and housing, Haringey Council

Gillian Lavety

Development director, Sanctuary Scotland

Lisa Lynch

Managing director, Inprova

Marion MacCormick

Partner for projects, Pollard Thomas Edwards

Chithra Marsh

Associate director, Buttress Architects

Amena Matin

Head of regeneration and growth, Enfield Council

Catherine McFarland

Director of finance, audit and assurance, Northern Ireland Housing Executive

Arita Morris

Director, Child Graddon Lewis

Hakeem Osinaike

Director of housing, Brent Council

Amir Ramezani

Director, Avanti Architects

James Riding

Senior reporter, *Inside Housing*

Sophie Seddon-Hall

Non-executive director, Novus Property Solutions

Amy Shaw

Partner, Trowers & Hamlins

Dan Taylor

Head of development operations, Essex Housing

Adam Taylor-Drake

Head of customer success, Homelink

Hardev Thandy

Head of growth and construction, The ExtraCare Charitable Trust

Victoria Tomlinson

Director of development, Ark Consultancy

Ellen Vernon

Programme director, One Public Estate

Nadine Wagner

Associate, Mæ Architects

Tricia Welsh

Operations manager, Hull City Council

Nick Worboys

Director of growth, development and sales, Longhurst Group

Frances Wright

Head of community partnering, Town

About

On Friday, 29 September, at the Royal Lancaster hotel in London, the Inside Housing Development Awards 2023 offered an opportunity to celebrate the very best residential developments across the UK over the past year – and share their learning more widely.

Now in their sixth year, the awards recognise the teams, schemes and solutions that have made a positive impact on communities across the UK.

In challenging times, our sector has proved its resilience, delivering sustainable solutions, and projects that put the needs of the communities they serve first.

The winning entries showcased work in a range of different areas and from participants from Devon up to Glasgow, including house builders, social landlords, architects and sustainability innovators.



Best supported housing development – rural/suburban *Poynder Apartments, Eildon Housing Association*



The development breathes life back into a listed former high school in Kelso

It comprises 36 state-of-the-art extra-care apartments at social rent for older people

Its design allows for unobtrusive care provision, while providing plenty of communal space

Poynder Apartments provides 36 state-of-the-art extra-care apartments at social rents for residents over 60 in the centre of the historic Scottish Borders town of Kelso. This is a unique development that breathes life back into a Grade B-listed former high school.

While the building's art deco features were retained, it is also a beacon of modernity. The apartments are spacious and well appointed. All are wheelchair accessible, with assistive technology and full-fibre broadband as standard. The interior layout of the building has resulted in spaces where care and support can be provided professionally,

but without any context that might give this provision an institutional feel.

Modern insulation, coupled with high-performance double-glazed windows and electric heating, combine to ensure the building is energy efficient. Large amounts of natural light are augmented by dementia-friendly lighting, flooring and decor.

The many communal spaces for tenants and members of the community further marks this development out, such as the communal dining room adjacent to the commercial kitchen, the hairdressing salon and gardens.

This category was judged by:

Dan Taylor, head of development operations, Essex Housing

Hardev Thandy, head of growth and construction, The ExtraCare Charitable Trust

Frances Wright, head of community partnering, Town

The judges said:

“As a listed building, this was a challenging project; it stood out due to its emphasis on designing around the needs of its residents, its overall sustainability and sensitivity to heritage”

Best supported housing development – urban *Grace House, Aster Group*



Grace House, near Lord's, sets a new bar for affordable living for the over-55s in London

The sustainable building was co-designed by residents and can generate its own electricity

It offers a healthy, stress-free environment for people heading towards, and living in, retirement

Grace House is on the site of a former older-living scheme, Dora House, built in the mid-1960s. The 100% London Affordable Rent development, a stone's throw from Lord's Cricket Ground, sets a high bar for quality affordable accommodation for the area's ageing population.

This development comprises 170 flats, 153 of which are affordable, within a sustainable building that can generate its own energy. The aim of the redevelopment was to reimagine how affordable over-55 living in London might look, by providing better-quality homes along with innovative services.

The judges said:

“This is a very challenging scheme in a constrained urban setting that has delivered a beautiful and striking design. We thought the idea of a winter garden was a brilliant feature”

Residents co-designed the building to ensure it met their needs, working alongside architects, designers and developers. Accessible communal spaces on the ground floor connect with the garden. Additionally, there are roof and winter gardens, as well as a dedicated activity zone for exercise.

Sustainability was key; there are electric-vehicle charging points, air source heat pumps to provide low-carbon heating and hot water, and solar panels to generate renewable electricity. Grace House can also connect to a district heat network, if one becomes available nearby in the future.

This category was judged by:

Dan Taylor, head of development operations, Essex Housing

Hardev Thandy, head of growth and construction, The ExtraCare Charitable Trust

Frances Wright, head of community partnering, Town

Best shared ownership development

Newman Place, Peabody



In the least affordable place to buy outside London, Newman Place provides 273 affordable homes

These new homes in Oxford combine respect for local heritage with a strong focus on biodiversity

A fabric-first approach cuts CO₂ emissions and boosts the development's energy efficiency

This development provides social housing and helps first-time buyers onto the property ladder in the least affordable place to buy outside London. Newman Place is a 100% affordable collection of 273 homes – 162 for shared ownership (prices start at £86,250 for a 25% share) and 111 for social rent – fewer than four miles south of Oxford city centre.

Demonstrating the demand for affordable homes, five of the seven three and four-bedroom houses released in April were reserved within a fortnight; all the homes have now been reserved. The development's design, sustainability and ecological

credentials respect and enhance the site's heritage, biodiversity and location. Gently curving roads mirror the Littlemore Brook that meanders alongside the development. A new footpath for residents and the community runs alongside the waterway and an area of copse that's being restored.

Newman Place deploys a fabric-first approach, reducing carbon emissions by at least 20% through the use of energy-efficient building fabric and insulation, high-efficiency heating, double-glazed windows, low-energy lighting and solar panels, alongside electric vehicle charging stations across the site.

This category was judged by:

Mellis Haward, co-director, Archio Architects
Sophie Seddon Hall, non-executive director, Novus Property Solutions
Nick Worboys, director of growth, development and sales, Longhurst Group

The judges said:

“This development is 100% shared ownership for a range of needs, in a traditionally unaffordable area, while ensuring the design enhances the landscape and responds to heritage”

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Best build-to-rent development

The Charter, Gravesham Borough Council, Rosherville Property Development Limited and Reef Group



This brownfield regeneration of a disused car park delivers much-needed homes in Gravesend

The development will stimulate the local economy and act as a catalyst for other regeneration projects

The Charter sets a new standard for quality and sustainable housing in the borough

The Charter, Gravesend's first build-to-rent scheme, is kick-starting the regeneration of the town centre. Due for completion in late 2023, The Charter will deliver 242 mixed-tenure homes (80% will be rented at market rates and 20% will be discounted to 80% of the market rate), alongside plenty of communal space; respond to the council's climate strategy; and create a thriving, integrated and sustainable community.

The apartments are contemporary, spacious and meet or exceed nationally described space standards, and have access to shared amenities and garden spaces. Most homes

have private terraces or balconies. It is the first project for Rosherville, the council's commercial trading company that was established to unlock regeneration and create the town's first build-to-rent development.

The Charter is a brownfield regeneration project built on a disused car park. It will satisfy local demand for new homes, stimulate the town centre economy, set the standard for quality and sustainable housing in the borough, and act as a catalyst for other regeneration projects – as well as setting a benchmark in terms of quality.

This category was judged by:

Rob Bailey, chair, British Property Federation's Affordable Housing Committee

Brendan Geraghty, chief executive, UK Apartment Association

Chithra Marsh, associate director, Buttress Architects

Highly commended

Skye Edge, Placefirst, Sheffield

The judges said:

“This development may be smallish, but it punches way above its weight. The judges were impressed by the variety of the architecture, and by its good sustainability credentials”

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Best healthy homes development *Norba Court, Gateway Housing Association*



Norba Court's 46 new retirement apartments are all let at London Affordable Rent

The development received the University of Stirling's dementia design Gold accreditation last year

The building subtly balances independent living with the need for extra care and support

This east London site, which has served Gateway's older residents since it was built in the early 1970s, had come to the end of its life. With the support of former occupants, Gateway created Norba Court, a retirement housing scheme of 46 flats, all of which are 100% affordable via London Affordable Rent.

On the outside, Norba Court is a modern, sustainable and highly efficient apartment building, with an emphasis on a fabric-first approach to thermal performance and air tightness. Inside, it has a world-class standard of dementia-enabled design. In fact, the scheme was awarded the University of

Stirling's dementia design Gold accreditation in August 2022.

The building is designed with the intent that residents can form a community, using the communal spaces as the catalyst for friendships and active, fulfilling lives. Flexible community space central to the entrance ensures social inclusion, as residents come and go through a single entrance that also includes the scheme manager's office.

Norba Court subtly balances independent living with the need for extra care and support.

This category was judged by:

Hilary Grayson, director of surveying services, Sava

Victoria Tomlinson, director of development, Ark Consultancy

Tricia Welsh, operations manager, Hull City Council

The judges said:

"This was an outstanding development in an urban environment that completely recognises the need for access to green space and light for resident well-being"

Best regeneration project – 0-100 homes *Cromdale Square, Linthouse Housing Association*



This scheme in Glasgow has transformed a derelict school into 49 family homes for social rent

It converted an eyesore into energy-efficient housing, while retaining original features

It has enhanced both the local area and community, with new amenities open to all residents

This project transformed a derelict Glasgow primary school into 49 family homes for social rent.

A former school building had been left to the elements after suffering extensive fire damage. It was an eyesore that attracted anti-social behaviour. Viewed as the most aesthetically important element of the existing structure, the central facade of the building was retained as part of the new block constructed behind it.

The old janitor's house was also retained and converted into a five-bedroom house, while a

range of new build terraced, semi-detached and cottage homes were constructed around a central green space.

All new dwellings have high levels of energy efficiency and were built using offsite modern methods of construction. This significantly reduced development time and mitigated issues with weather and site waste.

The regenerated site greatly enhanced the area. It also met a local demand for affordable family accommodation with private gardens. A central play area and community allotment both offer further amenity space.

This category was judged by:

Ron Beattie, managing director, Beattie Passive

Mark Farmer, chief executive and founding director, Cast Consultancy

Amena Matin, head of regeneration and growth, Enfield Council

The judges said:

“The scheme demonstrates an innovative design approach to a former school site... It has created a local heritage connection for the community and redefined the place for new residents”

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Best regeneration project – 100+ homes

Brunswick PFI regeneration project, S4B for Manchester City Council



The S4B consortium has delivered a transformative regeneration project in Manchester's Brunswick

As well as refurbished and new homes, it features a host of new amenities, including an orchard

More than 250 local people have been helped into jobs, training and apprenticeships

Formed in 2014, S4B is a consortium that was created to deliver a transformative, £106m regeneration project in Brunswick on the edge of Manchester's city centre. It has a vibrant and diverse community, with more than 41 languages spoken in a one-mile area.

This project includes refurbished and new build homes for sale and rent, as well as Brunswick Village, a purpose-built, 60-flat development for the over 55s, with on-site care facilities, a community housing office and shops. The area has been transformed with play areas, allotments and a community orchard that has more than 700 trees.

The judges said:

“We really like the mix of housing and social infrastructure, along with the investment in existing homes and the way the scheme bolsters valued third-sector organisations in the area”

S4B has also helped residents with their finances, jobs and training opportunities, and supported community groups and partners to make a positive difference in the area. More than 250 local people have been helped into jobs, training and apprenticeships as a result, some of whom are employed directly by S4B and who remain in post.

The consortium has pledged to continue working with its local partners. A programme of improvements for 2023 include new energy efficiency measures, roof works, new windows and doors, and improvements to communal spaces.

This category was judged by:

Shahi Islam, assistant director of affordable housing grants, Homes England

David Joyce, director of placemaking and housing, Haringey Council

Arita Morris, director, Child Graddon Lewis

Highly commended

Sale West regeneration, Irwell Valley Homes

Sponsored by:



Best development – 0-100 homes

BlueBird, HARP



A challenging site has been successfully repurposed to help people experiencing homelessness

An unsightly garage site in Southend-on-Sea is now home to 50 formerly homeless residents

Passivhaus certification had led to a low carbon footprint and running costs

BlueBird is the outcome of a five-year journey to substantially increase and improve accommodation provision for people experiencing homelessness in Southend-on-Sea. Completed in November 2022, BlueBird provides 50 bed spaces through a renovated terrace of properties fronting the street and a new build, Passivhaus-certified, gas-free, mews-style housing development to the rear of the site, which provides 35 of the spaces.

BlueBird has been delivered through the drive and determination of homelessness charity Homeless Action Resource Project (HARP),

with the assistance of SKArchitects. HARP specified a building with a reduced carbon footprint, alongside creating a high-quality, safe and comfortable environment for residents.

What was once an unsightly garage site contaminating the ground is now home to 50 residents working to overcome homelessness and move on to independent living.

BlueBird is a unique housing model of affordable, yet high-quality, accommodation that is both socially and environmentally responsible.

This category was judged by:

Gillian Lavety, development director, Sanctuary Scotland

Ellen Vernon, programme director, One Public Estate

Highly commended

The Curve, OX Place, Oxford

The judges said:

“An inspirational scheme which repurposed a challenging site. Considerable thought went into creating homes to help people get back on their feet and feel a renewed sense of purpose”

Best development – 101-500 homes

Collaton pilot for A Different Approach, Pillar Land Securities and Coln Signature Homes



The project provides much-needed affordable housing in Devon, a market out of reach of many locals

This 125-home scheme includes 18 homes for social rent and 22 for affordable rent

Play areas and extensive paths throughout the South Hams site encourage activity

Collaton Park seeks to address the extreme housing challenges across the South Hams region of Devon, in particular the parish of Newton and Noss. It aims to rebalance the housing market by delivering tenures and employment solutions tailored to local needs.

The parish is characterised by a significant number of second homes, a disproportionate number of large detached homes and an ageing demographic. The average house price is about £800,000. It sits within an Area of Outstanding Natural Beauty and the supply of new housing has been constrained in recent decades.

The judges said:

“This was the winner not only due to its aspirations to create a socially sustainable community, but its employment of ‘big picture’ thinking that others can benefit from”

The project used a bottom-up approach, working with the community and the community land trust to ensure the range of needs identified and the housing offer provide for those of all ages and incomes.

The scheme comprises 125 new homes, including 18 for social rent, 22 for affordable rent and eight shared ownership homes for people over 55. All homes have air source heat pumps, solar panels and electric vehicle charging points. Play areas and extensive paths throughout the site encourage activity, combined with community orchards, allotments and a cafe.

This category was judged by:

Adunni Adams, assistant director for delivery, Sixty Bricks

James Gray, regional director of partnerships for the South East, Clarion Housing Group

Marion MacCormick, partner for projects, Pollard Thomas Edwards

Highly commended

The Watchfactory, Phase 2, Livv Housing Group, Prescot

Best development – 500+ homes

GMV Limited, Countryside Partnerships and Taylor Wimpey



Greenwich Millennium Village is a thriving mix of homes, businesses and green spaces in London

It is a transformative, 2,800-home development on the former site of Europe's largest gasworks

A tight-knit community, village lifestyle and green surroundings set this long-term project apart

Formerly Europe's largest gasworks, Greenwich Millennium Village (GMV) shows how a large, modern, urban development can integrate amenities to cater for a range of audiences and create a sense of community. Ultimately, GMV will create over 2,800 new homes in distinct neighbourhoods, with landscaped courtyards linked by tree-lined avenues. Setting GMV apart is its tight-knit community, village lifestyle and green surroundings.

Now in its 23rd year of transformation, today this former brownfield site is a thriving community of homes, businesses and places

of leisure. In total, GMV will deliver over 2,800 high-quality new homes, of which 30% are affordable. Its design focuses on street life; traditional patterns of squares, avenues and mews facilitate different kinds of interaction between people and their environment.

Urban squares offer places for children to play and for social events. Pedestrians and cyclists are given priority. This approach encourages the development of a strong sense of community, creating a place in which people will want to live throughout the stages of their lives. The result is a unique neighbourhood in the heart of London.

This category was judged by:

Rob Beiley, chair, British Property Federation's Affordable Housing Committee

Brendan Geraghty, chief executive, UK Apartment Association

Chithra Marsh, associate director, Buttress Architects

The judges said:

“This project transforms a brownfield site to [address] local housing need. Its emphasis on providing a green context in an urban setting with sustainable travel is commendable”

Best development team – rural/suburban *Development team, OX Place*



A relative newcomer is making remarkable progress in building affordable housing in Oxford

Over two years, this small team has delivered 64 new homes for shared ownership and social rent

OX Place is dedicated to finding work for local people who might struggle to find employment

The development team of OX Place, which is owned by Oxford City Council, is making remarkable progress in its goal to provide affordable housing in the city. Led by Helen Horne, who was appointed managing director in 2021, the team is now 18 strong.

This small but efficient team works according to the principle that true success lies in creating lasting social and economic benefits for people, not just bricks and mortar. It is committed to delivering affordable, sustainable and attractive homes that residents can be proud of, with community engagement at the heart of every project.

The judges said:

“This team demonstrated key delivery outputs. We were particularly impressed with the number of residents they supported through full-time work or work experience”

Over the past year, OX Place has completed two of its most ambitious projects to date: The Curve and Cannon Court. Between them, they have delivered 64 homes: 32 for shared ownership and 32 for social rent.

The team prioritises social value alongside carbon reduction, and it strives to create work and training opportunities for local people who may struggle to find employment elsewhere. OX Place’s partnership with Willmott Dixon has enabled the team to offer full-time work or work experience to 28 people with an Oxford postcode and to get 15 people into employment.

This category was judged by:

Annemarie Fenlon, managing director for north-west London, Peabody

Ben Ffoulkes-Jones, project director, EcoWorld London

Amir Ramezani, director, Avanti Architects

Sponsored by:

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Best development team – urban *Housing development team, Haringey Council*



This team was created to deliver Haringey's first new council homes in a generation

Already more than 2,000 homes have been built or are under construction

Of the homes, 20% are wheelchair accessible, which outperforms today's planning requirements

Haringey Council put together a team of 40 development professionals, technical specialists, engagement experts and experienced council staff, led by Anna Blandford, its head of development, to build its first council homes in a generation.

The team has completed almost 200 homes, with more than 1,800 under way on 39 sites. With 27% of households on Haringey's waiting list being disabled, the council's bespoke housing programme is a beacon of best practice. It aims to build suitably adapted new homes for those on the list who have the most urgent requirements, with

critical medical and other additional support needs. Early allocation enables collaboration with eligible tenants; homes are designed to meet their needs, avoiding costly retrofitting.

Haringey's 'grow your own' employment and training initiative combines on-the-job learning, mentoring and shadowing with formal training. One of the first cohort – all borough residents – was named Woman of the Future at the Women in Housing Awards 2022. The team is more than 60% women and has significant numbers of Black, Asian and minority ethnic permanent staff members, changing perceptions about the sector.

This category was judged by:
Martin Hilditch, editor, *Inside Housing*
Shahi Islam, assistant director of affordable housing grants, Homes England
Arita Morris, director, Child Graddon Lewis

Highly commended
Development team, EMH

The judges said:

“A really impressive entry that others can learn from. The fact that 20% of new homes will be wheelchair accessible is truly impressive and something other developers should emulate”

Sponsored by:

Beacon
Partnership

Best partnership – 0-100 homes

Nevendon Place, Basildon Council, The Salvation Army, Hill Group, ECD Architects, Keegans, Peabody and Homes England



A partnership of seven members collaborated successfully to tackle rough sleeping in Basildon

Each stakeholder played a vital role in helping people move from the streets to settled accommodation

The partnership's efforts have significantly reduced street homelessness in the borough

Nevendon Place is a complex development involving seven partners. Each stakeholder played a vital role in delivering this socially valuable asset to reduce street homelessness.

Basildon Council has a sophisticated pathway to help people move from sleeping rough into temporary supported housing and then settled accommodation. For this scheme, an obsolete IT college in Basildon was identified for refurbishment and converted into 10 temporary accommodation units for former rough sleepers. Hill Group also donated six Solo Haus pods. This provides safe spaces for vulnerable residents to gain skills in

maintaining a tenancy, managing finances, preparing meals and knowing which services to approach for support before moving to more settled accommodation.

As project lead, Basildon Council brought the partnership together, organising meetings, drafting a detailed business case, identifying local service partners and co-ordinating challenges from ward councillors, residents and resident organisations.

Since opening to its first residents in January, the partnership has significantly reduced street homelessness in the borough.

This category was judged by:

Catherine McFarland, director of finance, audit and assurance, Northern Ireland Housing Executive

Hakeem Osinaike, director of housing, Brent Council

Amy Shaw, partner, Trowers & Hamlins

Adam Taylor-Drake, head of customer success, Homelink

Highly commended

The Parade, Chester, Sanctuary, Cheshire West and Chester Council and the local NHS team

The judges said:

“A great example of true partnership working to address the issue of homelessness. Multiple organisations collaborated with understanding to deliver homes that address real need”

Best partnership – 100+ homes

Barking Riverside, Barking Riverside Limited, mayor of London, L&Q, London Borough of Barking and Dagenham and Transport for London



This large and complex development in east London was made possible through partnership

More than 3,500 out of 10,000 homes have already been built, as well as many public amenities

This growing and vibrant neighbourhood is helping to meet London's affordable housing need

Barking Riverside is a growing neighbourhood alongside the River Thames in east London. It will comprise 10,800 homes when complete, 50% of which will be affordable: 35% shared ownership, 5% affordable rent, 5% Rent to Buy and 5% Starter Homes. To date, 3,500 homes have been delivered across a range of tenures.

The facilities already delivered include The Wilds, an award-winning, multi-purpose community, ecology and event space. This striking building houses the collection centre for the largest single vacuum waste system in Europe, as well as a cafe run by a local

co-operative. Five schools are now open on site (with two more in the works), including the Riverside Campus, already one of the best schools in the borough. Last year marked the opening of a new transport interchange and the launch of a London Overground Station and a new pier, providing a vital transport link for residents.

Barking Riverside is an industry benchmark and a showcase for what good development should look like. The result is a neighbourhood that is helping to meet the capital's affordable housing need, and which has a positive social impact on the community.

This category was judged by:

Catherine McFarland, director of finance, audit and assurance, Northern Ireland Housing Executive

Hakeem Osinaike, director of housing, Brent Council

Amy Shaw, partner, Trowers & Hamlins

Adam Taylor-Drake, head of customer success, Homelink

The judges said:

“This project stood out. It is exceptional due to its breadth, scale and complexity, harmonious working between partners, and the fact that it was co-designed with the community”

Best affordable housing development – less than £5m

Lune Walk, Lune Valley Community Land Trust, Lancaster City Council and South Lakes Housing



Near Lancaster, 20 Passivhaus-standard affordable homes were developed on a brownfield site

The partnership between three organisations was crucial to the success of this project

Lune Walk is an exemplar of how to build sustainable, high-quality and affordable housing

The team behind Lune Walk designed and delivered 20 new Passivhaus homes on a brownfield site near Lancaster (13 for affordable rent, seven for shared ownership). Lune Valley Community Land Trust, as the landowner, instigated the project, with financial backing from Lancaster City Council. South Lakes Housing is the development and management partner.

All three organisations embraced zero-carbon design and greener building methods. This project proves it is possible to create high-quality and sustainable affordable homes, if established organisations are open to ideas

The judges said:

“This project demonstrates how effective partnership working can not only successfully deliver highly sustainable homes that meet local need, but wider and enhanced social value”

from grassroots groups and are prepared to co-operate and pool their expertise.

The partnership that developed between the three contributors was crucial to the success of the project. Each partner played a full part and respected each other's contributions. This project shows how affordable housing can be built to very high standards.

It is an exemplar of how a community and a social housing provider can work together to deliver quality, affordable new homes that are net zero carbon ready, and which have a distinctive sense of place.

This category was judged by:

Ben Ffoulkes-Jones, project director, EcoWorld London

James Gray, regional director of partnerships for the South East, Clarion Housing Group

Amir Ramezani, director, Avanti Architects

Highly commended

Morpeth Road (Hackney), Peabody

Best affordable housing development – less than £10m *Joyce Newman House and Joseph Lancaster Terrace, Bell Phillips Architects*



Forty homes for social rent were developed on the site of a disused nursery in Southwark, London

It addresses an acute local need for more and better-sized homes that are genuinely affordable

This shows local people are ideally placed to lead new developments on existing housing estates

Joyce Newman House and Joseph Lancaster Terrace are community-led developments of 40 social rent homes on the 1950s Lawson Estate in Southwark, London.

The project was delivered by the Leathermarket Community Benefit Society, in partnership with Southwark Council. It re-uses land on the site of a disused nursery, to address an acute local need for more and better-sized homes that are genuinely affordable. It comprises two brick buildings: a new block of 34 apartments, and an adjoining terrace of six houses. These blocks frame a new communal garden, where a clutch of tired

garages and an isolated single-storey annex were cleared to create valuable amenity space, including a play area and raised vegetable planters, and open up new pedestrian connections through the estate. A mix of home sizes caters for different needs, from young families to downsizers.

The design was informed by extensive consultation with the community, which considered the lived experience of everyone on the estate. It addressed residents' desire for more appropriately sized homes for different types of households, and delivered improvements to the wider estate as well.

This category was judged by:

Mellis Haward, co-director, Archio Architects
Sophie Seddon-Hall, non-executive director, Novus Property Solutions

Nick Worboys, director of growth, development and sales, Longhurst Group

Highly commended

Hazelmead, Bridport Cohousing

The judges said:

“A really elegant response to an inner-city site, informed by excellent engagement with the community. The committed and passionate client is delivering something unique”

Best affordable housing development – less than £20m *Kelso Cochrane House, Royal Borough of Kensington and Chelsea*



This affordable housing scheme in a deprived area of London enables residents to enjoy the outdoors

The scheme's name memorialises Kelso Cochrane, the victim of a racially motivated murder in 1959

A fully funded construction training academy was established as part of the development

Located in the northernmost wards of the Royal Borough of Kensington and Chelsea, one of the most deprived areas in London, this development delivers affordable housing for those households most in need.

There are 38 homes in the scheme, 28 at social rent and 10 at intermediate rent for key workers. Several features enable residents to enjoy the outdoors: spacious balconies; a large garden podium deck; and an adjacent park, Emslie Horniman's Pleasance.

A fully funded, pre-employment construction academy was started, to provide participants

with the skills, qualifications and experience required to progress into the industry.

The history of the local area was taken into consideration in naming the building. Kelso Cochrane was a young Black man, who arrived from Antigua as part of the Windrush generation and who was murdered in 1959 in a racially motivated attack. He is remembered as a symbol of the struggle against racism, discrimination and inequality. Naming the scheme after him serves as a reminder of the importance of homes as a foundation on which people of any culture and background can build their lives.

This category was judged by:
Annemarie Fenlon, managing director for north-west London, Peabody
Edward Hobson, director of place, Design Council
Nadine Wagner, associate, Mæ Architects

The judges said:

“The submission [had] a sense of commitment in establishing and supporting a construction training academy, while recognising the importance of its social and cultural context”

Best affordable housing development – £20m+ *Hartopp and Lannoy Point, BPTW*



The council-led scheme will deliver 134 Passivhaus-standard homes, 112 of which will be affordable

The scheme was heavily informed by a co-production process involving residents and neighbours

It is an exemplar of a successful, resident-led regeneration of a constrained brownfield site

Hartopp and Lannoy Point is a council-led scheme in Hammersmith and Fulham, London. Guided by Passivhaus standards, 112 of the 134 new homes will be designated as affordable, with 67 flats being at social or London Affordable Rent, while 45 will be for affordable shared ownership.

Its design was underpinned by a co-production process conducted over a year that united residents, neighbours and the council. This included resident steering group workshops, meetings with neighbourhood groups, liaising with stakeholders and a pre-application process with the planning authority.

The site formerly housed two 14-storey towers that had to be demolished on health and safety grounds. Now, a new communal green space is at its centre. The new buildings are considerate in proportion, orientated to create open space and maximise solar gain, with set-backs to the surrounding streets to create a balanced and harmonious relationship with the context.

It shows how a constrained brownfield site, developed through a co-production process with Passivhaus and fabric-first principles, can realise a successful regeneration project supported by residents.

This category was judged by:

Adunni Adams, assistant director for delivery, Sixty Bricks

Edward Hobson, director of place, Design Council

James Riding, senior reporter, *Inside Housing*

Nadine Wagner, associate, Mæ Architects

The judges said:

“This was our chosen affordable development for the way it incorporates Passivhaus design. The rigorous standards should reduce energy bills and improve affordability”

Best affordable housing development – Scotland

Queens Quay, Loretto Housing Association, Clydebank Housing Association and West Dunbartonshire Council



On the former John Brown shipyard in Clydebank, 146 much-needed flats for social rent have been built

The development is designed as a contemporary interpretation of a traditional tenement block

A standard-setting example of brownfield regeneration that celebrates rich industrial heritage

This development is the first residential phase of the Queens Quay masterplan, an ambitious programme to revitalise long-standing brownfield land in Clydebank.

The development is on land formerly occupied by the John Brown shipyard, repurposing an important piece of Scotland's industrial heritage where some of the most famous Clydeside ships were built, including the Queen Mary and QE2.

It comprises 146 much-needed flats for social rent, and is a contemporary interpretation of the tenement block.

The judges said:

“An exemplary brownfield development others can learn from that is both sympathetic to and preserves the area’s industrial heritage. They’ve put real thought and care into the design”

These homes, alongside four commercial units, are contained in two blocks that define a new piece of public realm known as Titan Boulevard. This space ends at the Titan Crane and the former shipyard basin. The boulevard establishes a direct route between West College Scotland, Clydebank Leisure Centre and the town centre, while creating a generous space for people to congregate in a safe and welcoming environment.

The project has created a distinctive continuation of Clydebank's rich history that revitalises the historic relationship between the town and the water.

This category was judged by:

Rohinton Emmanuel, professor of sustainable design and construction, and director, research centre for built environment asset management (BEAM), Glasgow Caledonian University
Martin Hilditch, editor, *Inside Housing*
Lisa Lynch, managing director, Inprova

Highly commended

Burns Road, Cumbernauld, Sanctuary Scotland