WINNERS AND FINALISTS GUIDE

1 DECEMBER 2021
GROSVENOR HOUSE
LONDON

Recognising excellence in residential property

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WELCOME

Welcome to the RESI Awards 2021. It is great to be back in the room to celebrate the best of the best in residential property – and in such numbers. As some of those joining us online will attest, we sold out of in-person tickets weeks ago and I am delighted to report that a capacity crowd of 1,300 of you have gathered at the Grosvenor House London for our 10th anniversary bash.

It is hard to believe that the last time we held the awards physically was back in May 2019, two and a half years ago, or that this is their 10th year. How different the residential sector is today from the one many of you will remember from 2011, not least in scale – reflected in the fact that these awards are now bigger than their commercial counterpart, the Property Awards.

This year, we celebrate not just the triumphs of the past year but also of the past decade. To that end, we introduced a special one-off award for Best Residential Company of the Decade. We will also be presenting another one-off award – for Best Covid Response – and, to reflect the much-changed residential landscape, we have introduced three new awards that we hope will become permanent, for the best Climate Crisis Initiative, Social Impact Initiative and Health & Wellbeing Initiative.

Clearly, there has been much financial success to celebrate in the past year and a half as Covid and the paradigm shift to working from home focused the whole nation on the importance of the home and led to market-bolstering initiatives such as the year-long stamp duty holiday. However, as the new awards attest, the past 18 months haven’t all been about financial performance. They have also been about the way the residential sector has risen to the myriad challenges posed by the three Cs: namely Covid, the climate crisis and communities.

These, and indeed all this year’s categories, clearly resonated with you. We had a record number of entries this year by a country mile – more than 320 – and they were of an even higher calibre than usual, making the judges’ lives harder than ever. Thank you to everyone who entered and to the brilliant judges for taking the time to read through all the submissions and picking such worthy winners.

Thank you also to our lead partners Harris Associates and Thomas Gray, as well as all our category sponsors. When the time comes, please dig deep in support of our chosen charity, the NSPCC.

Congratulations to all the winners and those who have been highly commended. As we mark a decade of excellence at this year’s RESI Awards, your achievements richly deserve to receive recognition.

Liz Hamson, Editor, Property Week
With thanks to the RESI Awards judging panel for their time and efforts.

MEET THE JUDGES

Nick Cuff, Land Director, Pocket Living
Stafford Lancaster, Investment Director, Delancey
Philip Barnes, Group Land and Planning Director, Barratt
Mark Collins, Executive Director – Chairman of Residential, CBRE
Susan Freeman, Partner, Mishcon de Reya LLP
Nick Riley, Board Director, Whittam Cox
Mark Quigley, Managing Director, UK Real Estate Finance, Beaufort Capital Management UK
John Carter, Commercial Director, Aldermore
Deepa Deb, Partner, Dentons UK and Middle East LLP
Erin Clarke, Strucured Property Finance, Investec Bank
Jerome Geoghegan, Group Land & Planning Director, Telford Homes
Richard Donnelly, Director, Homestack
Graeme Craig, Director of Commercial Development, TFL
Flora Freeman, Managing Director, FTI Consulting
Catherine Webster, Executive Director – Strategy & Investment, Quintain
Shaun Harris, Managing Director, Harris Associates
Simon Hodson, Head of UK Healthcare Capital Markets, JLL
Craig Bryant, Business Development Director, Fresh
Neil Brearley, Founding Director & CEO, Cast - A Real Estate & Construction Consultancy
Freddie Wonnacott, Director - Investment Management, M and G Real Estate
Debra Rudolph, Partner, SAY Consulting

CHARITY PARTNER: NSPCC

The NSPCC is delighted to have been selected by Property Week as the Charity of Choice for the RESI Awards 2021. This year’s support will go directly to the life changing Chidlldine service.

Last year Childline delivered over 200,000 counselling sessions to children and young people.

The abuse of children won’t stop this Christmas.

With children off school and parents home from work, it can mean that all the usual pressures reach breaking point. Family arguments might turn violent. Family members might have more opportunities to carry out abuse. And it’s all going on behind closed doors. The very doors that should be giving children a sanctuary of comfort and security.

Children don’t always know when they’ll need to contact us. But the moment they do, it’s vital we’re here - whatever hour of the day it is. And that’s even more important over the busy Christmas period, when schools and some other support services close.

Your support will help us to be here all the way through Christmas and in 2022.

SILENT AUCTION: BID OR DONATE TODAY

There is an array of ways in which you can help: simply scan the QR code and you can donate to help us answer contacts to Childline, for example a £50 donation will allow us to answer 5 calls; alternatively you may like to bid in the silent auction, there are some fantastic lots available that will make great Christmas gifts and the proceeds go directly to Chidlldine.

Children will be crying out for help this Christmas. It’s not okay. You can help us to be here for them.
Residential Company of the Decade (Continued)

Countrywide
Over the past decade, Countrywide has engaged with numerous partners, including local authorities, housing associations and private rented sector providers, to deliver over 1,000 new homes. One such project is the redevelopment of Norris Green, a 63-acre parcel of council-owned land in partnership with Liverpool City Council and PRS provider Sigma Capital. Upon completion, the scheme will comprise 994 open-market, 214 affordable and 271 PRS homes.

Far East Consortium
FEC currently has 2,230 residential units completed or under construction, 1,300 in the planning system and 17,000 in the pipeline, with circa £6bn committed investment. FEC also developed and operate 582 hotel rooms, with a further 372 under construction. A pivotal moment in FEC’s trajectory was the procurement bid for Brent Cross South Regeneration project, paving the way for subsequent public/private tender successes, including Hornsey Town Hall site and Haringey Council.

Fizzy Living
Launched by Fizzy Living set out to be a pioneering initiative offering a long-term solution to providing good quality private rental accommodation on a large scale. Over the past decade, the number of Fizzy buildings has increased to eight with its latest location, a second Canning Town site.

Get Living
The Get Living proposition rests on offering high-quality homes in safe, vibrant areas. Its neighborhoods are ever-growing hubs, designed to make living easy – from 24/7 security, bike storage, residents-only private gardens and post rooms to supermarkets, gyms, independent cafés and free events. The company now has £2.03bn (+11.3% growth from 2019) portfolio with the aim to deliver 15,000 homes within five years.

Grainger
Grainger operates 9,000 homes for Grainger as its investment partner for 8,800 homes, across the UK. In 2019, Grainger launched five new schemes new homes across London. In 2021, Grainger has engaged with numerous partners, including local authorities, housing associations and private rented sector providers, to deliver over 1,000 new homes. One such project is the redevelopment of Norris Green, a 63-acre parcel of council-owned land in partnership with Liverpool City Council and PRS provider Sigma Capital. Upon completion, the scheme will comprise 994 open-market, 214 affordable and 271 PRS homes.

JLL Residential UK
JLL Residential UK holds the record for the largest land deals of the decade, including New Scotland Yard on behalf of the Metropolitan Police to Northarc for £250m and Covered Garden Market on behalf of St Modwen to R&B & CC Land for £470m. Since JLL Residential UK’s conception in June 2011, following the merger of King Sturge LLP and Jones Lang LaSalle (the residential business at JLL), it has grown exponentially from a sales volume of £900m in 2011 to £2.7bn in 2020.

Long Harbour
Long Harbour identified BTR as a high-growth opportunity, with home ownership becoming both less attainable and less desirable. Over the past decade, Long Harbour has spotted the need for high-quality, institutional-grade rental properties in sought-after city locations. Long Harbour has since invested in over 3,000 apartments and houses in the UK and over £450m of assets.

Moorfield Group
Since 2011, Moorfield has developed residential units for sale, including 44 apartments at Edinbugh’s Quartermile, invested in c.1,000 equity release homes, provided a land loan to a developer and partnered with a housebuilder in an innovative show home lease-back. Most recently, Moorfield has launched a partnership with Bricklane to invest in the existing housing market, targeting the creation of a £500m+ PRS portfolio.

Pocket Living
Pocket Living is the UK’s only private developer dedicated to building and selling grant-free affordable homes for first-time buyers. Pocket homes are sold at 20% discount to the local market to eligible purchasers, defined by income and where they live or work. Over the past decade, Pocket Living has grown from developing schemes of 20 homes to schemes of 400-500, with the yearly turnover growing from £236k in 2011 to £56m in 2020.

Realstar Group
Realstar has been in the UK property market for more than 17 years and has acquired over £2.5bn assets. In 2020, during a global pandemic, Realstar executed the UK’s first major stabilised residential portfolio sale, selling the equity interest in its second and third funds to QuadReal Property Group. The portfolio comprised 1,150 apartments across six residential assets and two student assets and was valued at £c.£650m.

Sigma Capital Group plc c/o Simple Life Homes
Sigma began its journey focusing on challenging regeneration schemes in joint venture partnerships with local councils. Sigma typically delivers new homes for institutional investors and has created a delivery platform, which includes strong working partnerships with housebuilders, local councils and government.

Urban Splash
Urban Splash has been committed to taking on challenging, listed, historic structures and turning them into new viable communities. Over the past 10 years, Urban Splash has created new neighborhoods across the UK, with feature homes, workplaces, amenities and green space. Most notably these include House by Urban Splash, which were first made available to customers in 2016 at New Islington in Manchester.
Best Covid Response - Residential

**WINNER**

**Sigma Capital Group**

Through its Simple Life brand, Sigma responded to the pandemic with initiatives that reassured customers who were struggling financially and emotionally. In order to help residents, the group introduced a deferred rental scheme and payment plans totalling £800,000 for furloughed and unemployed employees allowing customers to pay back any rent deferred over an agreed period.

Alongside this, to support NHS heroes, Sigma provided all NHS staff residents with 20% off their rent for three months. This additional support really strengthened their relationships with residents and, for many, highlighted the benefits of renting from a professional landlord.

**SHORTLIST**

**Resonance**

In response to Covid-19 and its potential for further increasing the suffering among the homeless population, councils across the UK acted fast. In a matter of days, they got thousands of people off the streets, getting people into self-contained, Covid-safe emergency accommodation, including hotels and student accommodation. It was an amazing achievement that undoubtedly saved lives.

**ALLSOP LETTING AND MANAGEMENT (ALM)**

As the pandemic took hold, ALM took immediate action to protect its 15,000 residents, employees and clients. The firm adapted reports to clients, delivering frequent updates on portfolio performance, hardship cases, statistics on collections and occupancy rates as well as demographic analysis that helped anticipate the residents most likely to be affected.

**AUDLEY GROUP**

Audley Group took a safety-first approach to Covid-19. It formed a new crisis management team even before the first lockdown. Proactive safeguarding steps included immediately shutting villages to the public as of the beginning of March 2020, tracking and tracing all staff to minimise infection rates and providing all branches new PPE every week.

**CANYON WHARF GROUP**

Canyon Wharf's response to Covid had to be swift and at scale. With more than 500 buy-to-let apartments and two residential for-sale buildings with more than 1,000 residents, as well as a daily working population of 120,000, the group moved fast to ensure the health and safety of its customers and clients.

**JLL**

When finalising event calendars and resident engagement initiatives for the year ahead, phrases that never came up in JLL, and Abridi's discussions were 'social distancing', 'furlough' and 'self-isolation'. Cut to three months later and these phrases formed the basis of all events and initiatives requiring a complete rethink of resident engagement activities.

**LIV STUDENT (VALEO MANAGEMENT EUROPE)**

Working closely with its university partners, LIV Student overhauled its operational procedures to ensure it could optimise the delivery of services during the pandemic and control the spread of Covid-19 in its student cohorts. The group made changes to in-person and virtual services to ensure that it remained ‘there with’ and ‘there for’ students.

**MCARRON & STONE**

The group's priority during the pandemic was the health and safety of its 20,000 homeowners and care teams, and to make sure that they had all the support they needed. Its rapid and effective response ensured infection rates were 27% lower than the over-65 UK population and four times lower than the over-85s.

**MODA LIVING**

The arrival of Covid-19 posed significant challenges to all facets of the Moda Living business. Overnight at its Angel Gardens scheme, services were switched over to a digital platform, including the 24-hour concierge and security services, giving residents peace of mind that they were secure during such an uncertain time.

**PLACES FOR PEOPLE**

Within hours of news that the UK would enter lockdown, the group shared messages of reassurance, support and hope across the organisation. The pandemic also led the group to change how it delivered services to customers, by implementing the closure of offices, construction sites, sales centres and leisure centres to keep colleagues and customers safe.

**REALSTAR GROUP**

Following government guidelines, Realstar's head office went fully remote. A great example of the value of the group's on-the-ground team and its operationally decentralised model is that during lockdown it was the first landlord to institute contactless move-ins. Being digital first, the group was able to continue communicating with its residents.

**REDROW**

When the pandemic first hit, Redrow shut sales centres and construction sites while it devised industry-leading procedures to ensure the safety of customers and colleagues. Subsequently, quickly to roll out well-thought-out practices to resume safe working, videos produced by Redrow for its teams and customers were recognised as best practice by the HBF.

**TAYLOR WIMPEY**

The Housebuilder recognised some subcontractors would face financial challenges, so launched the Pay It Forward Scheme, which made advance payments for future work with subcontractors and ensured that self-employed individuals who didn’t benefit from the government’s Self-employment Income Support Scheme, or who would experience significant hardship before that scheme started, were supported.

**WAY OF LIFE**

The group worked with its teams to evolve working practices throughout the pandemic, enabling working from home while never compromising on the safety or service to residents. For example, staff were enabled to work from home, initially a first step to support colleagues and residents.

Best Covid Response - Residential (Continued)
Climate Crisis Initiative - Residential (Continued)

Chapmanbdsp declared a ‘climate emergency’ in 2019 and have realigned many of our practices to respond to ‘the greatest issue of our time’. We declared a ‘climate emergency’ in 2019 and have committed to being a net zero business in our UK operations by 2025. We actively advocate for change in the industry in a number of ways, including through Property Week’s excellent Climate Crisis challenge…which is why we are delighted to sponsor this award.

CATEGORY SPONSOR

Chestertons

Chestertons is aiming to become the UK’s greenest estate agency and, in January, became one of the first chains to be certified as net zero carbon. Its journey started in 2019 when it converted its fleet of more than 60 petrol-fuelled cars to electric BMW i3s, which took 40 tonnes out of London’s air.

LGIM Real Assets

Legal & General Investment Management recognises the pivotal role that the burgeoning build-to-rent sector in the UK must play in delivering sustainable new development and encouraging behaviour that can mitigate the risk posed by climate change. The group is committed to making all of its housing stock operational net zero carbon by 2030.

SHORTLIST

TopHat

TopHat has quietly and successfully set about creating one of the lowest-carbon-impact homes in the UK. Through intelligent design, innovative material choices and precision engineering, its homes are delivered in a nigh-on zero-carbon manner emitting just 729kg per entire house in manufacture, a fraction of traditional construction.

A TopHat home will save 61,828 kg of carbon dioxide over the life of the house. This is a 55% reduction in the amount of the carbon dioxide when compared with a traditional masonry-built house, or a saving equivalent to living car free for more than 30 years. A traditionally built house has the same embodied carbon of 27 TopHat homes.

Winner

TopHat

This year the developer launched its mass-market zero-carbon housing solution to investors, developers, housing associations and councils. Branded like ZERO, the offering will transform housebuilding by creating zero-carbon communities at scale across the UK that will have zero energy bills and will be factory manufactured at zero additional cost by 2030.

Highly Commended

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Optimised Retrofit/Sero

The two firms are making some 1,800 homes across Wales more energy efficient. In collaboration with 68 partners, including 26 social housing providers, the project has been awarded more than £15m from the Welsh government. The approach is a pragmatic route to decarbonising existing social housing in Wales.

Pure Haus

Pure Haus’s Pure Meadows development in Oakenshaw, near Bradford, uses German principles, Scandinavian design and a British workforce to build environmentally kind homes. It not only aims to build homes that offset the carbon footprint but homes that create more energy than they consume during their entire lifecycle.

Re:Lease by David Phillips

Re:Lease by David Phillips is a pioneering initiative, born out of the firm’s work with build-to-rent operators. The service is designed to combat the impact that furniture consumption has on the environment by rethinking the life span of furniture past its first commercial life, and refurbishing and reusing it rather than disposing of it.

Royal Borough of Greenwich

The Brooks development exemplifies the Royal Borough of Greenwich’s approach to tackling both the climate and housing crises through its transformative Greenwich Builds programme, which is creating a new generation of more than 750 sustainable council homes for 100% London affordable rent. The 80 new homes will exceed zero-carbon standards.

Highly Commended

Thakeham

Thakeham plays a key part of the industry’s drive towards a zero-carbon future. It has committed to making every Thakeham home carbon zero by 2025 and was also the UK’s first housebuilder to join the United Nations’ Race To Zero campaign. It is also leading the HBF’s Future Homes Task Force.
Consultancy Practice

**CATEGORY SPONSOR**
Blackstock

RESI has long been an institution, bringing together all corners of the residential sector, celebrating success and helping drive growth. The RESI Awards offer a unique way to showcase success and anyone shortlisted should be proud of their achievement.

**WINNER**
SAY Property Consulting
Ten years ago, Charles Seifert and Debra Yudolph identified an opportunity to provide residential and mixed-use developers and investors with strategic operational advice. SAY Property Consulting has since grown to a team of 20, with fee earners growing by 20% and its turnover exceeding £2m in the last financial year.

During the most challenging time in living memory and like other businesses, the firm has defied all expectations, outperforming against its financial targets. It is a genuinely diverse business with women making up 66% of the team and 29% being from BAME communities, and critically from a wide range of socio-economic backgrounds.

**SHORTLIST**

Red Loft
One of housing sector’s best-regarded consultancy practices, Red Loft offers an end-to-end development and regeneration and sales service for registered providers, housing charities, local authorities and private developers. Projecting a turnover of more than £5m for 2021-22 – an 18% increase compared with 2020-21 – the company is on an impressive growth path.

Rendall & Ritter
The firm continues to strengthen its business via market-leading customer service initiatives, successful property management strategies and acquisitions. Managing around 80,000 units across the UK with annual client income in excess of £350m, the firm operates nationally from six offices and its senior team has more than 450 years collective experience in property management.

Savills
It’s a year of more change and challenge, supporting its staff was Savills’ priority. Despite these challenges, it struck some major deals, including its Operational Capital Markets division advising clients on 11 major deals and transacting more than 4,000 units with a total volume of more than £1.6bn, including a landmark deal at Dolphin Square.

Stubbings Property Marketing
Over the last year, Stubbings has worked across a broad range of developer clients, from new start-ups to international development companies. Its ever-expanding client base includes CALA Homes, Muse Developments and Wates Developments. Over the year, it has sold out at multiple developments, won new clients and appointed new team members.

**Deal of the Year - Residential**

**CATEGORY SPONSOR**
SHOOSMITHS

**WINNER**
Realstar Group for Project Harmony
Securing one of the largest residential deals in UK history in the midst of a national lockdown takes fortitude and a touch of bravura. Realstar not only completed the sale of eight build-to-rent assets, comprising 1,335 apartments across multiple tenures, for a value of £138m, but also included a partial ownership interest in Realstar’s UK operating company and Uncle brand.

Negotiated almost entirely remotely and exchanged the night before Christmas, the sale to QuadReal lays down a marker as the first significant sale of a stabilised portfolio of BTR assets in the UK.

**SHORTLIST**

JLL for Project Angel
 Acting as lead adviser in the disposal of a UK-wide, shared-ownership portfolio, JLL worked through lockdown to prepare the sale of 3,300 residential homes for c.£365m. The deal on behalf of a local authority pension fund represents the largest ever sale of a shared ownership portfolio in the UK.

Packaged Living for The Castings, Manchester
Pension Insurance Corporation and Muse Developments for New Victoria, Manchester
PIC and Muse’s debut in the PRS market saw them complete the largest build-to-rent forward funding transaction by capital committed outside of London in 2020. The £130m deal for the 520-apartment New Victoria scheme was struck despite several constraints including ensuring viability, stakeholder engagement and due diligence during a nationwide lockdown.

Westminster Builds and Linkcity for The Luton Street and Fisherton Street Regeneration
The deal between Westminster City Council and Linkcity to deliver the Luton Street regeneration scheme near Edgware Road has opened up an entire neighbourhood to a once-in-a-generation transformation. The deal not only sees 171 new homes built but will bring community facilities, a sports hall and new green space.

**HIGHLY COMMENDED**

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Development of the Year

JLL Residential is an award-winning, multi-disciplined practice that encompasses advisory, corporate finance, capital markets, international sales, agency sales and lettings, land and development consultancy. Offering the unique combination of global expertise with local knowledge, JLL has the capability to offer clients an unrivalled residential service.

Capital & Centric for Phoenix and Crusader
Converting a derelict warehouse into Manchester’s first owner-occupied community is no mean feat – especially with the BBC watching your every move. Capital & Centric achieved it in style by retaining a 200-year-old mill’s historic charm and transforming Manchester’s former red-light district into a vibrant community with high-quality homes that ooze character.

The transformation kept the charm of an icon of Manchester’s industrial past, with exposed brickwork and materials that soak in light. Achieving all this without involving investors was a huge gamble, which reaped deserved rewards as Property Week’s residential development of the year.

SHORTLIST

Perley for South Quay Plaza
Designed by architectural heavyweight Foster + Partners, the 68-storey Vauxhall Tower by developer Berkeley is a landmark on Canary Wharf’s South Quay Plaza. Constructed over six years and inspired by the Shard, the tower includes 628 studio to three-bed apartments as well as penthouses and is encased in 10,000 individual panes of glass.

Blenheim Estate Homes for Park View
Working in partnership with Oxfordshire District Council to create a ‘kite mark for stewardship’, Blenheim Estate managed to allocate 50% of its scheme as affordable homes with discounted rents of up to 40% without resorting to grant help. Constructed in line with the Estate’s legacy principles the homes boast exceptional quality and sustainability credentials.

CBRE for One Crown Place
With two prismatic towers rising up to 33 storeys and hosting 249 apartments, CBRE’s One Crown Place is a welcome addition to the City fringe and Hackney. Designed by architect KPF, the £518m scheme embraces the old-meets-new character of its surroundings and boasts envious views across London’s skyline.

Countryside for Great Kneighton
Located in one Cambridge’s most sought-after areas, Great Kneighton is an exemplar new community that brings 2,500 new homes, 49ha of public open space and community and recreational facilities. Designed with traditional community values in mind, the scheme has enhanced local health and wellbeing and built a sustainable community.

David Morley Architects for Matlock Spa
Transforming a disused quarry into a vibrant new community has allowed David Morley Architects to integrate low-carbon initiatives with high-end design. The 494-home brownfield development also builds on the spa town tradition of health and wellbeing with all living spaces designed to maximise ventilation and use of sunlight.

Generator Group for Laureate Fields
Featuring 18 uniquely designed property types, Generator Group’s Laureate Fields development in Old Fallowfield has been lauded for its strong sense of neighbourhood that caters for families, young professionals and downsizers alike. The scheme was specified to provide best-in-class quality throughout, from German engineered kitchens to maximising green open space.

Greystar and Henderson Park for Ten Degrees
Standing as tall as the London Eye at 136m, High Holborn’s Ten Degrees scheme breaks new ground as the world’s tallest modular building. The development, which houses 546 apartments, combines scale and ambition in design-led rental accommodation with a tribute to Croydon’s mid-century heritage.

Helical for Barts Square
Effortlessly combining history and modernity, Helical’s Barts Square is a fast-tracking construction, integrating a number of different technologies to deliver net-zero carbon living. While pushing the boundaries of sustainable homes, Verto delivered a mix of luxury and affordable homes for locals, seamlessly on the same brownfield site.

Joseph Homes for No. 1 Millbrook Park
Energy efficiency lies at the heart of Joseph Homes’ Millbrook Park scheme in Barnet. The 16 flats and 33 townhouses built on the original parade grounds of Inglis Barracks include solar panels to power communal areas and use heat recovery systems and gas-free appliances to go above and beyond expectations of new-build homes.

Middlewood Locks, Manchester and Scarborough Group International for Middlewood Locks
The £50m Middlewood Locks scheme has transformed a wasteland dividing Salford from Manchester into a vibrant community with 2,125 homes and 900,000sqft of commercial space. The 25-acre scheme provides a missing link to connect disparate parts of Manchester in a way that has embraced social values and provided an economic boost.

Palace Capital and Hudson Quarter
Completing in April 2021 despite the challenges of the pandemic, Palace Capital’s Hudson Quarter is a magnificent residential-led, mixed-use development in the heart of York. It was designed to mimic the historic alleyways of York and connect the new build to the area’s railway heritage, creating an exemplar of high-quality design.

Places for People for Brooklands
Developed in partnership with two housebuilders, the Brooklands development in Milton Keynes has been described as a residential community that embeds top-quality design principles and accessibility for all ages. The 2,300-home scheme integrates new homes with shops, schools and new public space as well as promoting sustainable living.

Royal Borough of Greenwich for Kidbrooke Park Road
Considered as one of the most ambitious housing projects in the borough in decades, Greenwich Council’s £130m Kidbrooke Park Road combines sustainable development with much-needed social housing. The scheme also provided a blueprint on how Greenwich can scale up its response to the pressing need for affordable housing in the borough.

Development of the Year (Continued)

WINNER

Verto Homes for Lyonesse Lane
Verto Homes’ Lyonesse Lane in Cornwall has showcased the next generation of sustainable development, transforming the boundaries of sustainable homes, Verto delivered a mix of luxury and affordable homes for locals, seamlessly on the same brownfield site.

Highly Commended

JLL Residential for the Laureate Fields scheme
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Acorn Property Group for The Links, Rest Bay
Designed to blend in with new, Acorn Property Group’s Links project in Porthcawl successfully melded innovative architecture with the reuse of a historic, Victorian grade-II listed building. The results are over 70 uniquely crafted homes on the Welsh coast that enhance the historic narrative to create a real sense of place.

Bellway for Bellway’s Heathery Wood
Wood forests, stone detailing, a semi-rural setting and pedestrian-priority are among the unique aspects of Bellway’s Heathery Wood scheme. Working closely with architect Calderppearl, the housebuilder created a bespoke House for the project, which is considered to be among the best new-build homes in the North West.

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HUB and Realstar Group for UNCLE Wembley
Incorporating 239 homes as well as extensive public realm and retail space that benefits the whole community; HUB and Realstar Group’s Wembley build-to-rent scheme is a landmark that has revolutionised the standard of mid-market homes available in the borough and is expected to attract further high-quality homes to the area.

Hudson Quarter
As one of the largest city-centre regeneration sites in the UK, the 185-acre Nightingale Quarter is transforming the former Darby Royal Infirmary into 800 top-quality homes. The project has also seen the Forming a key jigsaw piece in the south-coast town.

Wavnemere Homes for The Nightingale Quarter
Taking a bold approach to build-to-rent, Watkin Jones has paved the way for new rental homes outside major cities with The Helm. An area that included run-down car parks and offices has been transformed to include Bournemouth’s tallest building and a new economic heart as well as a residential quarter for the south-coast town.

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Way of Life for The Wulcumb
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Edmond de Rothschild Real Estate Investment Management
With two residential investment funds dedicated to delivering positive social impact, Edmond de Rothschild is one of the most active financiers in the sector. Highlights in 2020 include a £49.7m forward funding deal for Kent Street Bath’s scheme in Birmingham and providing £24.5m to Airemek Development for the Wallingford Housing scheme in Leicester.

Fortwell Capital
While the availability of development finance contracted during Covid-19, Fortwell Capital pursued growth by providing more than £102m to residential developers to provide 750 new homes among all tenures. The lender committed £70m to support purpose-built senior living accommodation and funded the construction of 670 new care beds.

Glenhawk
Having secured £200m of funding from JP Morgan, Glenhawk has cemented its reputation as one of the UK’s fastest growing real estate financial services companies. With an expanding product suite and growth trajectory, the firm has lent more than £150m across 218 loans with a gross asset value of £275m since 2018.

Housing Growth Partnership
A joint venture between Lloyds Banking Group and Homes England, the Housing Growth Partnership aims to bridge the equity funding gap for housebuilders. The lender has invested in more than 80 developments across the UK supporting over £7bn of new homes and recently committed an additional £300m to fund 10,000 homes by 2025.

Lloyds Bank
As the largest UK retail and commercial financial services provider, Lloyds Bank lent £250m in the second quarter of 2020, when most lenders were retreating from the market. In October 2020, ARA Venn also secured a second major housing finance deal with the government after being picked to mandate the £3bn affordable homes guarantee scheme.

OakNorth Bank
Describing itself as a challenger bank that’s ‘genuinely challenging’, OakNorth has helped fund up to 77,000 new homes, the majority of which are affordable or social, since 2015. In early 2020, the bank stressed its entire loan book to ensure it could support borrowers and deposit clients as the pandemic hit.

Paragon Development Finance
Specialising in lending for SME housebuilders, Paragon hasn’t shied away from supporting the market to deliver new homes during the pandemic. The lender agreed a workaround to remove the need for site visits due to Covid-19 and grew its overall lending activity by 16%, as well as growing its new business pipeline by 65% year-on-year to £320m.

Pluto Finance
In 2020, Pluto Finance funded the development of more than 2,000 new homes in London and the South East for SME and national developers, using its market knowledge and customer focus to negotiate complex funding arrangements to provide around £500m of senior, stretched senior and bridging finance loans.

Secure Trust Bank Real Estate Finance
Secure Trust Bank Real Estate Finance is committed to providing funding to help small to medium-size property developers and investors in the UK. Despite headwinds from the pandemic, the firm’s residential team increased revenues by 10.4% to £54m; it also committed £100m to SME housebuilders seeking loans from £1m to £5m.

Shojin Property Partners
With an aim of making institutional-grade real estate investment more accessible and affordable, Shojin’s fractional investment model works for both mid-market property developers requiring a consistent and trusted provider of junior finance, and for individuals seeking potentially lucrative projects that were previously out of reach.


despite the travails of the pandemic and a 90% drop in market activity, abrn managed to complete a number of build to rent deals in early 2020, with no change to previous terms. The focus on managing those details paved the way for the institutional residential sector to be recognised as a safe haven of investment.

AsK Partners
Founded in 2016 as a trailblazing flexible lender, AsK Partners is a bold newcomer to the market and has funded £500m of transactions to date. With a focus on relationship-led finance and taking a long-term, broader view, the lender made gains during the pandemic and has lent around £250m since March 2020.

Avamore Capital
As well as supporting developers throughout 2020, Avamore Capital continued lending during the pandemic and provided real-time help to those facing difficulties as Covid-19 hit. The lender secured finance to complete a number of part-built developments during 2020 where a developer had faced unexpected delays, via its finish & exit product.

Beaufort Capital
Beaufort has developed real estate across Great Britain for a combined period of over 100 years and been lending to the sector for more than 50. The independent, self-funded financier is currently supporting projects with a development value of £200m for clients including Burlington Estates, Affinity Global and Soller Group.

CapitalRise
As a specialist lender with exceptional knowledge of the prime property sector, CapitalRise seamlessly processed a record-breaking number of loan applications throughout the pandemic, fluidly servicing the sharp increase in demand by screening over £5.4bn of loan applications across numerous prime locations in London and the South East.

CrowdProperty
As one of the UK’s leading specialist property project lending platforms, CrowdProperty aims to efficiently match demand and supply of capital to deliver better outcomes for clients. Focusing on the SME sector, which is insufficiency served by current funding streams, the lender has funded more than £300m of projects.

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Health and Wellbeing Initiative

"Xenia Estates are honoured to sponsor an award that is close to our hearts and encourages the industry to reflect on the current times. Having an award which recognises the importance of our Mental Health and Wellbeing is a celebration alone, something we advocate for our staff and for all directly impacted by our service."

Building for a Healthy Life
Adopted by Homes England as a core test for measuring its housing investment and endorsed in the latest national planning policy framework revision, the design principles formulated by social enterprise Design for Homes are seen as key to tackling the post-Covid health crisis.

Commissioned by the NHS to encourage people out of their homes and cars, the project set out clear, illustrated design principles to help planners make places more conducive to walking, cycling and an active lifestyle. The project has formed a blueprint for planning nationwide and will have a lasting impact on health and wellbeing in the built environment.

Winner

Moda Living
Moda Living aims to be the number-one lifestyle rental brand in the UK and health and wellbeing are at the core of its ethos. During 2020, residents benefited from regular health checks, monthly wellbeing workshops, rooftop yoga, access to nutritionists and puppy afternoons. Moda also ran 78 events during lockdown to help with mental health.

Highly Commended

SHORTLIST

BPTW

BPTW’s Rochester Riverside transformed a derelict brownfield site into a vibrant, well-connected new neighbourhood, where the site’s riverside setting, a diverse network of open spaces and a wide range of house typologies all create a scheme focused on the wellbeing, health and resilience of the community.

Design Work Studios

Keating tabs on the mental health of their staff during the pandemic was top of Design Work Studio’s agenda. By introducing a monthly wellbeing allowance, one-to-one coaching sessions and a weekly virtual walk, the architecture practice ensured that no staff member felt left behind despite lockdowns and remote working.

Foxtons

At the onset of Covid-19, Foxtons supported its staff by introducing wellness and coaching technology to work alongside its existing help structures. The firm was able to understand what motivated its staff and what vital support was needed during the pandemic, with staff wellbeing scores rising despite the hurdles the company faced.

Glenbrook

Funded by Blanings Real Estate and developed by Glenbrook, Vox is a £40m build-to-rent development which raises the bar for sustainable development in Manchester. Built to low-carbon specification and adorned with PV solar, the scheme also offers designated wellbeing features such as rooftop garden, flexible studio space, a cinema and landscaped terraces.

Gravity Co-Living

By focusing on the concept of co-living, Gravity has designed its spaces with community at heart. Properties are designed to include activities and amenities which can bring like-minded people together, from co-working to cocktail bars. Gravity also ran fitness events to support physical health as well as online wellbeing and counselling services.

LIV Student (Valeo Management Europe)

Placing student wellbeing at the heart of its pandemic response, LIV Student rolled out enhanced wellbeing programmes, including online yoga, cooking and mindfulness as well as quizzes and games. After a surge in Covid cases, LIV Student also worked actively with students at its Sheffield residence to help bring cases under control.

Londonist DMC

At the onset of Covid, Londonist DMC polled its student tenants on their ‘least favourite’ chore. When cleaning came top, the firm launched a free cleaning service to stop the spread of germs and offered free airport transfers to international students. It also provided Hellofresh food vouchers and a doctor-on-call service.

Mason & Fifth

On target to become the first internationally recognised WELL-certified residential scheme in the UK, the renovation of The Italian Building by Mason & Fifth takes a holistic approach to wellbeing. The boutique co-living scheme features plentiful natural light, air purification, bookable cycles and an education portal, representing a step-change in what a ‘home’ should truly be.

Sigma Capital Group

By introducing a deferred rental scheme for those who were furloughed or unemployed during Covid-19, Sigma Capital Group’s Simple Life gave its residents all-important financial breathing space. Simple Life also gave all NHS staff 20% off rent for three months and provided wellbeing support for all residents.

Taylor Wimpey

During Covid-19, Taylor Wimpey ramped up its health and wellbeing support to not just its employees but also customers, subcontractors, suppliers and communities, with 83% of staff now mental health trained. It introduced campaigns covering financial, mental, physical and social aspects of wellbeing and working from home support and advice.
Landlord (Private And Social)

Grainger
Against a tough financial backdrop, Grainger put in a solid financial performance in 2020, increasing net rental income by 16%, acquiring four new schemes and launching 612 build-to-rent homes. The landlord’s Covid-19 response was to prioritise resident engagement and offer advice and payment plans for those facing financial difficulties.

Places for People
By building over 2,500 homes, almost half of them for social or affordable tenures, Places for People kept up a prolific development record despite site lockdowns throughout the year. The landlord also invested in its communities by tackling fuel bills and assisting 9,000 people who were homeless or at risk of homelessness.

Windsor Patania
Making your way as property impresario is no mean feat. However, by starting out in property investment at only 17, Ryan Windsor has built up an impressive track record. With a £3m portfolio, yearly turnover of £175k and profits of £95k, the investor now focuses his efforts on mentoring young entrepreneurs.

Get Living
During the pandemic, Get Living got busy. The landlord agreed £252m of forward funding in July to deliver its Lewisham Gateway scheme. In August it acquired the Elephant & Castle shopping centre for £129m. It has a further 1,000 homes in its pipeline across Manchester, Leeds and Glasgow.

In response to the Black Lives Matter movement, the company pledged to an inclusivity policy and partnered with social mobility charity Aleto Foundation. With residents uppermost in mind it also made 2,500 calls in lockdown to its tenants and hand delivered over 250 care packages.

Ballymore
In 2020, Ballymore kept up its rapid pace of delivery, handing over 1,700 new homes in the UK and securing consent for the Bishopsgate Goodsyard development. Its schemes demonstrate a commitment to design, mixed-use communities and creating places with soul, drawing on creative design and anchoring developments with cultural institutions.

Middlewood Locks, Manchester and Scarborough Group International
Scarborough Group International is one of the UK’s most active privately owned developers with a gross development value of £280m, mainly focused within the Northern Powerhouse area. Its latest venture is the £16m Middlewood Locks, a neighbourhood emerging on a strategically significant, 25-acre brownfield site connecting Salford with Manchester city centre.

Barratt Developments
Having built 17,245 homes in the last year, Barratt confirmed its position as the UK’s largest housebuilder. Barratt also leads the industry for quality, and remains the only major national housebuilder to achieve the maximum five-star rating in the HBF Homebuilder Survey for 12 consecutive years.

Taylor Wimpey
Taylor Wimpey completed more than 9,600 homes during 2020 despite the pandemic and contributed £287m as part of planning obligations to improve facilities and infrastructure for the benefit of residents new and old. The housebuilding giant also bounced back from lockdown restrictions to enter 2021 with a record order book valued at £2.7bn.

Large Developer (More than 1000 units)

Ince
Against a tough financial backdrop, Ince put in a solid financial performance in 2020, increasing net rental income by 16%, acquiring four new schemes and launching 612 build-to-rent homes. The landlord’s Covid-19 response was to prioritise resident engagement and offer advice and payment plans for those facing financial difficulties.

Get Living
“We the residents
“The club room space has been a life saver”

SHORTLIST

Places for People
WINNER

Get Living
WINNER

Windsor Patania
SHORTLIST

Ballymore
WINNER

Middlewood Locks, Manchester and Scarborough Group International
SHORTLIST

Barratt Developments
WINNER

Taylor Wimpey
SHORTLIST

CATegory SPoNSor

Ince
“With a long-established real estate practice, Ince has years of experience of advising landlords of residential property. The challenges faced by landlords are huge: ever-increasing legal and regulatory obligations, delayed rent receipts, reductions in tax relief, physically maintaining the portfolio, and a host of other issues. Only the most competent landlords thrive in these conditions; Ince is delighted to acknowledge excellence by sponsoring this award.”

CATegory SPoNSor

Savills
“We are proud to sponsor the Large Developer category and we are pleased to support the industry once again at the RESI Awards.”

SHORTLIST

Places for People
WINNER

Barratt Developments
WINNER

Taylor Wimpey
SHORTLIST

CATegory SPoNSor

Ince
Meet the residents
“the club room space has been a life saver”

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WINNER

Taylor Wimpey
SHORTLIST

resiawards.com
Later Living Operator

We're delighted to sponsor the ‘Later Living Operator’ category at this year’s RESI Awards. Proud to be backing such an important sector on the property scene that plays a crucial role in providing professional quality care to the growing elderly community.

Audley Group
Audley Group’s expertise came to the fore during the pandemic when it used its vast experience to support both owners and employees on a whole new level. The operator immediately shut down all 20 villages to the public in March 2020, providing regular care for the well-being of its residents and staff. Audley Group also committed to new ESG measures and joint ventures.

The results were exceptionally low disruption throughout the pandemic, with 92% of residents reporting feeling safe and protected and 94% feeling well informed. On top of its Covid response, Audley Group also built a bespoke online Covid-19 Hub, delivered more than 30 digital events and supported the growth of the clean hydrogen economy in Northern Ireland.

Lilyford
Dundee House is a subtle revolution in the retirement living sector situated in the centre of the unique and charming town of Midhurst at the heart of the South Downs. Lilyford’s focus was on creating a genuine community, beautiful building and homes for people to be proud of.

Royal Borough of Greenwich
Designed for later living, Henry Kenny Drive in Charlton is a sustainable social housing development for residents over 60 living in Royal Greenwich. The scheme includes three wheelchair-accessible homes and has been designed from its inception to facilitate and encourage healthy, sociable living among its tenants, as well as improving the surrounding area.

Legal/Professional Team of the Year - Residential

The RESI Awards are the highlight of the awards calendar in our sector and it’s great to be part of this special event which is returning in person this year. We are very proud to sponsor the Legal / Professional Team of the Year - Residential category, honouring the teams that play a vital part in making deals and developments happen.

Shoosmiths
Shoosmiths has delivered some truly transformative schemes and initiatives that made a genuine difference to clients and their communities. Last year saw the appointment of its first ‘head of living’ real estate partner, Catherine Williams, showing its strategic focus on the core ‘living’ subsectors of housebuilding.

The firm helped bring a number of exciting sites to completion in 2021 and influenced positive policy change as one of the five lead partners in the Platform programme. The team also built a bespoke online Covid-19 Hub, delivered more than 30 digital events and supported the growth of the clean hydrogen economy in Northern Ireland.

Forsters
The team has a stellar year despite the pandemic, investing heavily in technology and advising on several high-value purchases. Forsters has the largest practice dedicated to residential property among London’s leading law firms, handling everything from large-scale developments, complex financings and enfranchisement to high-value sales and purchases.

Foot Anstey
Foot Anstey has grown into a significant regional and national player and has been ranked as one of the UK’s 10 fastest-growing law firms. It now boasts a 120-strong real estate team and a 45-strong developer team that are both entrenched in the property world.

Gerald Eve Residential
Gerald Eve has sought and delivered expert insight into a volatile market in 2021, with many leading investors and developers turning to the firm when they needed guidance. The team has valued residential assets totalling more than £4bn for the year and advised on more than 7m sq ft of BTR schemes.

Gateley
Gateley is the first law firm to float on the London Stock Exchange and boasts the UK’s largest residential development team with 50 land acquisition lawyers and 240 property experts. The last year saw three new property hires, a 10.5% increase in revenue to £101.4m and Rod Wakle appointed as its new chief executive.

Howe Chartered Surveyors
Starting the 20s with a roar, Howe Chartered Surveyors has proven its resilience through professional service evolution, team expansion and excellent client care. The team managed to turn what could have been a year of chaos into a year of change, development and improvement, as well as supporting its local community.

Macfarlanes
Macfarlanes’ residential practice had a standout year: advising on some of the most innovative deals across the market. The team had its busiest 12 months to date for real estate finance, advising on approximately £3bn of real estate financing transactions, and emerged as a stronger team with closer client relationships.

Mackrell.Solicitors
Mackrell.Solicitors is a full-service law firm in central London and Birmingham dating back to 1845. It maintains a strong commercial background providing a range of legal advice and services for individuals, partnerships and companies in the UK and worldwide, and worked tirelessly in 2021 to meet a surge of interest in UK residential property.
Spec
Powered by Pupil's first-of-its-kind software and AI, Spec's all-in-one property marketing solution is designed to bring trust and transparency to residential property. The company conducted the largest study of its kind into property mismeasurement and found that the average mismeasurement of properties in London was £54 sq ft, representing an average discrepancy of £33,800.

To solve this, Spec is producing measurements that are guaranteed for accuracy to 99% of a property's true size. The company's London sales pipeline totals £7.46m and demand has surged in the past year, with more than 15% of the capital's estate agency branches ordering with Spec in the last 30 days.

WINNER

Home REIT
Home REIT is an impact investment trust providing sustainable returns and homes to thousands of people facing homelessness in the UK and is the first of its kind to undertake an initial public offering. The newcomer was launched nine months ago, overcoming initial targets for its plans for rapid growth.

HIGHLY COMMENDED

Blenheim Estate Homes
The firm was launched in late 2018 and has embarked on a bold strategy to develop new communities across Blenheim Estate's vast grounds, which span more than 12,000 acres. Its new communities include Park View and Hanborough Gate, which provide sustainable, high-quality and affordable homes, along with a state-of-the-art GP surgery.

Bricklane
Bricklane is currently deploying its first institutional mandate of £600m, which will see it acquire 2,000 houses and flats, the largest and most significant technology-driven investment in the UK residential market to date. Using its proprietary technology platform, Compass, Bricklane harnesses technology to unlock residential property for institutional investors.

Gravity Co-Living
Focusing on the concept of co-living, Gravity offers modern, cleverly designed living spaces with community at their heart. Started in 2019, its properties are designed to meet the needs of members throughout their rental lifecycle, from shared spaces to private flats. What adds to the Gravity attraction is the capped all-inclusive offering.

SHORTLIST

Pride Consulting IMS
Pride Consulting IMS is challenging the status quo after finding a gap in the market to set up a truly unique dedicated specialist independent monitoring surveying practice. The business prides itself on its clients and its service, and is trying to make project monitoring a lender’s first line of defence.

Ward Hadaway
Ward Hadaway is home to one of the largest built environment teams in the north of England with 180 staff, plus a combined 450 years of experience among its senior members. The firm helped facilitate the successful sale of more than 5,500 new homes, as well as running a famous online housebuilders quiz.

Winckworth Sherwood
Winckworth Sherwood’s residential development sales team exchanged and completed on more than 6,000 sales last year, and the value of sales the team handled was close to £2bn. The firm knows residential sales from both buyers’ and sellers’ perspectives, meaning it can ensure that exchanges and completions are undertaken with minimal fuss.

Legal/Professional Team of the Year
- Residential (Continued)
Newcomer Award - Residential

(Continued)

Harrison Street

Harrison Street has quickly become a leading investor in the build-to-rent space. Since 2018, it has invested in more than £500m, with plans in excess of £800m, and its long-term partners, Apache Capital and Cortland, have extensive pipelines. The firm is committed to working with operators to deliver high-quality living dedicated to resident wellbeing.

HJ Collection

HJ Collection has successfully leveraged changes to planning legislation and permitted development rights to convert unused or dormant commercial units into residential property developments. This has totalled 200-plus units, diversifying risk for investors and delivering above-average returns of 10% to 12%. The firm has an overarching vision to help the UK overcome its housing crisis.

Home REIT

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LEXI Finance

Since its launch in January 2020, LEXI Finance has structured £175m worth of funding for more than 1,000 residential units, taking the developer finance market by storm. It also takes its corporate responsibility seriously, planting 235 trees per transaction, which means 10,951 trees were planted last year.

Medshare

Medshare is a specialist HMO development company that provides house shares for healthcare professionals, purchasing and redeveloping properties in the South East to provide a high standard of accommodation. In the last year, the company has moved its investment location to Oxford and will last year, the company has moved its investment location to Oxford and will launch its second mid-pandemic by Anna Harper, who also published a best-selling book during lockdown. The consultancy acquires and manages smaller buildings and portfolios in regional growth markets in the private rental sector.

Packaged Living

Packaged Living is a vertically integrated investor, developer and operator of build-to-rent communities. It has quickly become one of the fastest-growing BTR developers in the UK. The firm boasts a pipeline of more than 4,000 sustainable multi-family and single-family homes nationwide and currently has seven schemes across the UK.

Pension Insurance Corporation

Pension Insurance Corporation entered the build-to-rent market during the national lockdown with the largest BTR forward-funding deal outside London in 2020, totalling £130m. With the ability to take on large complex projects and unique site constraints, it has secured its second BTR investment and established a £500m-plus pipeline across the UK.

R&F Group UK

No developer has made a bolder commitment to the UK than newcomer R&F, which has committed to building 7% of London’s new-build homes. Its sites in Nine Elms and Vauxhall will provide 2,650 homes, commercial spaces, shops and restaurants, including riverside development One Thames City.

Silbury Finance

Founded by two experienced property finance executives and backed by investment giant Oaktree, Silbury Finance was born in a period of unprecedented economic volatility. To date, it has generated £2.2bn of loan enquiries and originated £160m of new loans to four different borrowers.

Spec

Powered by Pupil’s first-of-its kind software and AI, Spec’s all-in-one property marketing solution is designed to bring trust and transparency to residential property. The Spec-verified floorplans are guaranteed to be accurate to 99% of a property’s true size, and the company has also conducted the largest study of its kind into property mismeasurement.

SPI Capital

SPI Capital is a real estate consultancy with a social conscience and was launched mid-pandemic by Anna Harper, who also published a best-selling book during lockdown. The consultancy acquires and manages smaller buildings and portfolios in regional growth markets in the private rental sector.

Spike Global

Spike Global’s Spike Living is an app-based software designed to bring together community engagement, social interaction and placemaking. The streamlined residents’ portal allows occupants to feel more connected to the spaces they reside in, while its intelligent systems allow operators to run their buildings efficiently.

Stories

Stories is a socially responsible property development company with some high-profile appointments under its belt. It seeks to be the best possible partner to landowners and investors who care about people and the environment and is really getting into its stride trying to set the pace in impact-led development.

Urban Splash Residential Fund

Urban Splash owns and manages 194 homes across five different UK neighbourhoods, with a net asset value of £60m. The firm’s latest venture, Urban Splash Residential Fund, was established to acquire designed homes in urban regeneration areas across the UK – both through its pipeline and through opportunistic acquisitions.

YTL Developments, Brabazon

YTL Developments’ first UK project has been to transform the former 380-acre Filton Airfield – the birthplace of Concorde – into Brabazon, a thriving new neighbourhood for Bristol. This year the saw project really take off, with Brabazon’s Hansar District set to inspire the next generation of pioneers.

Winner

At Harris Associates we work alongside some amazing property managers up and down the country and we are delighted to offer more be sponsoring the Property Manager of the Year Award. Innovation, flexibility and placing customers centre stage is what the best do well. This year’s Shortlist speaks for itself!

Rendall & Rittner

Rendall & Rittner currently manages more than 80,000 residential properties throughout the UK with annual client income in excess of £350m. Celebrating its 31st year of business this year, the company has established a strong reputation in its sector and is consistently striving to implement both new and proven initiatives that go above and beyond property management, creating a stable platform for the growth of the business and staff.

In the last year, Rendall & Rittner added 11,800 units to its London portfolio. It is one of the few residential managing agents to be regulated by RICS and has also attained Investors in People ‘Platinum’ accreditation.

Shortlist

Allsop Letting and Management

Since 1999, Allsop Letting and Management has provided dedicated and tailored property management services, alongside valuation, asset strategy, acquisitions and disposals advice. The firm has looked to unite its communities under the uncertainty of the pandemic, launching several resident initiatives while also taking over management of the Keel, a BTR site in Liverpool.

Ascend Properties

Ascend Properties specialises in build-to-rent and expert property management, working with the major players in the industry. The firm aims to provide an unrivalled and seamless service to residents and clients from beginning to end and currently manages around 10,000 properties, predicted to rise to more than 15,000 by 2023.

FirstPort

In a year like no other, FirstPort has excelled in its customer-centric response to the pandemic while also explicitly supporting thousands of customers affected by the government’s building safety agenda. It has continued to secure new business across the country and has made two new acquisitions to grow and strengthen its offer.
Gore Property Management
Gore Property Management has been manoeuvring to the top of the property management list, with founder Sibel Sherif’s approach to adversity one to be admired across the market. Adaptation and innovation have been at the forefront of its response to the recent uncertainty, and the company achieves unfaltering client satisfaction.

JLL
This property management team at JLL has gone from strength to strength, from growing the portfolio to increasing its build-to-rent capabilities, all the while offering its clients and residents a quality service. Last year allowed the team to approach the business from a new angle and generate new revenue streams.

PBM Property Management
PBM has gathered and engaged a best-in-class team aligned to deliver outstanding value for their customers, including Yarden Sharon as the new property manager. Embracing the latest technological advancements, it has a culture of knowledge, passion and expertise to offer a genuinely customer-centric experience and transparent service.

Rhodium
Rhodium is an award-winning advisory and property management company re-imagining luxury residential and mixed-use developments in prime central London. The company has a formidable track record working with a range of London’s most respected developers, including Finchatton, Northacre, Almacantar and CIT across 40 leading developments totalling £1Bn.

The LOWE Group
The LOWE Group delivers cost-effective, innovative solutions to managing vacant properties, bringing otherwise vacant spaces back to life, creating social impact and supporting local communities. The company understands the significant costs of leaving a property vacant and believes that vacant properties present inspiring spaces to live, work and create.

Thrive Homes
Thrive Homes is a leading property manager in the South East with a growing list of satisfied property partners. As a not-for-profit property manager, all of its profits are reinvested into its ESG-compliant core landlord business to provide homes for those who need them.

Touchstone
Touchstone not only survived the challenges 2020 threw at it; it also took on new instructions, collected more than £195m in rent from its clients and launched innovative new offerings and partnerships. It achieved this growth while keeping its customers, clients and colleagues safe and supported.

Property Manager of the Year (Continued)

Get Living and Muse for Lewisham Gateway
A striking vote of confidence in BTR, the deal for the final phase of Lewisham Gateway is the sector’s biggest and boldest development deal. Get Living and Muse teamed up to agree this £252m forward-funding deal in what is one of the largest regeneration areas in the South East.

Pension Insurance Corporation and Muse Developments for New Victoria, Manchester
Pension Insurance Corporation (PIC) and Muse’s ground-breaking deal at New Victoria represents the largest BTR forward-funding transaction by capital committed outside London in 2020. Also PIC’s debut into PRS, the deal was highly complex given the site’s physical constraints, viability, stakeholder engagement and due diligence during a nationwide lockdown.

PRS Deal of the Year

London BTR Investments JV Fund (Sigma Capital Group Limited and EQT Exeter with Simple Life London)
Sigma, the UK BTR residential development specialist, and EQT Exeter, a global leader in real estate investing, together launched a joint venture to deliver high-quality, new-build homes for private rental in Greater London. At launch, the deal had already secured five sites within Sigma’s framework agreement with a GDC of more than £100m.

The JV targets an initial portfolio of 3,000 homes with a value in excess of £1Bn. Focusing on more affordable parts of Greater London, it aims to build and complete homes over a five-year period that will be let under Sigma’s ‘Simple Life London’ brand.
In a landmark PRS transaction at the height of the pandemic, Grainger delivered not just one but four deals during this time of economic and Covid-19-driven uncertainty, resulting in £253.6m of investment into UK regional cities. The company’s ambitious growth targets lead the way in UK PRS and BTR by delivering thousands of new, high-quality homes for rent.

**HUB and Realstar Group for Wembley Link**

HUB and Bridges agreed a deal with Realstar and QuadReal to forward-fund their £100m Wembley Link development. A further endorsement of HUB as a developer of choice for institutional investment in the mid-market residential sector, this deal will boost the BTR market in Brent and the regeneration of the area.

**Wise Living and Keon Homes for Cambridge Street**

Wise Living and Keon Homes took a previously unviable site that had been left derelict for a decade. No other developer had been able to overcome the complexities but in just 12 months it had been able to overcome these challenges and investment in the local area, also maintaining its sense of community.

**Packaged Living for The Almere**

Packaged Living, a successful BTR developer and operator, agreed a forward-funding of its project in Milton Keynes with Invesco Real Estate for £73.8m. When complete, the development will provide 294 high-spec PRS apartments in an area where there is a lack of residential property supply.

**Abrdn and AIG GRE for Clarendon Quarter, Leeds**

Safier AIG GRE and purchaser Abrdn finalised a partnership deal with Saudi-based investment and private equity firm AIMS Investment. An initial investment of £39m, the deal involves the sale of 163 units over four Manchester buildings. Last year saw further capital investment in excess of £50m.

**Beech Holdings**

In a very difficult year, Beech Holdings finalised a partnership deal with Saudi-based investment and private equity firm AIMS Investment. An initial investment of £39m, the deal involves the sale of 163 units over four Manchester buildings. Last year saw further capital investment in excess of £50m.

**Grainger for Capital Quarter - Cardiff, Exchange Square - Birmingham, Queens Road - Nottingham and Millwrights Place - Bristol**

Grainger demonstrated a successful collaboration between the developer and operator, agreed a forward-funding of its project in Milton Keynes with Invesco Real Estate for £73.8m. When complete, the development will provide 294 high-spec PRS apartments in an area where there is a lack of residential property supply.

**Realstar and QuadReal to forward-fund HUB and Bridges agreed a deal with Realstar and QuadReal to forward-fund their £100m Wembley Link development.**

**HUB and Realstar Group**

**Wembley Link**

The winners of the award were chosen by an anonymous ballot of the judges who took part in the category judging.

**Residential Personality of the Year**

Stephen Ashworth, Partner, Dentons

Property Week doesn’t normally present posthumous personality of the year awards, but by popular request, we have made an exception this year for much-loved Dentons partner Stephen Ashworth, who died suddenly this April at the age of just 57.

Ashworth’s passing brought to a premature end an illustrious 35-year career, during which he led for Camden council on the redevelopment of King’s Cross, helped secure permission for new towns in Essex and Hertfordshire, and was involved in Renzo Piano’s Cube in Paddington Square.

Described by colleague Roy Pinnock as “a team player, but able and ready to challenge norms”, he rose rapidly up the ranks at Dentons to be one of the firm’s leading lawyers, becoming a partner in 1995 and head of planning in 1998. He is sorely missed by all who knew him.

**Peter Freeman**

Peter Freeman is an industry legend. The co-founder of property developer Argent and one of the visionaries behind the redevelopment of King’s Cross, as well as major developments in Birmingham and Manchester, Freeman was shortlisted for the Wolfson Economic Prize on delivering garden cities in 2014 and up to October 2020 was chair of Mayfield Market Towns.

Freeman was appointed chair of government housing delivery agency Homes England, which is where previous RESI personality of the year Nick Walkley also hailed from, by the then secretary of state for housing Robert Jenrick in October 2020. He is now driving the delivery of much-needed homes and infrastructure across England as the agency adjusts to life under new housing secretary Michael Gove.

**Foxtons is delighted to sponsor the Residential Personality of the Year award. For 40 years, we have delivered exceptional service through our committed and expert staff who have joined us from varied socio-economic and education backgrounds. Today we’re working to help young people in the communities we serve to move up and realise their potential, possibly as next year’s Residential Personality of the Year.**
We are thrilled to be sponsoring a Resi award in its prestigious 10th anniversary year, which coincides with the celebration of a decade for FEC UK. The role Sales and Letting Agents play is of increasing importance in today’s market with Sales and Letting Agents working in conjunction with developers to offer a service which is engaging and creative in its approach and execution, something we’re delighted to acknowledge.

Savills Sales and Lettings
Savills rose to the challenges posed by Covid-19, focusing on safety and wellbeing during the pandemic, avoiding potential disruption and representing some outstanding developments. Staff were trained in new technologies, and the team produced software and equipment, creating virtual tours through filming and 3D scans.

The company focused on innovation, as well as committing to diversity and inclusion and the ESG agenda. It said it was delighted with the resilience of its overall performance and the way the safety and wellbeing of staff and clients was overseen during an incredibly challenging year.

Rettie & Co New Homes Team
Rettie & Co’s New Homes, Sales and Marketing Team is a proud market leader within the new-build sector in the east of Scotland, expanding rapidly throughout the country. Last year was a challenging one, but its entrepreneurial spirit allowed it to remain profitable and dominant within the industry.

JLL Residential
JLL Residential continues to provide clients with best-in-class service and deliver results that outperform the wider market. The company’s quick response to the Covid-19 environment, digital innovation and thought leadership on the wider market have enabled it to surpass its 2020 annual GDV target to achieve year-on-year growth of more than 8%.

For 40 years, Foxtons has delivered exceptional service through its expert teams, wide reach of interconnected offices and industry-leading technology. During the pandemic, London’s leading estate agent diversified as a business and met the changing demands and fluctuations across the market as well as supporting the welfare of staff and customers.

JLL Residential is an award-winning, multi-disciplined practice that encompasses advisory, corporate finance, capital markets, international sales, agency sales and lettings, land and development consultancy. Offering the unique combination of global expertise with local knowledge, JLL has the capability to offer clients an unrivalled residential service.

Beech Holdings
Beech Holdings has been operating for 20 years and has invested over £62m to the renovation and restoration of disused and derelict buildings – bringing over 700 new homes to the people of Greater Manchester. It has a commitment to creating properties that enhance the local area and focus on restoration and preservation.

Instead of focusing on ‘build to rent’, Beech describes its approach as ‘rent to build’. Beech looks at what the tenant wants and builds from there. This approach has meant that Beech has been able to take buildings deemed ‘unfit for modern use’, that would ordinarily be left empty, and give them a new lease of life.

Generator Group
Generator Group is a small developer that operates with a team of 50. It has a reputation for acquiring challenging sites, and worked with financial institutions and developers to identify and unlock new homes to the people of Greater Manchester. It has a commitment to creating properties that enhance the local area and focus on restoration and preservation.

Hollins Homes
Hollins Homes creates sustainable communities and contemporary homes, with plans to complete 100 units in the year ending April 2022. Its sites are predominantly in rural areas, where it provides high-quality homes working closely with its sister company Hollins Strategic Land to identify sustainable and desirable locations.

House by Urban Splash
House by Urban Splash is a new modern housebuilder. The company began offering its customisable, modular homes in 2016 at New Islington in Manchester. All the homes sold out and were occupied within a year, before a second offering was launched at Smith’s Dock in North Shields and then at Irwell Riverside in Salford. The group makes configurable, design-led homes, where space and natural light are a priority.

Bijou Living
Bijou Living specialises in making contemporary homes and believes that living in luxury should be available to all. It offers clients an unrivalled residential service.

Hayfield
Hayfield was formed in 2016 when its founders identified a void to deliver a more meaningful and higher-calibre home than the volume housebuilders. Hayfield celebrated five years of trading on 19 May 2021. During its first five years, 6,446 luxury family homes were delivered or pre-sold.

HUB
HUB has completed £750m worth of deals to date and currently has 3,000 homes completed or in the pipeline. This year, it has acquired three new regional sites, concluded two funding deals for 500 homes and has 2,000 homes consented and a further 1,500 under construction.

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Small Developer (Fewer than 1000 units) (Continued)

**Owl Homes**
Owl Homes is a privately owned, forward-thinking homebuilder aspiring to be different. Owl Homes is committed to building accessible homes for all, while supporting the environment, local communities and staff development. This year, Owl Homes aims to deliver 93 homes with a turnover of £24m; this is an increase in the last year of 36 homes and £8.5m in turnover.

**Pocket Living**
Pocket Living is a small developer dedicated to helping young Londoners who do not qualify for social housing and cannot afford the open market to buy their first homes. Since 2005, Pocket Living has made affordable homes to purchase for those on moderate incomes. Its ambition is to provide a route to homeownership for people who are squeezed out.

**Pye Homes**
Pye Homes has been building homes across Oxfordshire since it was established in 1927. In 2018, it was acquired by Blenheim Estate and through this partnership has built up to 50 homes annually across two key developments within Blenheim Estate’s land. Its latest development on Church Farm, located in the grounds of Radley College, will deliver 240 homes by 2026.

**Verto Homes**
Verto Homes designs, builds and sells homes that produce zero carbon emissions. All its homes are built to surpass EPC A rating and government criteria on what makes a zero-carbon property. They are managed via integrated smart home systems and a bespoke smartphone app that are programmed to minimise energy usage without customer compromise.

**Wavensmere Homes**
Wavensmere Homes is dedicated to creating bespoke residential developments that will inspire for generations. The company has a passion for the restoration and regeneration of key city centre sites - completing two regeneration developments over the past year. Throughout the pandemic, it has also completed the first phase of the Nightingale Quarter in Derby.

**YTL Developments, Brabazon**
YTL Developments, part of the international YTL Group, is a newcomer to the UK residential development market. For its first UK development project, the group aims to transform the Filton Airfield, renowned as the birthplace of Concorde. This area is set to become a neighborhood for Bristol, entitled The Hangar District.

**Hill Group UK**
Hill Group chief executive Andy Hill wanted to do something that would help tackle the homeless crisis and give people the opportunity to rebuild their lives. He launched Foundation 200, a pledge to build and gift 200 free homes in order to provide a home for those who need it.

Working in partnership with leading homelessness charities and local authorities, the MMC homes will be utilised on small plots of unused or underused land over the next five years.

Additionally, Hill Group has ensured that the homes are fully supplied with everything their occupants will need, including furniture and bedding, knives and forks and major appliances such as washing machines.

**WINNER**
Capital&Centric transformed Piccadilly East in Manchester from a forgotten area with a reputation of anti-social behaviour to being named by The Times as one of the next greatest places to live. The group banned investors from the site for fear that apartments would be sold to foreign investors, and created a new village to help the homeless people of the area. To bring life back to Piccadilly East, Capital & Centric hosted resident socials and charity events.

**HIGHLY COMMENDED**
Local Space is a charity and housing association specialising in intermediate rental accommodation for London’s homeless. Its business model has transformed 450 homes in one borough into 2,500-plus high-quality well-managed homes throughout north-east London within 15 years, helping people in nine local authorities maintain housing.
Barking Riverside, Thames Futures

Thames Futures is a pioneering community-led social impact programme, commissioned by Barking Riverside, the master developers behind Barking Riverside. A placemaking project of over 10,000 homes and new facilities, Barking Riverside is situated in Thames Ward in Barking - one of London’s most deprived wards. The group has also partnered with the Young Foundation hiring local people to work equitably with it.

Bricks & Soul

Bricks & Soul is a privately owned property development company established in 2018 to work in partnership with registered providers, councils, support providers and national charities. The group aims to develop quality homes for vulnerable people with a broad spectrum of needs across the North West without any need for government subsidy.

Home REIT

Home REIT is the first UK real estate investment trust focused solely on reducing homelessness. Since raising £240m at IPO in October 2020, around £300m has been invested in delivering high-quality housing for the homeless. It aims to invest a total of £650m to provide homes for 3,648 homeless people across 76 local authorities with the greatest need.

Places for People

Places for People builds affordable homes and communities in the UK. In response to lockdown in 2020, Places for People implemented several measures to keep colleagues and customers safe. This included forming a Customer Taskforce, which has made a tangible positive impact on customers and their communities, providing support and resources for vulnerable people.

Rentstart and Commonweal Housing

Freedom to Work (FW2) in Elmbridge, designed by Rentstart and supported by Commonweal Housing, provides stable housing, saving support and wrap-around employment support to people who are homeless or precariously housed. FW2 is founded on the principle of delivering long-term solutions to those most impacted by rising housing costs and the precariousness of employment, particularly in a post-homeless life.

Scarborough Group International

Middlewood Locks is a new neighbourhood connecting Salford and Manchester city centre. Located on a 25-acre brownfield site, it was cleared from historic use and remained a wasteland for years. The development includes 2,215 new homes combined with mixed amenity including 900,000 sq ft of commercial space.

Telford Homes

Developed by Telford Homes, Stone Studios in Hackney Wick, east London, includes 3,000 sq m of commercial space, bringing new retail and hospitality offerings to the area. It comprises five buildings and is a micro-neighbourhood. Some, 33,000 sq m of affordable workspace, acquired by charity Creative Land Trust, will provide long-term, affordable studios for local artists and creatives.

The LOWE Group

The LOWE Group helps manage vacant properties. In 2020, it launched the LOWE Ambassador Programme, a charitable initiative with the sole focus of supporting communities and creating social impact. The programme helped provide housing guardians a platform to pursue the causes they are passionate about – with LOWE donating a 40% minimum discount to their licence fee.

Thurston Group

Thurston Group delivered 92 modular one-, two- and three-bed homes for Be First London on Cook Road. Be First is a newly established local authority-controlled company, which is owned by the London Borough of Barking and Dagenham. The project saw 24 one-bed homes, 36 two-bed homes and 32 three-bed homes created.

Westminster Builds and Linkcity

Luton Street and Fisherton Street is a development in the Church Street neighbourhood near Edgware Road that will transform the area with new homes, community amenities and a public realm. It is the first scheme to be delivered by Westminster Builds – Westminster City Council’s self-development arm and is a joint venture between Westminster and Linkcity.

Xmas Party Heroes

Xmas Party Heroes is a social impact initiative that harnesses the generosity of the residential property industry, by challenging companies to donate unused Christmas party budgets to good causes. It raised more than £1.5m to help overcome the significant drop in funding that charities experienced due to the Covid-19 pandemic.

Abodus Student Living

Abodus Student Living operates with the objective to provide exceptional service to all the students who live in its buildings. During the pandemic, it created and distributed self-isolation packages for its residents, offered food parcels and Covid-19 test-kit delivery, rubbish collection services and moved its programme of events online. Additionally, they released students from their tenancy agreements in spring 2020, and became an official Gold Partner of the Student Minds charity.

Fresh

In what was its 10th anniversary, Fresh added over 3,000 purpose-built student accommodation beds for the 2020/21 academic year. In response to the pandemic, Fresh launched Be, a wellbeing and lifestyle programme, hosting events including a virtual trip to Chester Zoo and fitness classes. Its strategy won Covid-secure accreditation from the British Safety Council – with their audit covering all areas of its business at site and central services level. Additionally, in the last year, 44 members of Fresh staff have attended mental health first aid training to provide support to students and colleagues.
Torsion Students

Torsion Students, part of Torsion Group, is an operator of student accommodation across the UK. Its Red Queen Coventry site reached 90% occupancy despite the impact of Covid-19 this year and is expected to reach 100% for 2021/22 academic year. Torsion currently has three sites under development and a further 1,000 beds in the pipeline.

Urban Creation

Urban Creation manages a portfolio of student accommodation with 70% of tenants from overseas. During the pandemic, Urban Creation communicated clearly and regularly with its tenants and found new technologies to aid social distancing restrictions and successfully assist with support, concerns and financial difficulties.

Student Castle

Student Castle wants to give students a memorable and enjoyable time while they study. All schemes offer luxury living with en-suites in every room, designed in a modern way. Prices of the accommodation are competitive in relation to their locations. Student Castle has a range of policies and procedures in place to help students. It also collaborates with universities to provide a coordinated approach to the management of residents experiencing mental health difficulties.

The Stay Club

The Stay Club acted proactively to support students overcome challenges presented by the pandemic. Launching initiatives such as on-campus classrooms for accommodation-only students through its sister company Stay Campus and partnering with Student Minds trainer Ruth Hughes MSc to deliver training focused on culture shock, mental health and positive psychology.

Novel Student

Novel Student is a property management platform that operates CA Ventures’ portfolio of PBSA assets throughout the UK and Europe. The team has a unified vision of setting an entirely new standard of student living globally, while creating communities of healthier and happier students – providing residents with free fitness classes, breakfast and wellness studios.

Greystar

Greystar entered the UK PBSA market in 2016 through the Chapter joint venture. The portfolio contains 11 assets with 5,642 beds in Zones one and two with a net operating income of nearly £6.6m. In the 2019/20 academic year, Chapter was 99.5% let to students from 124 countries.

Londonist DMC

The Londonist DMC is an award-winning student accommodation agency located in central London. The company started in 2013 with 30 rooms and has grown over the last seven years. Its portfolio includes student residences at King’s Cross, Spitalfields, Old Street, Highbury, Islington, Camden and Greenwich in London – as well as one location in Dublin.

Nido Student

Nido Student provides a home for students from over 100 countries attending over 150 institutions, ensuring the safety, wellbeing and experience of its residents remains the top priority. During the pandemic, Nido acted swiftly to provide students with support, including becoming the first student accommodation operator to introduce a fully online events programme.

CODE Student Accommodation

CODE launched in the student accommodation market 10 years ago as a single 70 studio-bed site. Today, it is a multi-site, 2,149 studio-bed, E17m business with projected 137% growth by 2023. Throughout the pandemic, 65% of CODE students remained on site with increased safety, welfare and support needs.

Collegiate AC

Collegiate AC is one of the UK’s leading providers of contemporary student accommodation. It is a subsidiary of Arlington Advisors and is responsible for the ownership of 8,500 student beds in the UK. With its accommodation remaining open throughout the pandemic, Collegiate AC managed to grow its portfolio of properties by 25.

X1 Lettings

X1 Lettings is a leading accommodation provider and property management agency with branches in Manchester, Liverpool, Leeds and Kent. It offers luxury student and residential properties at competitive prices and has welcomed over 1,100 students in the 2020/21 academic year. It has demonstrated a long-term commitment to the sector by investing in the regeneration of areas.

Yugo

Throughout 2020, Yugo (previously known as The Student Housing Company) implemented several wellbeing initiatives to alleviate the pressures caused by the pandemic. It offered free reduction in rent and invested in student research and technology. The result was its property in Knoll Court in Newcastle receiving an NPS score of 79.

Residential Student Housing

Residential Student Housing (Resi) is a multi-site, 2,149 studio-bed, £17m business with projected 137% growth by 2023. Throughout the pandemic, 60% of Resi’s 1,000 beds in the UK remained open throughout the pandemic.

Chapter Student Accommodation

Chapter Student Accommodation is a multi-site, 2,149 studio-bed, £17m business with projected 137% growth by 2023. Throughout the pandemic, 60% of Resi’s 1,000 beds in the UK remained open throughout the pandemic.

CODE Student Accommodation Operator

CODE Student Accommodation Operator (Continued)
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