



Our key developments

Because good homes
make everything possible



We are Network Homes

We're one of the UK's leading housing associations and we've been developing homes since 1974. A member of the G15 group of London's largest housing associations, we own and manage over 20,000 homes across London, Hertfordshire and the South East.

Our mission is to provide safe, secure and affordable homes for as many people as possible. We have an ambitious growth strategy to start a minimum of 1,000 affordable homes by March 2023 with an ambition to do more if market conditions allow.

We develop homes for a variety of affordable tenures including social, affordable and intermediate rents, shared ownership and rent to buy products such as London Living Rent. We build homes for market sale and market rent. We also manage and develop a range of tenures for older people.

The key to our development success is the excellent relationships we enjoy with partners across the public and private sectors. We have strong relationships with Homes England; the Greater London Authority (GLA), who have allocated £122 million of grant to deliver 1,000 homes in their 2021-26 Affordable Homes Programme, and local authorities across our operational area. We also have an excellent track record of working in partnership to deliver affordable homes with a range of developers and housebuilders, including joint ventures delivering large mixed use regeneration schemes.



Key facts

Allocation of **£122m** grant to deliver **1,000 affordable homes** in London by 2026.

Net surplus of **£41.7m** in 2020/21.

Secured a development pipeline of **1,500 homes** with **1,500 homes in construction**.

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

Developed **620 new mixed-tenure homes** in 2020/2021.

Financially secure – **We raised £160m** in private placement in **2020/21**.

Housing assets of £2.24bn.

Turnover of **£247m** and operating margin of **29.9%** in 2020/21.

We formed in 1974 as **Brent People's Housing Association**.

What are our key developments?

We're currently building homes across London, Hertfordshire and Essex which range from high rise city developments to low rise homes in suburban and rural communities.

The next few pages introduce you to our key schemes starting with two recent completions, followed by developments which are either planned or currently under construction.





Acton Lane

Park Royal,
London Borough of Brent

Homes

Shared Ownership 73
London Affordable Rent 18
London Living Rent 14
TOTAL 105

Commercial Space

TOTAL 284sqm

Completed

May 2021

Architect

ATP Group

Contractor

Hollybrook Homes
Limited/Holl



Thrayle House

Stockwell Park
London Borough of Lambeth

Homes

Affordable Rent 41
Older Persons Rented 40
Private Sale 96
TOTAL 177

Commercial Space

TOTAL 1,074sqm

Completed

Spring 2020

Architect

PRP

Contractor

Henry Construction



Central Middlesex Hospital

Park Royal,
London Borough of Brent

Homes

Shared Ownership 134
London Affordable Rent 24
TOTAL 158

Commercial Space

TOTAL 630sqm

Completion date

March 2024

Architect

Haworth Tomkins

Contractor

Durkan



Northwick Park

London Borough of Brent

Homes (Phase 1)
Private sale 409
Shared Ownership 111
London Affordable Rent 111
Intermediate Rent 38
London Living Rent 26

TOTAL (Phase 1) 654
TOTAL (Overall) 1,600

Commercial space
TOTAL 2 units

Completion date
November 2025

Architect
PRP Architects



Merrick Place

Southall,
London Borough of Ealing

Homes

Private Sale 401
Shared Ownership 132
Affordable Rent 42
TOTAL 575

Commercial space

TOTAL 2,100sqm

Completion date

January 2025

Architect

Cartwright Pickard

Contractor

Henry Construction



SW Lands

Wembley Park,
London Borough of Brent

Homes

Shared Ownership 75
Affordable Rent 65
London Living Rent 15
London Affordable Rent 1
TOTAL 156

Completion date

August 2022

Architect

Haworth Tomkins

Contractor

Hill Partnership



Dabbs Hill

Northolt,
London Borough of Ealing

Homes
Shared Ownership 126
Affordable Rent 23
TOTAL 149

Completion date
June 2023

Contractor
Howarth Homes



Orion Park

Northfields,
London Borough of Ealing

Homes

Shared Ownership 72
London Affordable Rent 23
TOTAL 95

Commercial Space

TOTAL 860sqm

Completion date

March 2024

Architects

BPTW



Bilton Road

Perivale,
London Borough of Ealing

Homes

London Living Rent 46
Shared Ownership 42
London Affordable Rent 17
TOTAL 105

Completion date

March 2022

Architect

PCKO

Contractor

Bugler Developments Ltd



Old Vinyl Factory

Hayes,
London Borough of Hillingdon

Homes

Shared Ownership 58
London Affordable Rent 57
London Living Rent 19
TOTAL 134

Completion date

April 2024

Architect

TBC

Contractor

TBC



Burnt Oak

Edgware,
London Borough of Barnet

Homes

Shared Ownership 75
Affordable Rent 19
London Living Rent 6
TOTAL 100

Completion date

March 2023

Architect

Gibberd Limited

Contractor

ARJ Construction



Thieves Lane

Sele Farm,
East Hertfordshire

Homes
Affordable Rent 71
Shared Ownership 31
TOTAL 102

Completion date
November 2021

Architect
Croudace Homes LTD

Contractor
Croudace



Borders Lane

Loughton,
Epping Forest

Homes
Shared Ownership 126
Affordable Rent 23
TOTAL 149

Completion date
June 2023

Contractor
Howarth Homes

Where we want to develop

Network Homes operates across London, Hertfordshire and the South East. This map shows where we plan to develop in the next few years. We've recently become one of Epping Forest District Council's preferred partners and we're actively seeking new opportunities in West Essex.





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