

ST GEORGE

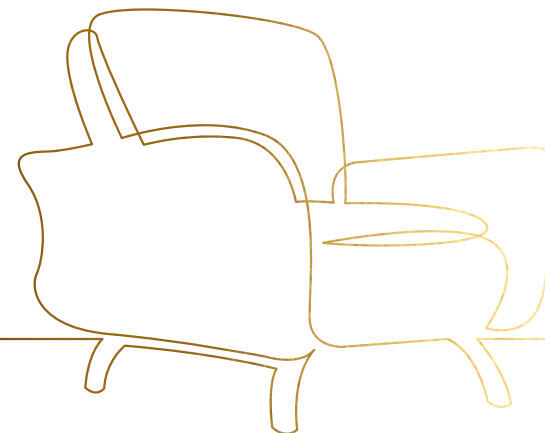
Your journey *with us*

A SIMPLE GUIDE TO BUYING
A ST GEORGE HOME

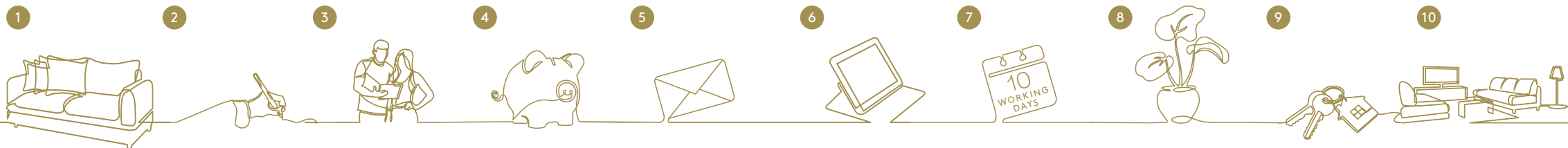
ST GEORGE

Your journey *with us*

A SIMPLE GUIDE TO BUYING
A ST GEORGE HOME



Your St George journey begins...



FINDING YOUR PERFECT HOME	RESERVING YOUR HOME	EXCHANGE OF CONTRACTS	ARRANGING AND SECURING FUNDS	WEEK COMMENCING MESSAGE	SERVING NOTICE	PREPARING TO COMPLETE	COMPLETION	HANDOVER OF KEYS	AFTER YOU'VE MOVED IN
Simply contact our Sales Team so that they can understand your needs and arrange a visit in our Sales & Marketing Suite to find your perfect home.	To secure your purchase a reservation agreement is used to reserve the right to buy the property (with fee) for a period of time (the reservation period). The property will be off the market during the reservation period. We will keep you updated with regular correspondence so you know how your purchase journey is progressing.	This is the legal commitment to purchase and only happens once your solicitor has confirmed that your interest in the home is protected. You will be required to provide a portion of the purchase price (less the reservation fee paid).	This is the period that you need to start securing your mortgage or organising your cash payment so you are ready for Serving Notice.	You will be invited to view your new home in advance of legal completion and see a demonstration of fittings and appliances. We will also introduce you to the Estates Management Team	Once your home is ready our solicitor will serve notice to complete. This is the period when you need to ensure funds are cleared in preparation for Completion.	This is the period when you should ensure that the balance of the completion funds reach your solicitors in readiness for legal completion of the property.	Legal Completion of the transaction takes place when the full completion balance is received by St George's solicitors and upon receipt of the signed documents from the purchaser. This is also when you can receive the keys to your new home.	This is when St George handover the keys to your new home and you are able to move in.	The St George Customer Services team will be on hand after you've moved in to help you settle in.

Happily
ever after...



WELCOME TO

St George

Over the years, St George has built an unassailable reputation for transforming all kinds of land into award-winning sustainable developments, where people love to live and work. Our homes are part of exciting, vibrant new communities, designed to grow and thrive for generations to come.

It's important to me that your experience with St George is as smooth and stress-free as possible. So this guide is for you; it takes you through all the stages of the journey — including the essential legal and financial arrangements — and shows where we can step in to take some of the weight off.

I and my team hope you find everything you dream of in a new home. And if there's anything more we can help you with, please don't hesitate to ask your dedicated Customer Service Manager.

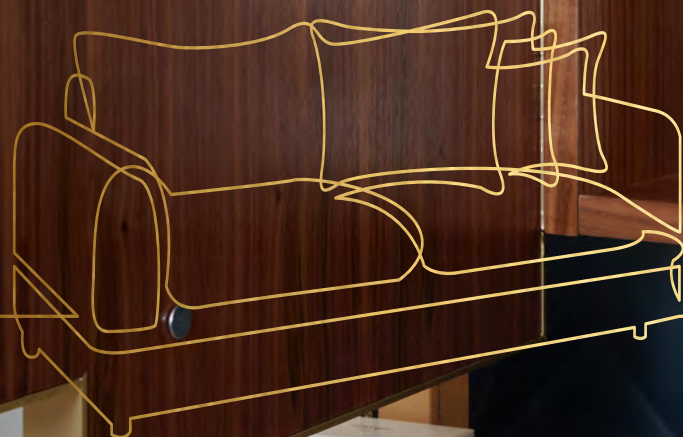


Piers Clanford,
*Chairman of St George Plc
& Berkeley St Joseph*



ST GEORGE

Finding your *perfect home*





A stylish, contemporary choice

At St George we know how important it is that you find a home that's perfect for you. So we're on hand to help, right from the start.

We'll help you find 'the one'

We have a range of stylish contemporary homes and apartments to choose from, in exciting new developments all across London. Right down to the last tiny detail, each is designed and finished to an exquisitely high quality - from the premium materials used in the build, to the on-site facilities and beautiful interiors.

Getting the finances right

Because buying a home is one of life's biggest financial decisions, we can put you in touch with an Independent Financial Advisor to discuss your options, and make sure you can approach it with confidence prior to an exchange of contracts.

Choosing your fixtures and fittings

If you choose a home with us, there's often the option to pick some of your own design elements — like kitchen and bathroom fixtures and fittings. This will depend on what stage the development is at, but it's a chance to make it feel truly yours.

We're with you all the way

The buying process can be daunting if you've never done it before - but we want to make it as easy to follow as possible. So you'll have your own Customer Service Manager, appointed post exchange, who will be your point of contact for 2 years after completion — plus a secure online portal, MyHome Plus, to view all your documents and information, and a step-by-step guide to the journey.



ST GEORGE

Reserving *your home*



It's easy to reserve with us

Once you've found your perfect home, you'll want to make it yours as quickly as possible. To avoid any delay, we've made our reservation process straightforward - allowing you to focus on celebrating your reservation.

1. Pay a reservation deposit

This will vary depending on your property — but is normally between £500 and £20,000.

You will be provided with a detailed reservation fee refund guide and a copy of the latest Consumer Code.

2. Complete your reservation form

Come along to the Sales and Marketing Suite to complete your form and provide a proof of your ID and address.

Please note the sales team are unable to certify your documents prior to seeing the originals.

If you can't come to the marketing suite, you will need your solicitor to certify your proof of ID and address. We can also accept these documents if certified from an accountant, providing this is received directly via email and we can call to verify.

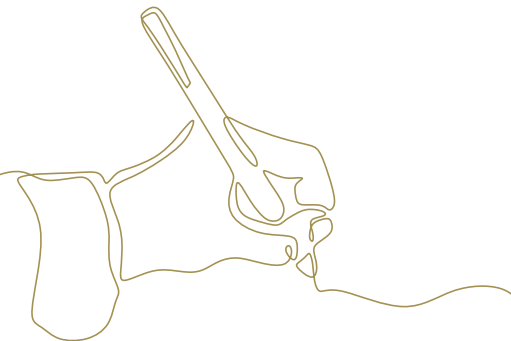
3. Complete and sign an Anti-Money Laundering form

This will allow for background checks to make sure the reservation is completely secure.

Once this is done, we'll ask our solicitors to issue the contract pack and lease — we aim to exchange contracts within 21 days.

You'll then receive a reservation pack, which will include a copy of your completed reservation form, the conditions of sale, plus key information and contact details.

Top tip: When you return the reservation form, you can take your proof of ID and address with you to the Sales & Marketing suite where the sales team can take hard copies of the original documents.



Reserving your home

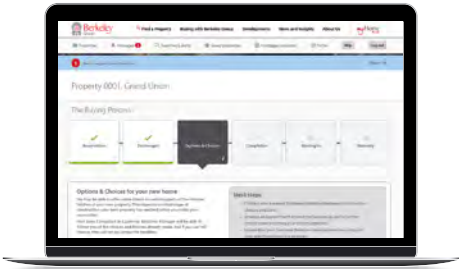
To help you keep track of everything along the way, we'll put all the information you need onto MyHome Plus, your secure, personal online hub.

Of course, we'll always contact you directly about every stage of the process and required action — but your MyHome Plus portal is a one-stop-shop for everything you need, including:

- All your documents, stored safely in one place
- Regular updates and videos on the construction process and progression of your home — plus general information on your home and the development

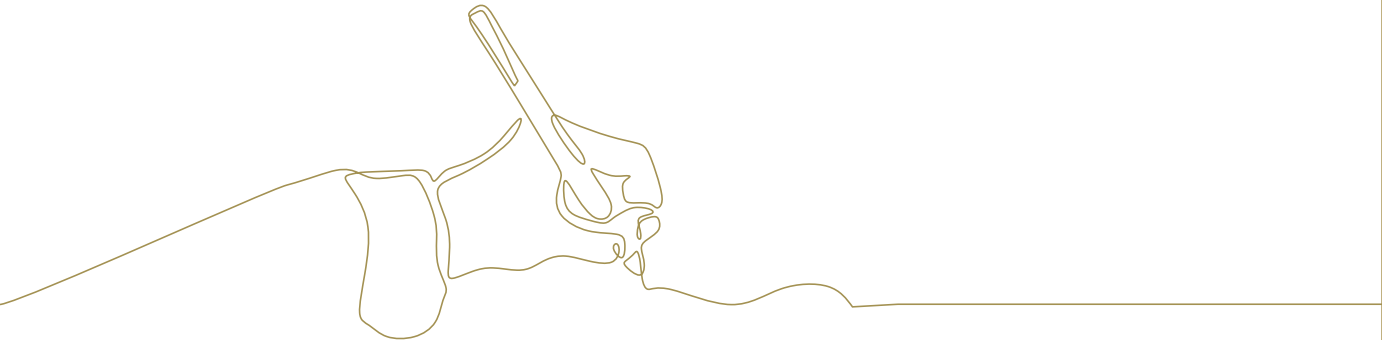
- Your latest estimated completion date
- Details on financial and legal preparation
- Your points of contact for each stage of your purchase
- Local area news
- Links to useful third parties
- Helpful downloadable guides.

To register your MyHomePlus hub and get started, simply visit berkeleygroup.co.uk/my-home/sign-in



Your checklist

To do	You	St George
Complete the reservation form	✓	
Complete the Anti-Money Laundering document	✓	
Pay the reservation deposit	✓	
Provide proof of address	✓	
Provide photo identification	✓	
Set up your MyHomePlus account	✓	
Provide a reservation pack		✓
Liaise with solicitors to release contract and lease		✓



ST GEORGE

Exchanging *contracts*



Exchanging contracts

Exchanging contracts is an exciting time, when things become legally binding. At this point, there's a lot of communication between you, us and your solicitor — and we'll keep you updated at every stage.

Appointing your solicitor

Before you complete your reservation form, you will need to appoint a solicitor to carry out the legal formalities, and look after your interests. We can give you a list of solicitors to help with this. We'll also ask for the details of your legal advisor.

The solicitor's role

First, you'll need to advise your solicitor of the 21 day reservation period, although this may vary, depending on the stage of construction of your home.

We'll send your solicitor a draft contract, conveyancing plan, and then they'll complete the following:

- Conveyancing checks
- Pre-exchange checks
- Land-registry check

The relevant AML documents need to be provided to your solicitors prior to exchange.

Funds for deposit

To secure your property we require an exchange deposit, which is usually 10% of the purchase price. You will need available funds to meet this obligation.

If you have a property to sell...

If you're in the process of selling, you should tell your solicitor so they can apply for title deeds, which can take up to 3 weeks to obtain.

Your legal requirements

Once all checks have been completed, each party has signed the contracts and they've been exchanged, we will all be legally required to complete. Exchange of contracts is a legally binding agreement, and means you're on track to take ownership of your home. Failure to complete may result in cancellation of contract and loss of your deposit.

Your checklist

To do	You	St George	Your Solicitor
Provide a recommended list of solicitors		✓	
Appoint a solicitor	✓		
Inform us of your appointed solicitor	✓		
Provide a confirmation letter		✓	
Share contract and conveyancing plans with solicitor		✓	
Complete conveyancing checks			✓
Complete pre-exchange checks			✓
Complete land-registry checks			✓

If you have purchased your property 'off plan' you will be excited to see the progress of your new home. Once you have exchanged, and depending on build progress, we can arrange a site visit for you.



ST GEORGE

Arranging and *securing funds*



Applying for a mortgage

Applying for and securing a mortgage can be a lengthy process, so it's worth starting to look at least six months before your estimated completion date. If you live overseas, it may take longer, as you may be required to travel to the UK for an interview with a bank.

Step 1. Finding the right mortgage

Your options are to either research mortgages yourself, or use an Independent Financial Adviser (IFA). An IFA may have access to specific information or rates, and will assess your requirements and circumstances to make recommendations on the various products and rates available. If required our sales team can connect you with an IFA.

Step 2. Getting mortgage approval

Once you've decided on your preferred product and rate, you'll apply for approval on the lending. If you're successful, you'll get an 'agreement in principle', after which you'll be invited to send confirmation plus a proof of ID and address, bank statements and evidence of your deposit. The mortgage approval process can take another 4-12 weeks.

Step 3. Securing your mortgage

Your chosen lender will assess your financial position, and arrange a valuation survey of the property. You'll need to book this in with us so we can arrange access. (Your lender may require another inspection at completion, but we can help arrange this too.)

You and your solicitor will then receive a formal mortgage offer, which you'll need to sign and return in order for the lender to release funds.

Once the build on your new home has finished, you'll get official confirmation and your solicitor can request the funds from the lender. Depending on your lender, you may be required to have a UK bank account, to service the ongoing monthly mortgage payments.

Preparing in good time

It's important to make the most of the time between exchanging contracts and the serving of notice.

When notice is served, it means that your home is build complete, and you'll have up to ten days to complete on the payment.

Everything will start moving very quickly, so it's a good idea to make sure you're prepared with any financial arrangements in advance.

Your checklist

To do	You	St George
Provide a recommended list of IFAs		✓
Provide information about serving notice and completion		✓
Appoint an IFA	✓	
Choose the right mortgage for you	✓	
Apply for approval on your chosen mortgage	✓	
Book a valuation survey of your home	✓	
Sign your formal mortgage offer	✓	

Buying with cash

If you have cash or liquid funds available at the time of putting in an offer, you can speed up the whole process. There are still several things you'll need to do to ensure everything goes through smoothly.

Planning ahead

If you're paying in cash, it's important to ensure you have the necessary liquid funds available in advance of your estimated notice date.

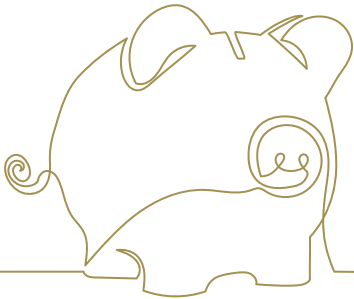
You should also seek guidance on any international transfer timescales and limits, and check if there are any restrictions on moving money from the country you're resident in.

Involving your solicitor

Your solicitor will require updated Anti-Money-Laundering (AML) documentation if you're completing in cash. You will already have instructed a solicitor to act for you on your purchase, and it's important to keep them and your Customer Service Manager updated as you progress.

Your checklist

To do	You	St George
Check to make sure you have the requisite liquid funds	✓	
Check international transfer timelines, limits and restrictions	✓	
Update your Anti-Money Laundering documents	✓	



ST GEORGE

Week commencing message

Let everyone know you're moving

Here's when you start making serious preparations as you will at this stage be provided an anticipated week commencing message which provides you confirmation of the week in which you can expect notice to be served ready for legal completion.

Organise your removal company

Try and book well in advance, as removal companies get booked up quickly. We have a list of firms you can use (we'll send you this, and you'll also find it on your MyHome Plus portal) — so you'll know all your possessions will be in safe hands.

Inform your service providers

You'll need to inform all the following that you're moving in good time, so you can settle up and close your account.

- Local authority
- Gas
- Electric
- Water
- TV and broadband
- Landline and mobile phone

And we'll help set you up

When you move in, you don't need to worry about setting up your new council tax and utility bills — we'll do that for you.

Other changes of address

You'll also need to start thinking about changing your address with your bank, the DVLA, store cards and all your other contacts. A good way to buy a bit of time is to arrange a temporary mail redirection with the Royal Mail.



Your checklist

To do	You	St George
Book a removal team for your move day	✓	
Inform your local authority you're moving	✓	
Inform your utilities suppliers you're moving	✓	
Inform your bank, health provider, membership contacts, personal contacts, employer and the DVLA of your new address	✓	
Arrange for the Royal Mail to redirect your mail	✓	

Get to know your new home

Around two weeks before you move in, we'll invite you to come and view your new home again.

We'll arrange an appointment to meet at your new home, where you'll be given a demonstration of how to operate the fittings and appliances, and you'll have the chance to make sure everything is how you expect it to be.

You'll also have a tour of the development and its facilities, and meet the Estate Management team, who are there to keep everything running smoothly and looking beautiful in and around your home.

If you're buying to let

You can instruct your letting agent to meet our team, who will hand over the keys, show them how everything works and give them a tour.

Alternatively, we can arrange a virtual tour and demonstration by video call.



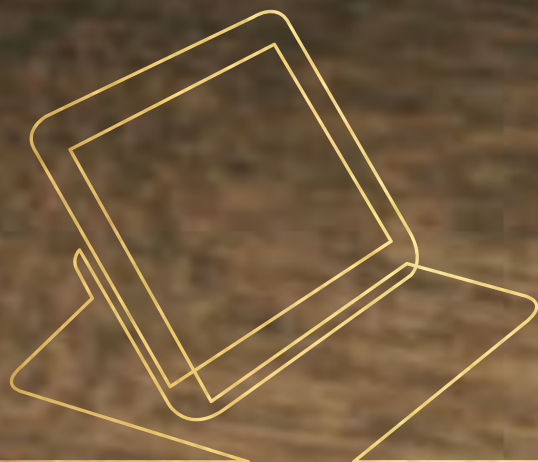
Your checklist

To do	You	St George
Arrange a viewing of your new home	✓	✓
Provide a tour around the home and development		✓
Meet the Estate Management team	✓	



ST GEORGE

Serving *notice*



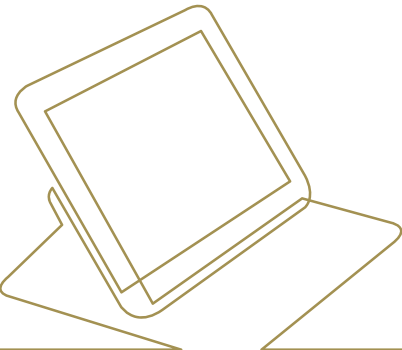
Your property is finished and ready

When construction of your new home is finished, our solicitors will contact your solicitors to confirm it's ready.

This is known as 'serving notice', and means you have ten working days to organise your finances and get your solicitor to arrange your pre-completion searches.

You will be liaising with your St George Customer Services Manager, who will expertly guide you through the final stages.

And don't forget, you'll still be able to access all the information and updates you need via your personal MyHome Plus portal on berkeleygroup.co.uk/my-home/sign-in



Your checklist

To do	You	St George
Inform you and your solicitors that your home is ready		✓
Liaise with your Customer Service Manager	✓	
Check MyHome Plus for regular updates and information	✓	
Prepare to complete within the next ten working days	✓	



ST GEORGE

Preparing to *complete*



Preparing to complete

After notice is served, you’ll have 10 working days to complete, so it is imperative to make sure your finances are in order.

To make sure it all goes smoothly, your solicitor will need to register your completion at the Land Registry, and you’ll also need to make sure your mortgage or liquid funds are in place for payment — including funds to cover Stamp Duty Land Tax.

It’s important that everything is ready, as delays to completion can result in interest being added to your contract. Your solicitor can help you through this to make sure you’re aware of any risks linked to delayed completion.

Don’t worry if you’re not able to be present for legal completion — you can appoint a representative and provide written consent and we can conduct this process on your behalf.

For off plan properties, this is also the time when you’ll have a chance to make some decisions about your home’s interior furniture, and help you arrange visits with an interior designer, so that you can begin to make your home yours.

Your checklist

To do	You	St George
Check that your mortgage or liquid funds are ready for payment	✓	
Check that your mortgage or liquid funds will cover Stamp Duty	✓	
Plan for you or your representative to be present at completion	✓	
Organise for your solicitor to pay monies upon completion	✓	
Register your completion for the Land Registry	✓	
Provide information about interior design		✓
Book an appointment with an interior designer	✓	



Completing on your home

Completion day is the last step before the all-important handover. It's the day the money is transferred, and it has to happen within ten working days of notice being served. It's also the day you get to visit your new home.

Visiting your new home

Once notice for the development's completion has been served — and before legal completion — you'll be invited to view your new home with your Customer Service Manager.

It's your opportunity to have a good look round, take any measurements and raise any items that need attention. In some cases, it may be possible for some measurements to be taken before this visit; speak to your Customer Service Manager if you'd like to arrange this.

If you're not available

You can appoint a representative to carry out your pre-occupation inspection on your behalf. We can also arrange a virtual visit via a video call if you can't be there in person.



Your checklist

To do	You	St George
Send completion statement	✓	
Clear funds to be transferred	✓	
Pay any remaining deposit	✓	
Pay Stamp Duty Land Tax	✓	
Pay the service charge advance	✓	
Pay solicitor fees	✓	
Sign the lease and documentation	✓	
Book a visit to your new home	✓	
Take measurements or notes of any snagging	✓	
Ensure any snagging is acted on straight away		✓

ST GEORGE

Completing on *your home*



Preparing to move

You're nearly there, and there are just a few things left to tick off the list. We're still here to make things as easy as possible.

The St George team will formally introduce you to the Concierge team and help you to register your contact details with them. Once you've moved in our Concierge team will be there to help you with any question great or small — from booking facilities to receiving your post.

You'll need to register anyone living at the property with the concierge — whether that's you or any tenants — in order to enjoy full access to all the development's facilities.

Your checklist

To do	You	St George
Introduce you to the Concierge team		✓
Register your details with Concierge	✓	
Register anyone else living at the property with Concierge	✓	
Inform Concierge of any large deliveries arriving on or around move in day	✓	

ST GEORGE

Handover of Keys



Moving in

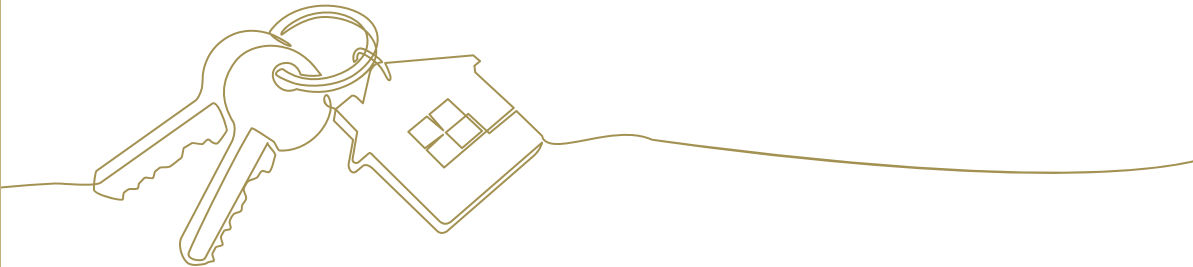
The big day has arrived, and it's a whirl of activity. We understand there's so much to do, and little time to think — so here's a comprehensive checklist of things that need to happen.

We'll be on hand on the day, to help and guide you, so everything runs as smoothly as possible.



Your checklist

To do	You	St George
Take gas and electricity meter readings in your new home	✓	
Pack up the possessions that you'd like in your new home	✓	
Pack an overnight or 'easy access' box that contains the essentials	✓	
Provide you with the keys for your new home		✓
Move your belongings in and begin to unpack	✓	
Support in any way we can		✓
Enjoy your new home	✓	



ST GEORGE

After you've moved
into your home

AFTER YOU'VE MOVED INTO YOUR HOME

1

2

3

4

5

6

7

8

9

10

Home sweet home

Welcome to your new home! Along with all the unpacking and settling in, there are some more things to be done — but as always, we’re here to make it easier.

We’ll contact your local authority and utilities

We’ll get in touch with your new local authority to arrange your council tax, and utility providers to get you set up for water and energy. You’ll then need to follow up with the utility providers directly, to complete the process, as you’ll be liable for these bills from the day of legal completion.

Ground rent and service charge

Although you will have pre-paid some of this at the completion stage, you will also start receiving ground rent and service charge invoices from the freeholder and managing agent; you’ll need to provide them with a billing address for this.

Your Ten-Year Warranty

All St George homes come with a ten-year building warranty, starting from the day you move in. During your first two years of occupation as well as the building warranty,

you are covered directly by us at St George. You can contact our Customer Service Team should anything unexpected need attention in this time to any of your fixtures and fittings. Once you’ve moved in, we’ll also provide you with a Living Guide to help you take care of all of your fixtures and fittings.

Exploring your new home

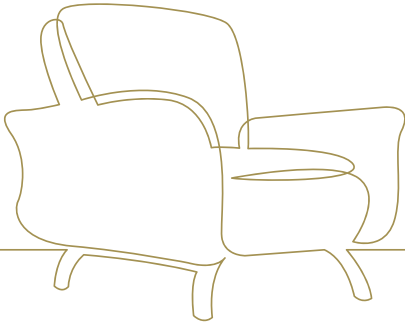
We understand that using your new equipment could be daunting as well as exciting. That’s why we give you a proper handover and provide a demonstration. To save you time twiddling knobs and pushing buttons, we put the user manuals for all your fittings and appliances on your own MyHome Plus portal at berkeleygroup.co.uk/my-home/sign-in

Our team is here for you

Our Customer Service team as well as our 24h Concierge team are here for you should you need help or have any inquiry.

Your checklist

To do	You	St George
Follow up with utilities providers to set up direct debit and select your preferred tariff	✓	
Provide the freeholder and managing agent with your billing address	✓	
Speak to the Customer Services Team should you have any issues	✓	
Provide complete cover for any snagging in the first two years		✓
Log in to MyHome Plus to receive and review documents about your handover	✓	



ST GEORGE

Glossary

Building Warranty

As a new-build, any home you buy with Berkeley will be covered by a 10-year warranty. This means that you'll be covered should you encounter any issues in the first few years of owning your home.

Completion Date

Completion is when all of the final loose ends are tied up. Importantly, this is when the final payment is made on the home. All paperwork and documents will also be completed at this stage, so that you can officially receive your keys and make it yours.

Contract

This is the legal agreement that's signed shortly after the home is reserved. The contract contains the main terms of the agreement (for example price, names and addresses), and will be given to you and your solicitor to check and sign. We'll sign the contract too, and then we share the contracts in a process called 'exchange'.

Conveyancing

This is just a general term sometimes used to describe the process of buying and selling the home.

Defect Liability Period

Once the construction of the home is finished, the builders will be liable for any issues or defects in the home for 2 years.

Deposit

When contracts are exchanged, you'll also be asked to pay a deposit on your home, which formalises the agreement.

Energy Performance Certificate (EPC)

When you buy a home you'll be given an EPC, which tells you everything you need to know about the home's energy use, energy performance, carbon dioxide emissions and fuel bills.

Exchange Of Contracts

Once contracts have been signed by us at Berkeley and by you and your solicitor, we share contracts in a process called 'exchange'. At this stage, a deposit on the home is also paid. This step formalises the agreement.

GDPR And Privacy Policy

During the buying process, we may need to take some personal details to contact you and legalise the agreement. We take your privacy extremely seriously, and will only use these details to help you through the purchase.

Ground Rent

This is an annual fee, paid by the leaseholder to the freeholder. For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all homes.

Identification

For some forms and paperwork (including the Anti-Money Laundering documents), you may need to supply certified identification and proof of address. This could include a passport, drivers license and recent bank statements — we'll let you know what is required at each step.

Land Registry

This is a government department responsible for documenting land ownership in the UK. During the

buying process, your solicitor will need to register the purchase with Land Registry.

Leasehold

This is a type of ownership where the home is purchased, but not the land that it's built on. This often involves payment of an annual ground rent. A leasehold is typically offered for between 125 and 999 years.

Service Charge

This is an annual fee paid to go towards the upkeep of the development, facilities and amenities. Before completion, we'll provide an estimate of the service charge based on GBP per square foot.

Mortgage Offer

This is a formal offer made by a bank or building society, to lend an approved sum of money for your purchase.

Serving Notice

When a home is nearly ready, we'll serve notice of its completion to give time to finalise fund arrangements and prepare. After serving notice, there'll be up to ten working days before completion.

Key handover

This is when the home formally becomes yours — we'll handover your keys and you'll be able to move your things in.

Predicted Energy Assessment (PEA)

This is an assessment designed for new-build homes, which checks that the home meets the target energy rating set by Building Regulations. Building inspectors carry out this assessment before completion, ensuring that the home has met all requirements before you move in. You can find full information about the home's energy performance in the Energy Performance Certificate.

Searches

You can conduct searches in your local council records for any existing planning applications or restrictions on your home. Your solicitor will be able to help you with this.

Stamp Duty Land Tax

Stamp Duty is a tax placed on residential homes in England and Northern Ireland at the point of purchase. The amount due is determined by the price of the home — you can estimate the final Stamp Duty figure by visiting: www.gov.uk/stamp-dutyland-tax/residentialproperty-rates

Survey

This is a formal inspection of your home, carried out by a qualified surveyor. There are three types of survey: a valuation report, for mortgage calculation; a homebuyer report, for commenting on the general condition of the home; and a full structural survey, which examines the structural detail.

The Consumer Code For Home Builders

This is a code developed by the homebuilding industry to make sure the home buying process is as fair and transparent as possible. The Code ensures that buyers are treated fairly, know what to expect, and are aware of all of their rights throughout the process. It also ensures buyers have access to a fast and low-cost dispute resolution scheme, should they want to make any formal completes. You can find out more at: www.consumercode.co.uk

Title Deeds

These are simply legal documents that prove who owns the property, and what the terms of the ownership are.

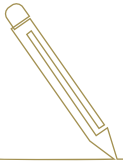
Transfer Of Title

This is a document that transfers the ownership of a property from the seller to the buyer.



ST GEORGE

Your *notes*

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins or other markings on the paper.

DESIGNED FOR LIFE

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.

Choice and diversity

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast - we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

Quality first to last

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

Green living

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

Commitment to the future

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

Customers drive all our decisions

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need - well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions. And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable way.



Proud members of
the Berkeley Group

Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St Joseph
Designed for life

St William
Designed for life

TRANSFORMING TOMORROW

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information
on how we are **TRANSFORMING TOMORROW**

OUR VISION
2030
TRANSFORMING TOMORROW

Sustainability

THIS IS HOW WE ARE ENSURING SUSTAINABILITY AT ST GEORGE

People, planet, prosperity

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at our St George developments

Nature and biodiversity

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, even in the heart of the city. They are all part of our commitment to net biodiversity gain on our developments. Within and around St George developments, we have created natural habitats that encourage wildlife to flourish. We are working with several wildlife trust, ecologists and landscape architects to engage residents in the natural landscapes that we have created.

Waste and recycling

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

Water efficiency

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

Energy efficiency

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with mechanical ventilation units with heat recovery (MVHR). All lighting is low energy and kitchen appliances are [A++/A+/A] rated.

Noise reduction

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

Clean air

It is hard to avoid polluted air, particularly in our cities. Throughout our developments we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we [may] provide mechanical ventilation to filter the internal air.

Sustainable transport

We also provide cycle paths, secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

Stewardship

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with agents and residents to ensure the development remains in pristine condition.

Future-proof design

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.



ST GEORGE

Your journey
with us

