

# AN INTRODUCTION TO BERKELEY GROUP



OUR VISION  
**2030**  
TRANSFORMING TOMORROW



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# A PURPOSE DRIVEN BUSINESS

At Berkeley Group we build homes and neighbourhoods across London, Birmingham and the south of England.

## OUR PURPOSE

Our passion and purpose is to build quality **homes**, strengthen **communities** and make a positive difference to **people's** lives.

## OUR MODEL

We take a highly collaborative and long-term approach, working in partnership to create high quality homes and places where people enjoy a great quality of life.

## OUR FOCUS

We fulfil our purpose through **brownfield regeneration**, focusing on complex large-scale sites with the greatest potential for positive change.

## OUR VISION

Our vision is to be a world-class business, trusted to transform the most challenging sites into exceptional places and to maximise our positive impact on society, the economy and the natural world.





# A FEW FACTS

## FOUNDED 1976

a proud 50-  
year history



## HOMES FOR ALL

delivering close to  
**4,000** private and  
affordable homes  
per year



## QUALITY FOCUSSED

carefully crafted  
homes, built with  
great care and  
attention to detail

## 32 LONG-TERM REGENERATION SITES

unlocking the UK's  
most challenging  
urban sites

## 92% BROWNFIELD DELIVERY

delivering good  
green homes  
where they are  
needed most

## 10% OF LONDON HOMES

building one in  
ten of London's  
new private and  
affordable homes



## NATURE POSITIVE

regreening towns  
and cities with  
over **1,000** acres of  
natural habitats

## CLIMATE LEADERS

low carbon homes  
in sustainable urban  
locations

## 299 APPRENTICESHIPS

on average we  
supported **299**  
apprentices each month  
throughout 2024-2025

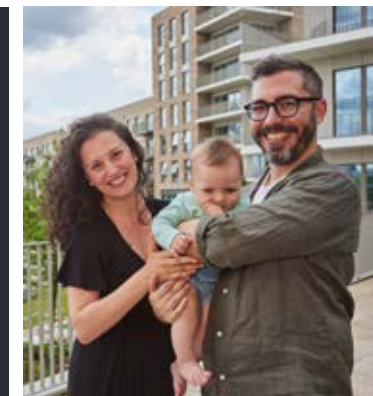


## ENGAGED COMMUNITIES

we engaged **43,000**  
people last year  
through local activities  
and consultation

## HAPPY CUSTOMERS

industry leading  
customer  
satisfaction scores



## COMMUNITY INVESTMENT

delivering over **500**  
on-site community  
amenities including  
schools, shops and  
playspaces



# BROWNFIELD FOCUS

Berkeley is the only major UK homebuilder delivering brownfield regeneration at scale.

We believe that reviving underused urban land is the most sustainable form of development and a powerful force for good.

—“  
OUR BROWNFIELD-FIRST APPROACH WILL NOT ONLY RAMP UP HOUSEBUILDING, BUT ALSO CREATE MORE JOBS, DELIVER MUCH NEEDED INFRASTRUCTURE, AND BOOST ECONOMIC GROWTH ACROSS THE COUNTRY.  
SIR KEIR STARMER | PRIME MINISTER

OVAL VILLAGE

## WHY BROWNFIELD REGENERATION MATTERS



### HEART OF THE HOUSING CRISIS

Housing shortages are worst in our towns and cities. This is where new homes are needed most.



### DRIVING ECONOMIC GROWTH

Urban renewal makes better use of existing infrastructure and drives the growth and productivity our country needs.



### REGREENING TOWN AND CITIES

Transforming urban eyesores into green and beautiful places where people connect with nature.



### STRENGTHENING COMMUNITIES

Regeneration brings new opportunities to urban neighbourhoods, raising quality of life for all.



### JOBS, SKILLS AND SOCIAL MOBILITY

Creating a lasting source of jobs and training, and making sure local communities are first to benefit.



# MAKING PLACES

The homes and neighbourhoods we live in have a profound effect on our health, happiness and quality of life. Our aim on every site is to create a place where people feel safe, welcome and part of a strong community.



## COMMUNITIES FRAMEWORK

Every place is different and there is no set formula for creating a successful community. Instead, we use a framework of engagement, design and placemaking principles that help us understand the local context and create somewhere of lasting character and social value.



## COMMUNITY ENGAGEMENT

Community engagement is the vital first step towards creating a successful place. We take time to listen carefully to the community around our sites, working hard to reach and engage a diverse range of people.



## INDIVIDUAL DESIGN

No two Berkeley sites are the same. Every place we create is individually designed to reflect local priorities and unlock its full potential, drawing on our own expertise, and that of our architecture and landscape design partners.







WOODBERRY DOWN, HACKNEY

## MAKING PLACES continued



### CONNECTING COMMUNITIES

We use Community Plans to help people mix, meet and get involved in community life. Investing in the social fabric helps to create more resilient, happy and well-run places where people feel connected and in control.



### AMENITIES THAT MATTER

We create the infrastructure and amenities that a strong community needs, including shops, doctors surgeries, schools, community centres, pubs, playgrounds and much more.



### OPEN AND CONNECTED

We transform long derelict or fenced off sites into pedestrian-friendly places which reconnect local neighbourhoods and encourage healthy active travel.



### NATURE AND LANDSCAPE

We turn grey and neglected sites into green and welcoming landscapes where people experience all the benefits of nature.



Grand Union Community Centre



# SUSTAINABLE LIVING

We strive to create truly sustainable homes and places that meet the big environmental challenges of today, and tomorrow. This is why we focus on brownfield sites and lead our industry in tackling issues like biodiversity loss and embodied carbon.

## CLIMATE ACTION

In 2007 we became the first major homebuilder to adopt a climate change policy and have set independently verified science-based targets (SBTs) to reduce our emissions. Our approach covers three key areas:

- 1. Low carbon homes** – we combine high performing building fabric, energy-efficient heat pump technologies and solar panels to deliver low carbon homes which meet the challenges of climate change.
- 2. Tackling embodied carbon** – we measure the embodied carbon within our building materials, using these insights to design and procure lower carbon buildings in partnership with our supply chain.
- 3. Low carbon operations** – we run energy-efficient construction sites, use 100% renewable electricity and are transitioning to low carbon biodiesel.

[berkeleygroup.co.uk/climateaction](https://berkeleygroup.co.uk/climateaction)



GREEN PARK VILLAGE, READING

## NATURE POSITIVE

We are big supporters of biodiversity net gain and have done this voluntarily on every new site since 2017. This means our neighbourhoods are woven through with varied natural networks, transforming grey and neglected landscapes with public parks, wetlands, streams, trees and other important habitats where wildlife can thrive.

Our experience tells us that wilder natural landscapes are more intriguing and beautiful. They are hugely popular with local people and offer communities a chance to reconnect with the natural world, in turn improving health and wellbeing.

[berkeleygroup.co.uk/nature](https://berkeleygroup.co.uk/nature)



# JOBS, SKILLS AND SOCIAL MOBILITY

We believe that regeneration and housing projects should drive social mobility and bring new opportunities to the communities around them.

Making this happen at a local level takes real focus and expertise. So our teams include dedicated Employment & Skills Managers who work closely with councils, colleges and training providers to design effective training programmes that address local challenges and get people into lasting work.



TwelveTrees Park, Newham

## TRAINING AND APPRENTICESHIPS

We offer a range of high-quality training pathways to attract a diverse range of people into our industry, including structured apprenticeships, graduate programmes and training academies.

As Gold Members of The 5% Club we are committed to a minimum of 5% of our workforce being “earn and learn” positions, including apprentices, graduates and sponsored students. We achieved 8.7% in 2025.

Alongside our training commitments we engage with local schools and colleges to showcase the range of rewarding roles available across our sites and to attract the next generation of built environment professionals.



## SOCIAL IMPACT

Through the Berkeley Foundation we fund and support long-term social impact programmes that make a huge difference to the most disadvantaged people within our communities.

The Foundation is a big part of life at Berkeley, and we're proud that most of our staff contribute their time, skills and money to support our partner charities. This brings us closer to local communities, and channels our skills, energy and resources towards those who need them most.



**1,440 apprenticeships** supported over the last five years



**280 career events** held last year with schools, colleges and universities



**15,000** people reached through careers and skills engagement



**8.7%** of our workforce were trainees last year





CHELSEA CREEK, HAMMERSMITH & FULHAM

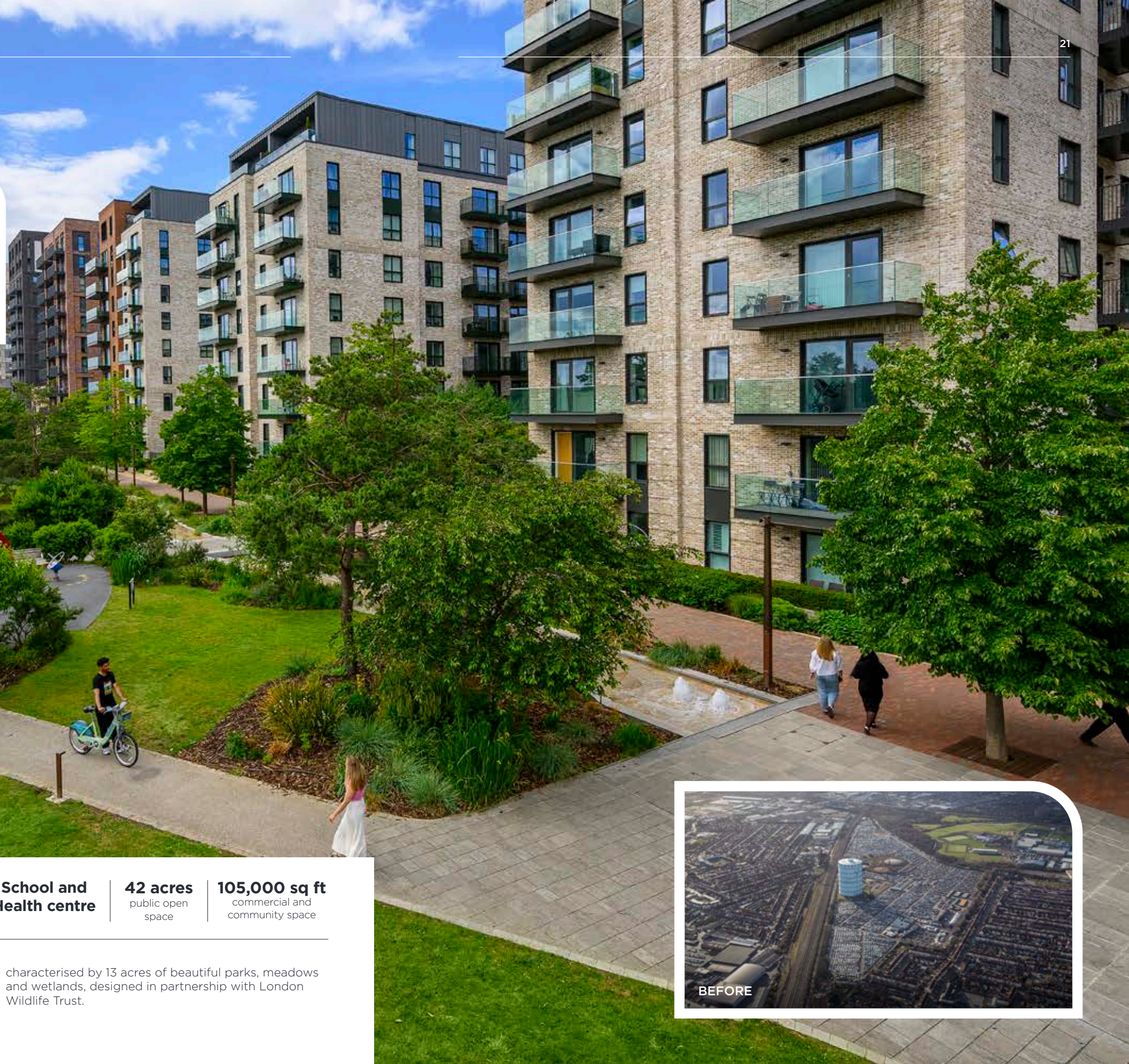
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# THE GREEN QUARTER

## EALING



**88 acres**  
total site size

**Resolution to Grant 8,000**  
private and affordable homes

**School and Health centre**

**42 acres**  
public open space

**105,000 sq ft**  
commercial and community space

In one of the country's most ambitious regeneration projects, the 88-acre former Southall Gasworks is being transformed into a nature-rich neighbourhood,

characterised by 13 acres of beautiful parks, meadows and wetlands, designed in partnership with London Wildlife Trust.





# OVAL VILLAGE

## LAMBETH

COMPUTER  
GENERATED IMAGE

**8 acres**

total site size

**1,360**

private and  
affordable homes

**1,000**

end-use  
jobs

**2.5 acres**

public open space

**170,000 sq ft**

commercial and  
community space

This former gasworks and neighbouring supermarket site is being knitted back into the surrounding community with a network of car-free streets, public squares and biodiverse landscaping.

A key feature of the new Oval Village will be the restored No. 1 Gasholder, a symbol of pioneering Victorian engineering and a valued local landmark dating back to 1892.





# HORLICKS QUARTER

SLOUGH

**12 acres**  
total site size

**1,300**  
private and  
affordable homes

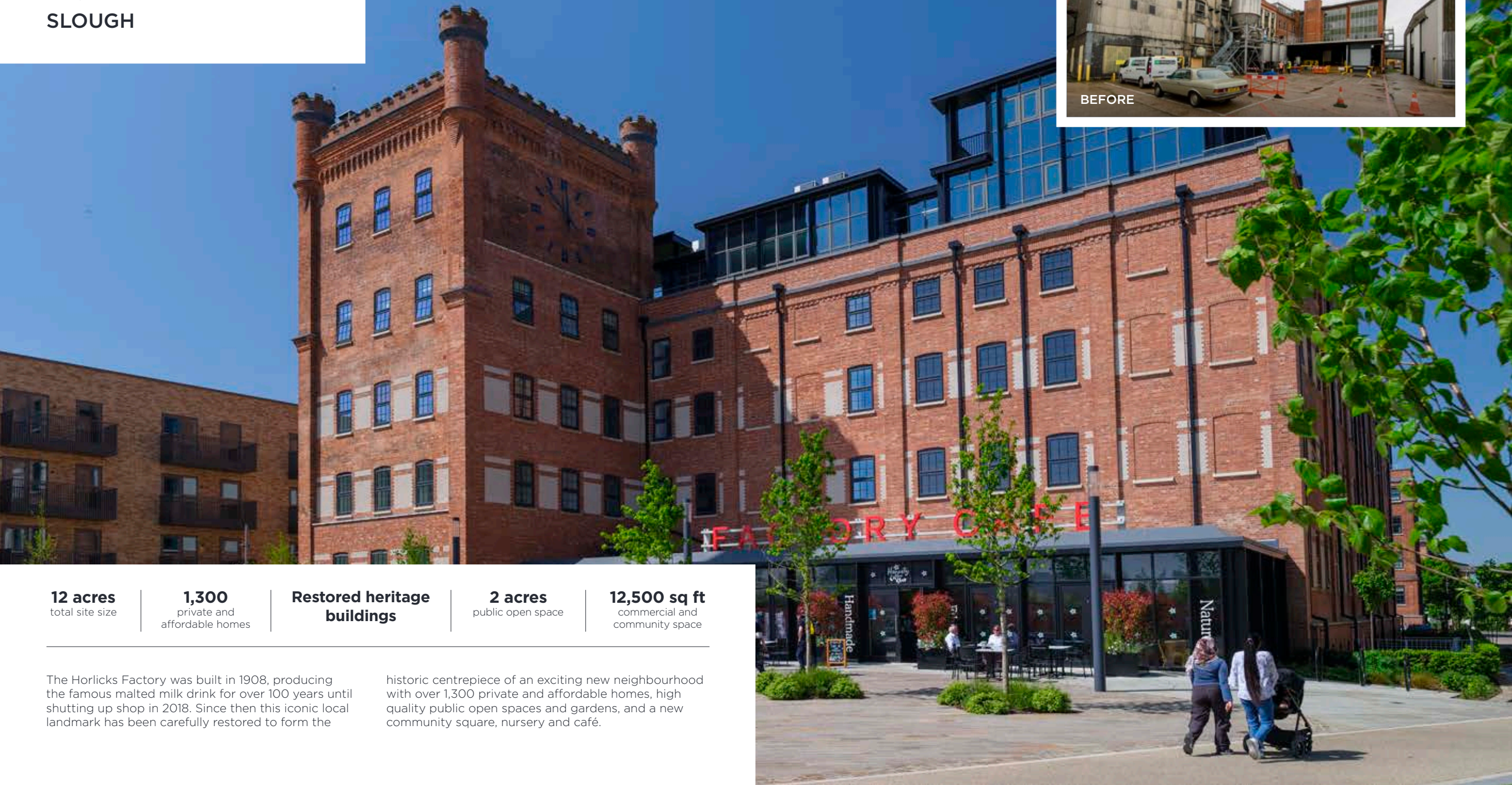
**Restored heritage  
buildings**

**2 acres**  
public open space

**12,500 sq ft**  
commercial and  
community space

The Horlicks Factory was built in 1908, producing the famous malted milk drink for over 100 years until shutting up shop in 2018. Since then this iconic local landmark has been carefully restored to form the

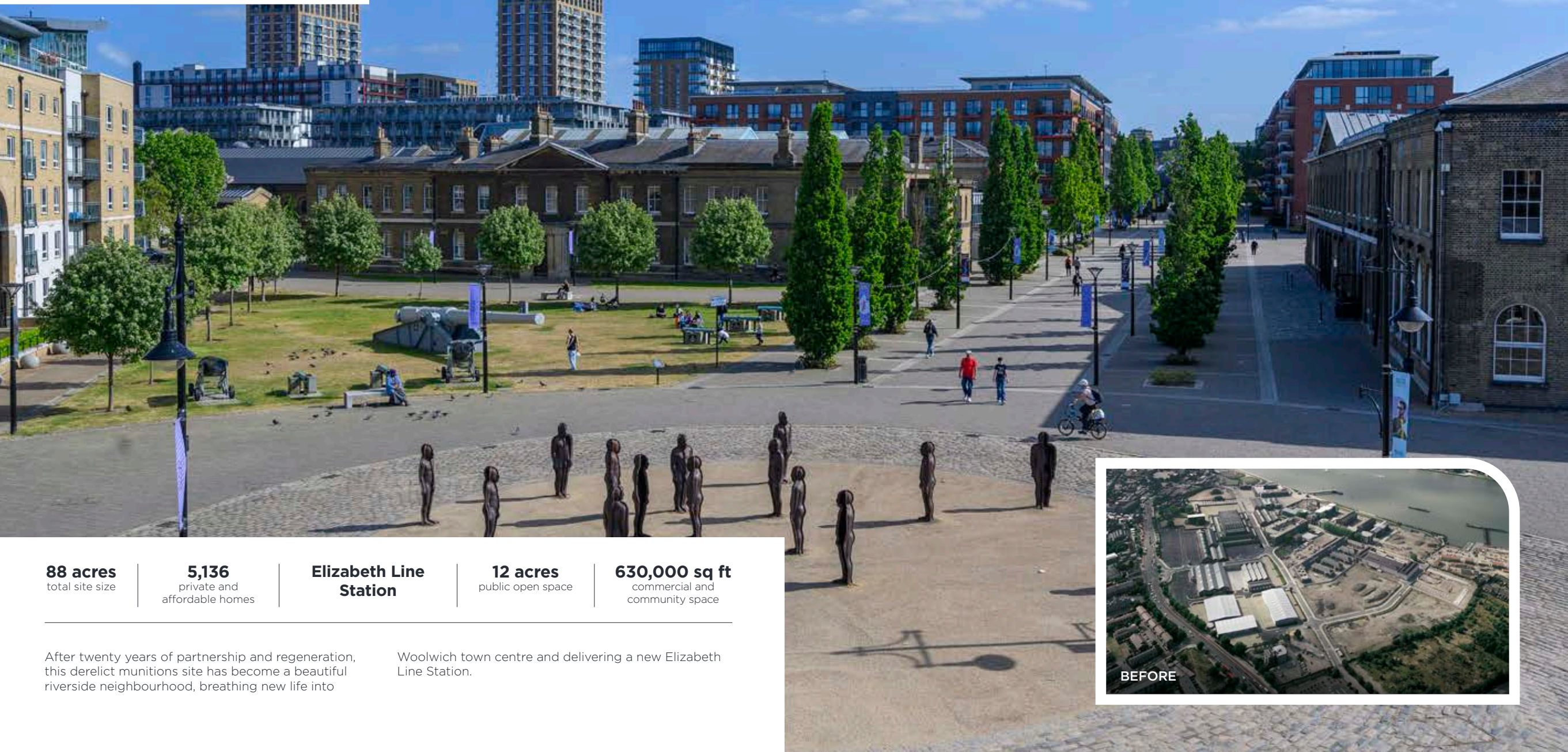
historic centrepiece of an exciting new neighbourhood with over 1,300 private and affordable homes, high quality public open spaces and gardens, and a new community square, nursery and café.





# ROYAL ARSENAL

## WOOLWICH



**88 acres**  
total site size

**5,136**  
private and  
affordable homes

**Elizabeth Line  
Station**

**12 acres**  
public open space

**630,000 sq ft**  
commercial and  
community space

After twenty years of partnership and regeneration, this derelict munitions site has become a beautiful riverside neighbourhood, breathing new life into

Woolwich town centre and delivering a new Elizabeth Line Station.



**BEFORE**



# GRAND UNION

## BRENT

**22 acres**  
total site size

**3,350**  
private and  
affordable homes

**5,000 sq ft**  
community centre

**10 acres**  
public open space

**185,000 sq ft**  
commercial /  
community space

This long derelict industrial estate is making way for a welcoming new part of Alpertown, centred around a beautiful canal-side piazza and landscaped open space.

This project has delivered an innovative 135,000 sq ft multi-storey light industrial building.





# KIDBROOKE VILLAGE

## GREENWICH

**142 acres**  
total site size

**5,400**  
private and  
affordable homes

**Train  
station**

**86 acres**  
public open space

**90,000 sq ft**  
commercial /  
community space

At Kidbrooke Village we are replacing the post-war Ferrier Estate with a sustainable and popular mixed-use neighbourhood, working in partnership with the

Royal Borough of Greenwich, the Greater London Authority, leading housing associations and London Wildlife Trust.



BEFORE



# BROMLEY BY BOW

NEWHAM

COMPUTER  
GENERATED IMAGE

**23 acres**  
total site size

**2,100**  
private and  
affordable homes

**7**  
restored  
Gasholders

**16 acres**  
public  
open space

**64,500 sq ft**  
commercial /  
community space

This long derelict gasworks is being brought back to life, with all seven Grade II Listed gasholders being carefully restored and opened up to public view.

The design solutions for this highly complex brownfield site were developed in close collaboration with architect RSHP, Historic England and the London Borough of Newham.





# TWELVETREES PARK

NEWHAM

COMPUTER  
GENERATED IMAGE

**26 acres**  
total site size

**4,700**  
private and  
affordable homes

**3**  
new bridges

**12 acres**  
public open space

**210,000 sq ft**  
commercial /  
community space

A derelict Parcellforce depot is being transformed into a sustainable and welcoming part of Newham, including a new secondary school, commercial space,

12-acres of parkland and connections to neighbouring West Ham Station.





# WHITE CITY LIVING

HAMMERSMITH & FULHAM

MARKETING SUITE

**11 acres**  
total site size

**2,500**  
private and  
affordable homes

**Bridges over  
Central Line**

**5 acres**  
public open space

**10,000 sq ft**  
commercial and  
community space

A former M&S warehouse and office block are now making way for over 2,500 new homes across a range of tenures, active commercial space and amenities, set

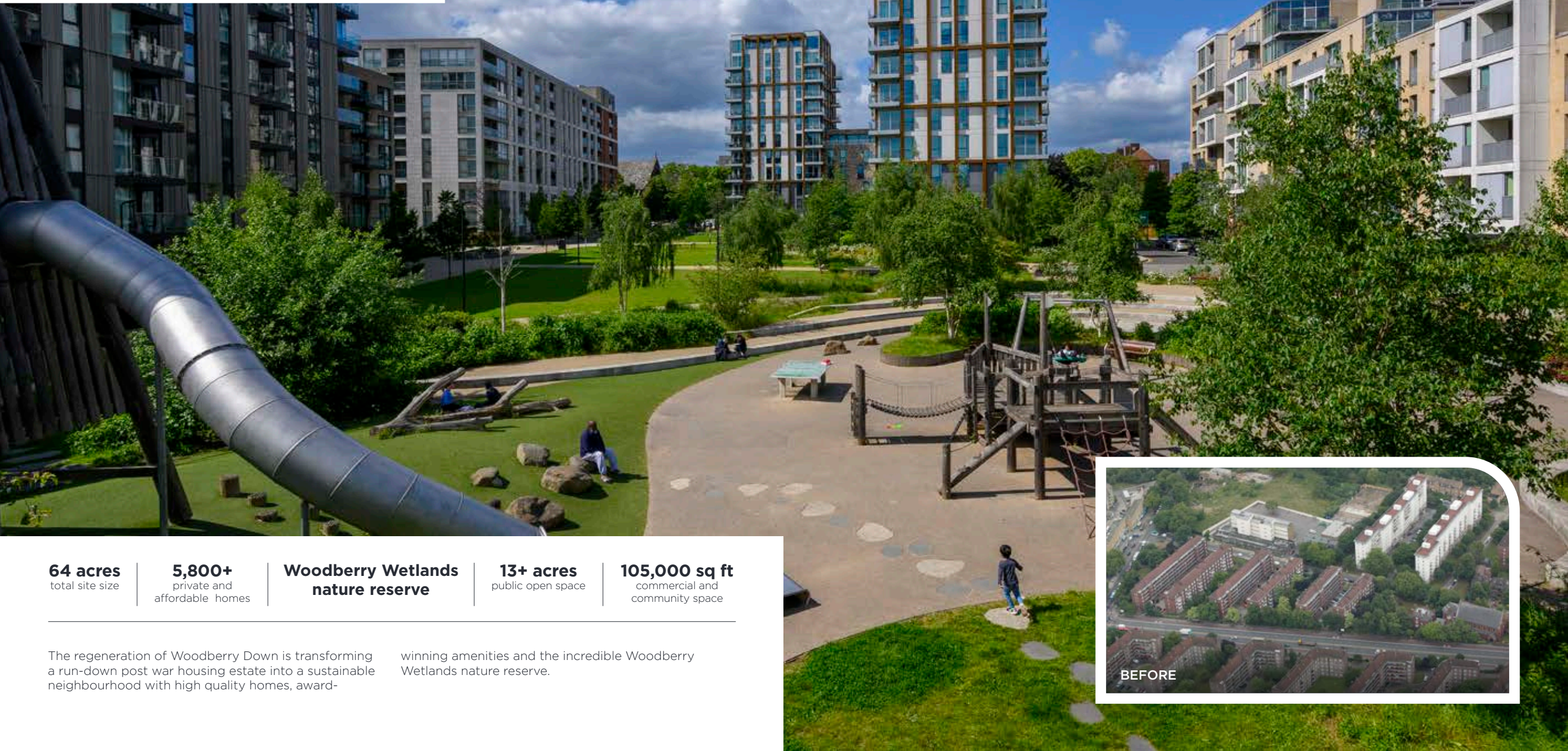
within an open network of biodiverse parkland, public squares and waterways.





# WOODBERRY DOWN

HACKNEY



**64 acres**  
total site size

**5,800+**  
private and  
affordable homes

**Woodberry Wetlands  
nature reserve**

**13+ acres**  
public open space

**105,000 sq ft**  
commercial and  
community space

The regeneration of Woodberry Down is transforming a run-down post war housing estate into a sustainable neighbourhood with high quality homes, award-

winning amenities and the incredible Woodberry Wetlands nature reserve.





# GLASSWATER LOCKS

BIRMINGHAM

COMPUTER  
GENERATED IMAGE

**3.1 acres**  
total site size

**762**  
homes

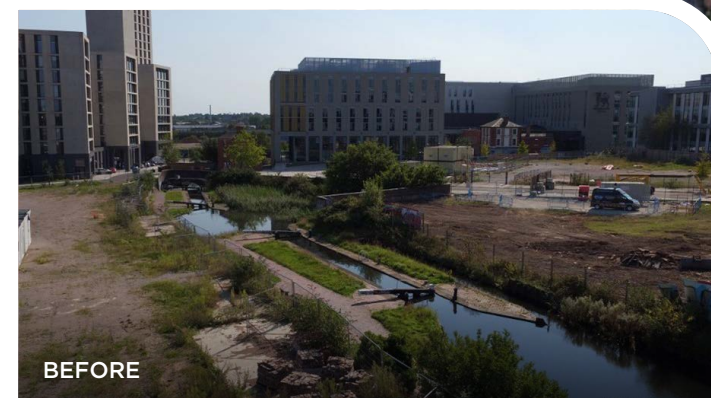
**Restored canal  
towpath**

**0.5 acres**  
of public open  
space

**20,000 sq ft**  
commercial /  
community space

At Glasswater Locks, St Joseph is transforming a derelict industrial site on the Digbeth Branch Canal into a distinctive waterside neighbourhood, offering a

mix of homes, amenities, shops and high-quality public space.





# REGENT'S VIEW

TOWER HAMLETS

COMPUTER  
GENERATED IMAGE

**4.5 acres**  
total site size

**555**  
private and  
affordable homes

**World Architecture  
Award Winner**

**1.75 acres**  
public open space

**45,000 sq ft**  
commercial and  
community space

The Regent's View masterplan, designed in partnership with world-renowned architects RHSP, will see two Victorian gasholders carefully restored and open up a

stretch of Regents Canal that has been closed off for more than 150 years.





