

AN INTRODUCTION TO BERKELEY GROUP

CONTENTS

Our purpose.....	4
A few facts.....	6
Brownfield focus	8
Making places.....	10
Environmental leadership	14
Jobs, skills and social mobility.....	16
Regeneration case studies.....	18

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 FOCUS

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

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 BRANDS

We operate under six market leading brands, led by entrepreneurial teams who know their local communities and share the Berkeley values and culture.



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



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



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

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.

BERKELEY APPRENTICES AT ROYAL ARSENAL, GREENWICH



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



REGENERATION CASE STUDIES

The Green Quarter	20
Oval Village	22
Horlicks Quarter	24
Royal Arsenal	26
Grand Union	28
Kidbrooke Village	30
Bromley by Bow	32
TwelveTrees Park	34
White City Living	36
Woodberry Down	38
Glasswater Locks	40
Regent's View	42

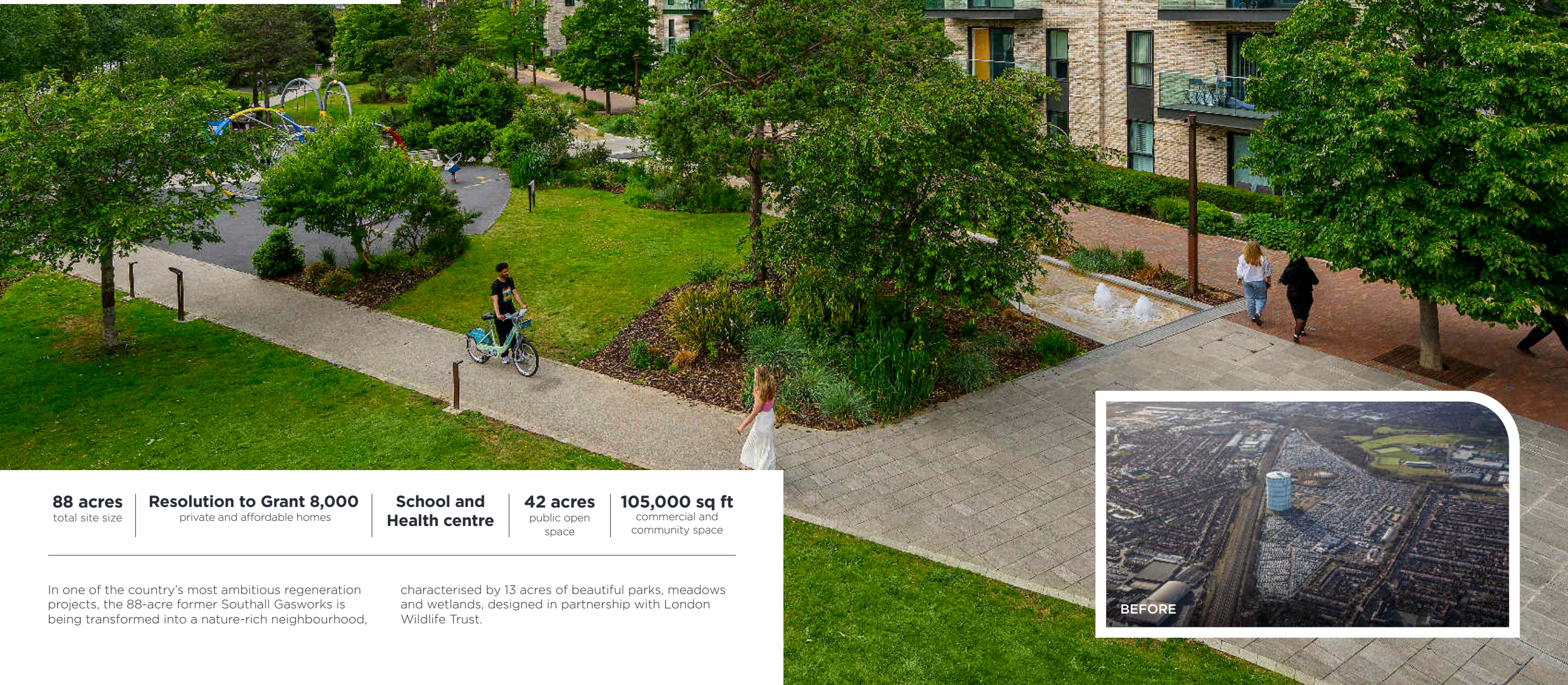
THE GREEN QUARTER

EALING

A development by

St George

Designed for life



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

A development by

Berkeley

Designed for life

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

A development by
Berkeley
Designed for life



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.

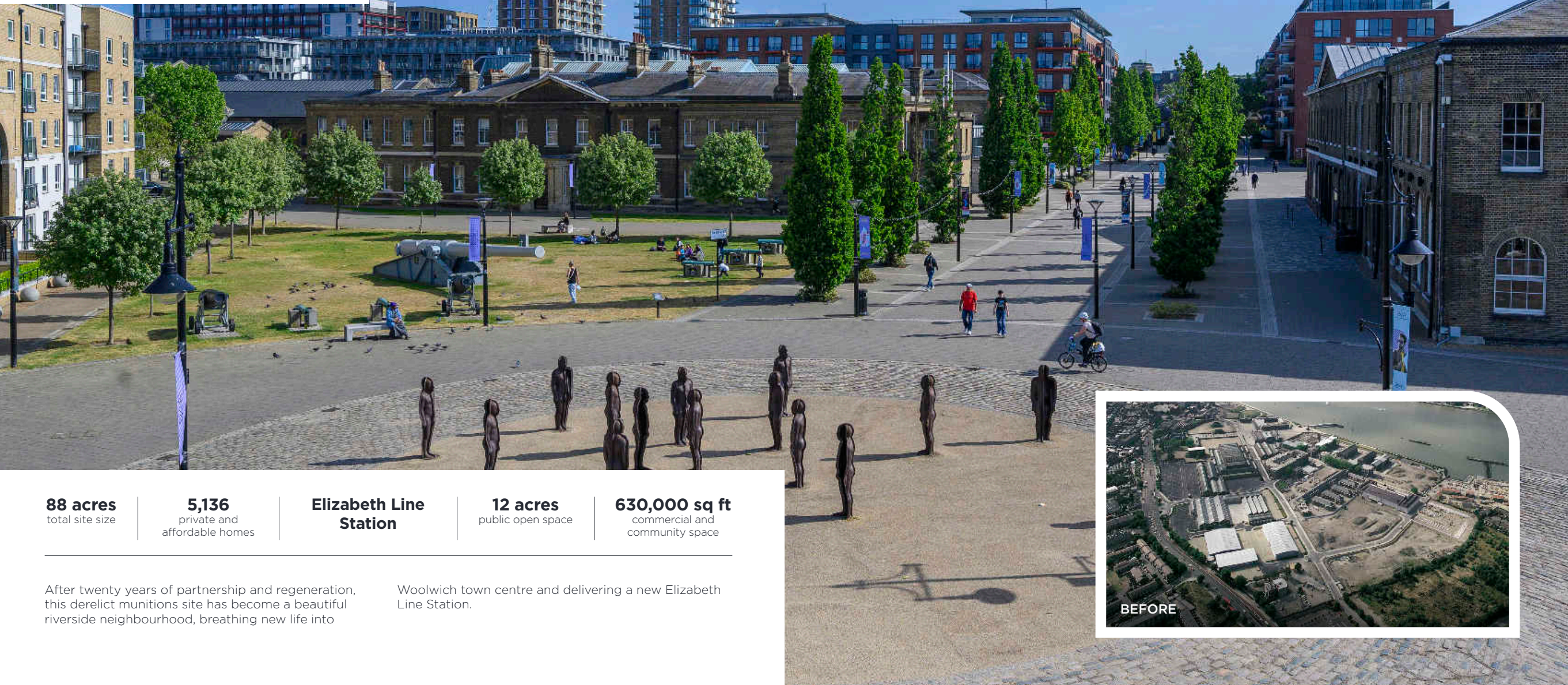


ROYAL ARSENAL

WOOLWICH

A development by

Berkeley
Designed for life



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.



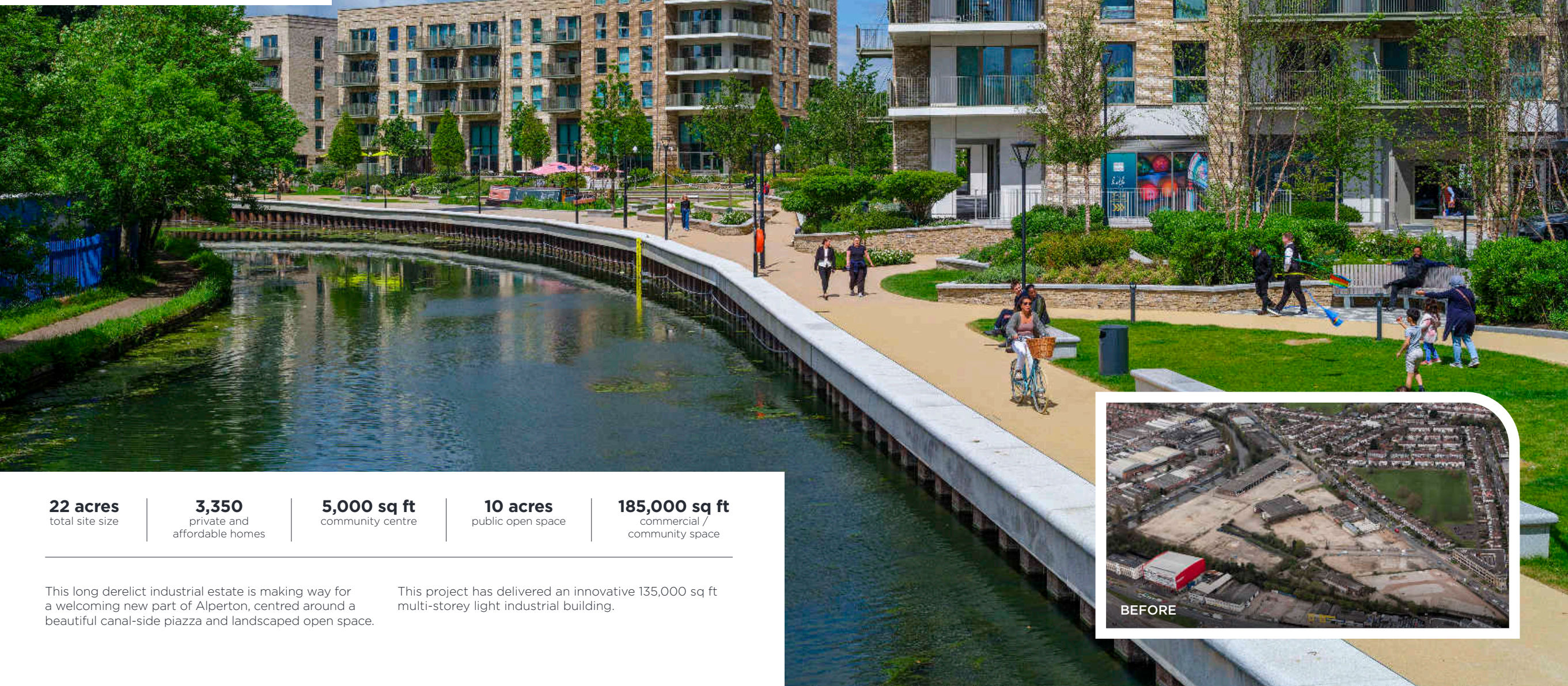
GRAND UNION

BRENT

A development by

St George

Designed for life



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

A development by

Berkeley
Designed for life

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

A development by

St William
Designed for life

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

A development by

Berkeley
Designed for life

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

A development by

St James

Designed for life



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.



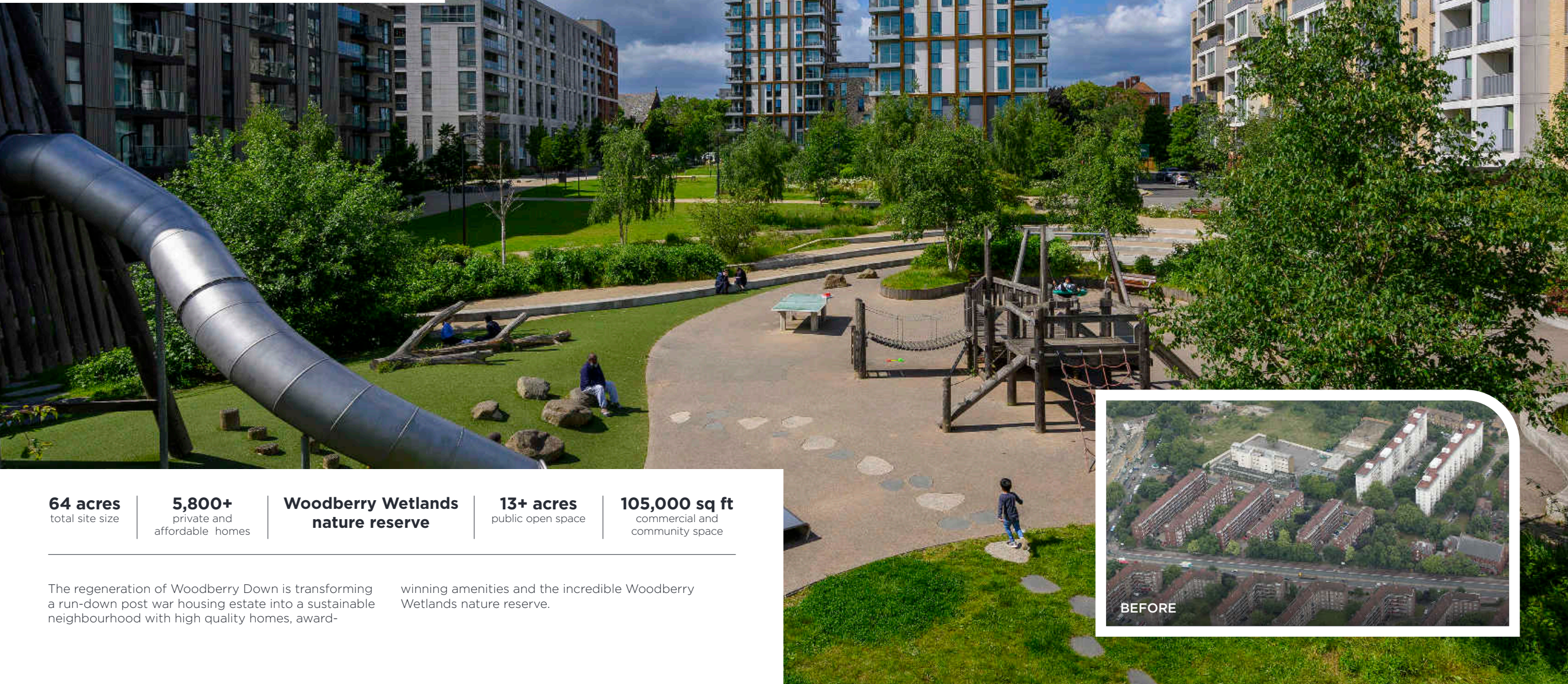
BEFORE

WOODBERRY DOWN

HACKNEY

A development by

Berkeley
Designed for life



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.



BEFORE

GLASSWATER LOCKS

BIRMINGHAM

A development by

St Joseph

Designed for life

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.

BEFORE

REGENT'S VIEW

TOWER HAMLETS

A development by

St William
Designed for life

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.





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