

TRANSFORMING LIVES AND COMMUNITIES

Our story,
our ambitions.



LATIMER
by Clarion Housing Group

Latimer DELIVERS MORE

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LATIMER
by Clarion Housing Group

INTRODUCING LATIMER

Latimer is part of Clarion Housing Group, whose history can be traced back to the early 1900s. Today, Clarion is a social landlord and the country’s largest housing association. We own 125,000 properties, homes for more than 350,000 people.

Latimer is Clarion’s development arm. It was created to ensure that Clarion has an organisation capable of building homes of all tenures, for multiple communities and locations, realising our mission to play a part in tackling Britain’s housing crisis.

With nearly 300 employees, Latimer is a growing and ambitious development company, specialising in the development, project management and delivery of complex projects. We are committed to investing billions of pounds in new housing over the next decade, building at scale and creating vibrant new places to live. Surplus

made by Latimer goes back into Clarion, giving the Group even more opportunities to build homes and create communities.

Along with these ambitions, we remain mindful of the ideals of Clarion. Social purpose is at the heart of Clarion, as is a passion for maximising the opportunities available to everyone who lives in a Clarion home and community. This is supported by Clarion Futures, the charitable foundation of Clarion Housing Group, with a mission to provide people with the tools and support they need to transform their lives and communities for the better.





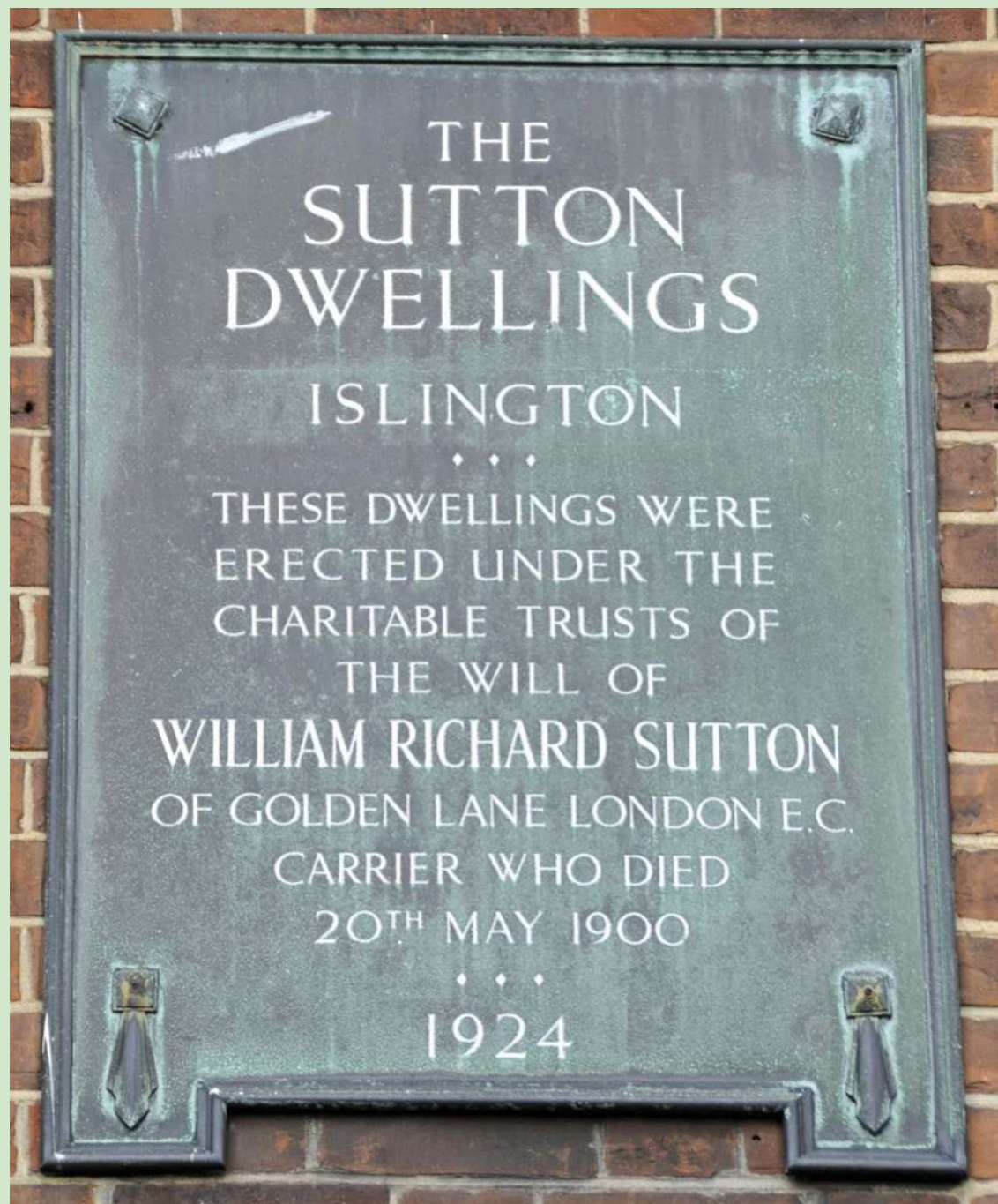
TRANSFORMING LIVES AND COMMUNITIES
Richmond College, Twickenham

TRANSFORMING LIVES AND COMMUNITIES

100% of new homes to be
NET ZERO CARBON COMPATIBLE
by 2025.

OVER 20,000 NEW HOMES
in our development pipeline.*

Within the next **FIVE YEARS**,
Latimer is committed to delivering
25% OF ALL NEW AFFORDABLE RENT HOMES
via modern methods of construction.



IT BEGAN WITH SUTTON DWELLINGS

Clarion's history has its roots in Victorian London and the entrepreneurship of William Richard Sutton, born in 1833, who made his money by establishing Britain's first parcel home delivery service.

Although not an active philanthropist during his lifetime, when he died in 1900, William Richard Sutton left his very considerable fortune – more than £200 million in today's value – to be used in trust to build low-rent housing for the poor.

The William Sutton Trust's earliest schemes were in London, but it later expanded operations to more than 30 other towns and cities. By the end of the 20th century, the Trust had built or bought 14,500 homes, and from the beginning, the ideals of community coherence were embedded in its housing schemes.

Latimer, as part of Clarion Housing Group, owes its existence and its social ethos to the William Sutton Trust and we celebrate its achievements in the annual William Sutton Prize, awarded for business ideas that make a positive difference to a community.

CLARION HOUSING GROUP IN FIGURES*

£1.02 billion
TOTAL LIQUIDITY

£1 billion
TURNOVER

£263 million
OPERATING SURPLUS

£605 million
INVESTMENT IN HOMES
(Current stock & new build)

2,032 homes
DELIVERED IN 2022/23

78% affordable
HOMES DELIVERED

£101 million
SURPLUS BEFORE TAX

3,673 staff
(50% WOMEN)

20,970 homes
IN OUR PIPELINE

£131 million
SOCIAL VALUE CREATED
(2021/22 figures)

Sherford, Plymouth



The interiors are HD Media City and Liberty Wharf.

More about LATIMER

Latimer is a new kind of housing developer with an ambition to deliver more for its communities, residents and partners.

We are **placemakers**, dedicated to making thriving and successful spaces that people want to live in.

Our vision is to **develop vibrant, mixed and well-designed communities**.

We are focused on being the **sector leader for innovation and sustainability**.



Development: **HIGH DEFINITION, MEDIA CITY**

OUR EXPERTISE



LAND

Accountable for the purchase of land, development sites and package deals to secure our pipeline for delivery of homes. For we undertake the due diligence, managing of risks, and interfacing with all functions to ensure that what we purchase meets the needs of the business and can be delivered effectively.



PARTNERSHIPS

Responsible for securing good quality affordable housing S106 (legal agreement) and package deals with housebuilders and developers, providing specialist affordable housing planning advice, GLA and Homes England relationship management, grant bidding, and programme management.



DEVELOPMENT MANAGEMENT

Development Management is responsible for designing and securing planning consent for new homes which are safe and sustainable whilst creating successful places and communities where people want to live.



PROJECT MANAGEMENT AND COMMERCIAL

Project Management and Commercial sits within the development directorate responsible for build costs, project-related procurement, build and associated contracts, risk and opportunity management, technical compliance, and project programming. All to drive delivery of good quality homes for our customers.



DELIVERY

We are responsible for all construction works up to the point of practical completion. This includes responsibilities for health and safety, program and cost control. We focus on quality throughout the build process, fulfilling all statutory requirements with a customer-centric focus on delivering zero-defect homes in accordance with the business plan.



MARKETING

Responsible for generating enquiries and building sales prospect databases. We have first contact with customers through communication channels such as our website, hoarding, brochures and marketing suites. Our role in the business is to create demand for our properties and places, providing a high-quality start to the customer journey.



SALES

Responsible for all private and shared ownership sales activity. Ensuring sales levels are achieved in line with target, our sales journey delivers excellent customer service and revenue is maximised to achieve the Group's business plan targets.



CUSTOMER EXPERIENCE

Ensuring high standards are in place at all touchpoints in the customer's journey when reserving and moving into their new home. We manage sales progressions, resales and staircasing; from reservation through to contract completion and also looking after all defect resolution within the liability period.



DESIGN, TECH AND INNOVATION

We drive our sustainable development, product development, digital design, and strategic procurement initiatives. We aim to increase the quality for the end users and get value for money for our maintenance teams. We liaise with external stakeholders to drive innovation and future-proof the business' assets.



SUSTAINABILITY

The Sustainability team leads the implementation of Latimer's sustainability strategy. This includes major initiatives on improving environmental performance, such as our journey to be zero carbon and public reporting which is crucial to our reputation with our funders and stakeholders.

WE RESPECT OUR PARTNERS

We can't do it alone. Every successful project is the result of effective collaboration with other organisations that share our vision of developing vibrant, mixed and well-designed communities.

- 1/

JOINT VENTURE PARTNERS
Excellent relationships with these partners have enabled us to deliver 7,500 homes on large strategic sites, sharing both risk and reward.
- 2/

CONTRACTOR PARTNERS
We work with the best-in-class contractor partners who embrace our ethos and win through our fully public sector-compliant procurement processes. Our preferred partners embrace all aspects of sustainability, social value, quality, and health and safety.

- 3/

HOUSEBUILDING PARTNERS
Sharing expertise with these highly respected housebuilders has facilitated the delivery of 5,000 homes, and helped them to deliver their affordable housing commitments through the Section 106 planning process.
- 4/

DESIGN PARTNERS
We work with exemplary architects such as engineers, as well as the best consultants in their field, whose quality reflects our aspirations and those of our residents.
- 5/

LOCAL AUTHORITY PARTNERS
We deliver schemes of all sizes to help local councils throughout the country to meet their housing needs.
- 6/

COMBINED AUTHORITY PARTNERS
We work closely with Strategic Authorities who shares ambitions of delivering the right type of housing and accelerating delivery. Together, we work to secure funding agreements to support delivery.
- 7/

HOMES ENGLAND
Perhaps the most important partnership is our strategic partnership with Homes England, through which Clarion has an allocation of £249M to deliver 4,770 new homes nationally, of which 690 will be in the north west. The programme is currently 50% rent and 50% shared ownership.

Joint venture partners

Housebuilding partners

Some of the renowned architects we work with



WHO WE WORK WITH

Successful partnerships that bring benefits for both parties are key to the way we do business.

COUNTRYSIDE PARTNERSHIPS

With more than 60 years' experience designing places people love and helping to build successful communities across the UK, including some of the country's most complex regeneration and master plan sites.

Countryside Partnerships are committed to high-quality design, construction, and management, creating a positive legacy for future generations. Working in partnership with housing associations, public bodies, landowners and institutional private rental operators, we deliver multiple tenures including affordable homes, build to rent homes, and homes for private sale.

"The joint venture at Sherford is proving a great success with Latimer, with both business aligned on delivering placemaking and more homes for local people. The Sherford development is progressing extremely well and presents an excellent opportunity for the joint venture to increase the number of homes we are building each year. The next 3-5 years at Sherford will be transformational in terms of placemaking."

– **Peter Sadler, Managing Director**
Countryside Partnerships

LEEDS CITY COUNCIL

In the great northern city of Leeds, we are partnering with the council in the regeneration of a 13-acre site on Kirkstall Road (see page 31). This brownfield land has the advantages of a River Aire frontage and proximity to city-centre shops, businesses, and places for education. Permission was sought for more than 1,500 homes, with around 35% of these being affordable accommodation.

"We have been working collaboratively with Clarion to bring forward the delivery of much-needed affordable housing, including shared ownership, in the heart of Leeds. This project will support the regeneration of the Kirkstall Road area by helping to deliver an inclusive, sustainable community, with creative and leisure facilities. It will also provide employment opportunities for local people and the wider area. In addition, the public realm alongside the river enables the scheme to prioritise pedestrian and sustainable travel in close proximity to the city centre. We welcome the opportunity to build our partnership with Clarion Housing Group and to positively impact the lives of Leeds residents through projects like this, building on the theme of inclusive growth in a compassionate city."

– **Martin Farrington**
Director of City Developments,
Leeds City Council

MERSEA HOMES

Working in partnership with Mersea Homes to deliver a 21st century garden community on the Colchester/Tendring border. In the role of master developer, Latimer will bring forward up to 9,000 new homes with all supporting amenities, jobs and infrastructure to create a sustainable new place over the coming decades (see page 39). Mersea Homes is a three-generation family development business established in 1947. This Essex-based housebuilder shares many of our values relating to quality and customer service, as well as a desire to build flourishing communities in desirable locations.

"I'm really pleased to confirm Latimer as Mersea Homes' development partner for the garden community. This is the beginning of an exciting and important journey as we work together with local communities, plus Colchester, Tendring and Essex Councils to deliver a high-quality place for people to live and thrive in. Mersea Homes has been building homes locally for over 70 years and I have always been a huge advocate of the local area, having lived here all my life. This is a wonderful opportunity."

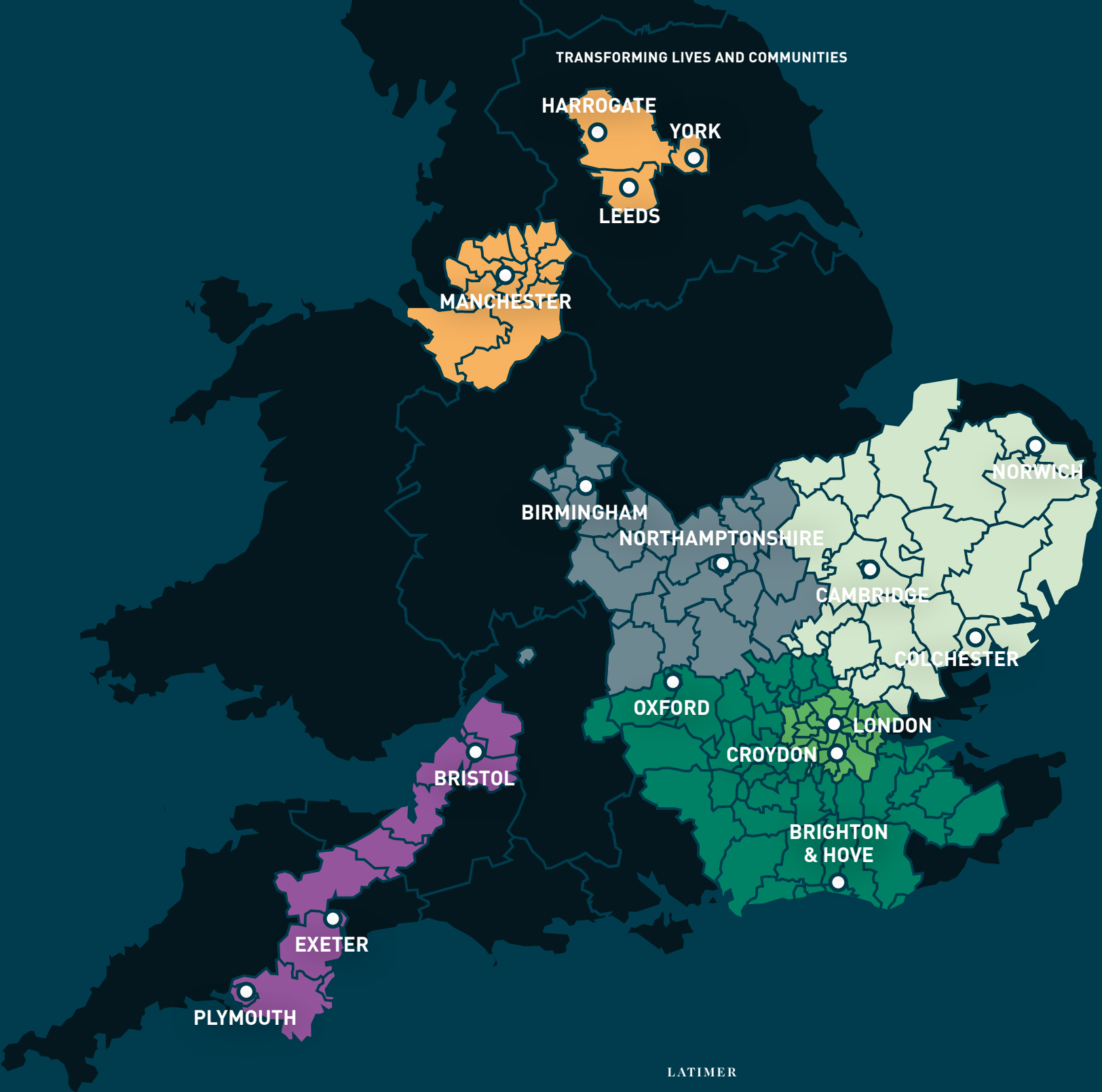
– **Stuart Cock**
Managing Director and grandson
of Mersea Homes' founder

WHERE WE WORK

Latimer operates across England, with a specific focus on the growing areas of London, the South East, East of England, the North West, West Midlands, Yorkshire and the M62 corridor. In each region, we have teams in place who have deep knowledge of their area and communities.

OUR REGIONS:

- ▶ London
- ▶ South
- ▶ South West
- ▶ Central
- ▶ East
- ▶ Northern





Latimer
**CREATES NEW
FUTURES**

Development: COCOA WORKS, YORK



Mixed-use regeneration for MERTON

In 2015, following an independent survey of housing conditions, Clarion and the London Borough of Merton took the decision to regenerate the three estates of High Path, Eastfields and Ravensbury to create an improved environment for those communities.

From this came the Merton Regeneration Programme, a multi-phase project across these three estates.

To solve the overcrowding experienced by the residents, we are delivering to current space standards and to market-leading levels of sustainability. We are also strongly committed to providing enhanced public realm to the heart of these regenerated communities.

All of the old social and affordable rented homes are to be replaced, and around 1,000 existing households rehoused.

As a key part of the design and phasing strategy, and as the scale of the development introduces

new residents and families into the community, we are striving to maintain the existing community hubs and the uses made of them by residents.

This major regeneration aims to provide more than homes for its community. A range of different improvements is being made to each estate, encompassing new parks, retail and community space, infrastructure, landscaping, innovative energy systems and storm water management.

The development will also provide more than 700 construction jobs per year, along with training and apprenticeship opportunities.

3,282
NEW HOMES

7,000m²
COMMUNITY AND
COMMERCIAL SPACE
INTRODUCED

700+
JOBS CREATED EACH YEAR



Homes for a new garden city in **EBBSFLEET**

We have a joint venture partnership with Countryside Properties at Ebbsfleet Garden City, delivering homes at Ashmere. It is one of the largest projects of this type we have undertaken.

Ebbsfleet in north Kent is the government’s flagship Garden City, an ambitious masterplan due to complete in the 2030s. At the Ashmere site, Latimer and Countryside Properties are delivering 2,600 homes for shared ownership and affordable rent.

This adds to the existing 421 completed and inhabited homes we have built in Ebbsfleet Garden City, located in the Castle Hill mixed-tenure development, all of which are affordable rent or shared ownership.

The broader aspirations of Ebbsfleet are a good fit with Latimer’s own, and it is a scheme we are proud to be part of. The former quarries are to become an entirely new community with amenities to benefit everyone.

While building the early phase of the development, we are providing initial facilities for the first residents to create a sense of place and to shape the new community.

The facts are impressive: 15,000 new homes, 30,000 jobs, new schools, community facilities, shops, and 50 new parks all created, as well as high-speed rail connections from Ebbsfleet International.

Ashmere will promote sustainable transport, as well as create apprenticeship and employment opportunities for the local community.

The scheme will also provide a £250,000 community fund enabling local Voluntary, Community and Social Enterprises (VCSEs) and third-sector organisations to further support local residents.

2,600
HOMES FOR SHARED
OWNERSHIP AND
AFFORDABLE RENT

“A sustainable and close-knit community in a flourishing area of Kent.”

– **Mike Woolliscroft**
Chief Executive,
Partnerships South,
Countryside Partnerships

“With our focus on placemaking, our contribution will not only provide high-quality, affordable homes but also be a great place to live and work. We’re excited to see our plans come to life.”

– **Nick Wood**
Director of Development,
Clarion Housing Group

Net zero carbon homes in **TWICKENHAM**

The redevelopment of this site in Twickenham, south west London, is part of a wider regeneration of a brownfield site.

In 2019, detailed planning permission was granted for 180 homes on a site next to Richmond upon Thames College. This forms part of a wider regeneration plan which includes a school, college and sports facilities. This is an area of high housing costs, so we are seeking to maximise the number of genuinely affordable homes for many in the local community.

The latest proposals increase the number of homes on-site to 212 with the number of affordable homes increasing from 34 to 108, this being half of the total. In line with our sustainability ambitions, one terrace of houses and one block of flats for affordable rent will be net zero carbon in operation, while the remainder of the site achieves an impressive 100% reduction of carbon against Part L 2021 standards. This means that not only are the homes better for the environment, they will also be cheaper to run, therefore easing the financial burdens on our residents.

These homes have been designed with a more efficient form, an improved fabric and low carbon heating technology. The project aims to demonstrate our ability to deliver highly sustainable homes of different types, and Latimer will benefit from the knowledge acquired through the design and delivery, so that our homes can become more and more sustainable.

212
HOMES

108
AFFORDABLE HOMES



Placemaking in the centre of **LEEDS**

When Latimer acquired this brownfield site in 2020, we immediately saw the potential for placemaking, to create a new location bringing together living, working, culture, and leisure.

This prime project is located on Kirkstall Road, close to Leeds city centre, the River Aire, the Leeds Knowledge Quarter and some of the region's leading employers.

Our exemplary vision is to bring a new lease of life to this site, kickstarting a residential-led mixed-use regeneration along the River Aire.

We want to deliver a high-quality, mixed and sustainable community which sets a new benchmark for the provision of affordable homes in Leeds. This is to include private outside space for residents alongside substantial public open spaces, which will see a 40% greening of the site and up to 250 new trees, employment opportunities, and car-free access into the city centre.

In addition to homes for private sale, this development will deliver student accommodation, build to rent accommodation, much-needed affordable rent and shared ownership homes, enabling more people to benefit from all that the city has to offer.

As with all our schemes, social purpose is paramount and we will ensure that this project provides opportunities for support and growth at every stage. Clarion's founder, William Sutton, whose intentions drive us to improve people's lives, would feel at home here. There are many parallels we can draw between his tenacious, disruptive spirit, which is reflected here in Leeds and on this riverside plot on Kirkstall Road.

POTENTIAL FOR
1,437
NEW HOMES

“It is imperative that we create a lasting legacy for Leeds by working closely with the council to achieve their aims.”

– **Richard Cook**
Group Director of Development,
Clarion Housing Group



Restoring and regenerating a landmark in **YORK**

The word 'iconic' is frequently overused but for the people of York, Rowntree's former factory on Haxby Road is a much-loved landmark and an important part of the city's history.

Derelict for more than a decade, it was 'rescued' in 2017 when Latimer acquired the site. As an organisation with community values at heart, we welcomed the opportunity to redevelop the site into one that echoes the philanthropic ethos of Joseph Rowntree.

Latimer worked with joint venture partner City of York Council to create 279 apartments within the historic building on Haxby Road, of which 84 were for shared ownership and the remainder for private sale. Renamed The Cocoa Works, and respectful of the building's heritage, many original features were incorporated, giving the apartments high ceilings and spectacular windows.

The original library, one of Rowntree's many facilities for their staff, is to be refurbished for use by today's residents.

They will also have a café and community space in the new Pavilion building. The landscaped area at the front of the factory building is to be a space for the community to enjoy and a play area.

Following this highly successful first phase, we acquired a further 11-acre site next door to be marketed as Cocoa Gardens and provide a further 302 homes, of which 30% will be affordable, including some family homes.

At Cocoa Gardens, sustainability is a key feature, providing fossil fuel-free homes with reduced reliance on mechanical heating, with electric car charging points, improved biodiversity and plenty of outdoor space.

Work started here in 2022.

585
NEW HOMES



▲ The Rowntree Factory was completed in 1890 and by the 1920s, more than 6,000 people worked there making Rowntree's famous brands of sweets. Joseph Rowntree was renowned as a philanthropic employer.



Combining expertise in SHERFORD NEW TOWN

1,496
NEW HOMES
DELIVERED THROUGH
A JOINT VENTURE

Sherford, near Plymouth, is a brand new community of 5,500 homes, schools, a leisure centre, shops, businesses and employment opportunities, and is due for completion in 2034.

In 2018, we joined forces with Bovis Homes to deliver more much-needed new homes in Sherford. Working with the joint venture, Vistry Partnerships, we will build approximately 1,500 new homes at the Plymouth site over the next 15 to 20 years. Around 18% are to be affordable.

By combining our respective strengths and expertise, we will be able to maximise the delivery and quality of the new homes in Sherford. The core of the development is aligned to the principles of The Prince's Trust design code, and through design town code standards it will create a high-quality development with distinctive Georgian-style streets at the centre.

Sherford is a very extensive site, where the proposals include a 500-acre community park with country park green corridors, play facilities for all ages, a leisure centre with sports pitches, a skate park, allotments, a business park, a town hall, as well as new retail and local shopping facilities.

With families in mind, there are proposals for four schools: three primary and one secondary.

Via the Sherford Skills Training Scheme, the Sherford Consortium is delivering on-site training, work experience, and long-term employment opportunities.

The planning requires the inclusion of a Community Land Trust which will eventually hand the reins to the local community itself.



Homes for a sustainable community in CAMBRIDGE

Working in joint venture with Bellway Homes, Latimer is contributing to the development of a new mixed-use, walkable development in Cherry Hinton, Cambridge, which will create a new community to be known as Trinity Fields.

Throughout each phase of Springstead Village, there will be high-quality homes of all types and tenures, for people of all ages and requirements. Of these, 40% are to be affordable. With a commitment to biodiversity net gain, we are taking a landscape-led approach, giving residents open spaces to enjoy with friends, family and neighbours. The community hub will help to integrate Cherry Hinton old and new, with schooling for all ages as well as improved transport links to Cambridge and beyond. Most importantly, we want to create a place where people have space to live, work, and enjoy their leisure time, all close to home.

The enhancement of the existing public footpath and cycle networks will encourage active, healthy lifestyles while the new bus route will ensure that the new community becomes an integral part of Cherry Hinton and wider Cambridge.

The homes are a modern interpretation of the traditional architectural character of Cherry Hinton, with contemporary technology and design details that meet the needs of modern lifestyles. In line with Latimer’s aspirations for improving the quality of the product and with Future Homes Standards in mind, the entire development will benefit from the latest measures in sustainable technologies. Air source heat pumps have been proposed for a site-wide district heating system.

Modern methods of construction are to be used, and will also provide the opportunity for local job creation.

“This landmark site on the fringes of Cambridge city centre extends to 138 acres and will deliver exceptional designs and a high-quality of sustainable living.”

– Philip Standen
Managing Director
of Bellway Homes
Eastern Counties

Master developer for a new garden community on the **TENDRING** **COLCHESTER BORDER**

UP TO
9,000
NEW HOMES

1750+
ACRES

This significant new community in north Essex is one of the largest and most innovative projects within our portfolio, and will enable us to leave a lasting legacy, by delivering high-quality sustainable new homes of mixed tenure, that meet the varied needs of people for generations to come.

Working alongside our partners Mersea Homes, Colchester Borough Council, Tendring District Council and Essex County Council, Latimer is acting as master developer to deliver land for up to 9,000 new homes, of which 30% will be affordable. The proposals focus on creating a sustainable 21st century garden community where people aspire to live, work, and visit.

Local connectivity is to be improved by a new rapid transit system and improved active travel infrastructure, enabling easy access to Colchester and beyond. A Homes England-funded link road between the A133 and A120 will also benefit the new and existing communities.

Future residents will enjoy the use of a new country park, open spaces, community, retail and leisure uses, new primary and secondary schools, and new employment

opportunities, as well as being custodians of their community through ongoing stewardship promoting active involvement in decision-making as the community evolves and grows.

Following an international design competition held during Autumn & Winter of 2022, an award-winning team of consultants has been appointed to prepare detailed masterplans for the new community. The team is led by RIBA Stirling Prize-winning architecture practice Haworth Tompkins, and includes Swedish masterplanning practice Kjellander Sjöberg, landscape designers Periscope, international engineering firm Arup, with additional support from Grounded Practice and Exploration Architecture. The team will be working towards submission of an outline planning application in Summer 2024.

High definition living in **MANCHESTER'S MEDIA CITY**

We have chosen one of the UK's most electric locations for High Definition: the internationally renowned tech and creative hub that is Media City. Located on the waterfront at Salford Quays, Manchester, we are delivering a mix of private sale and shared ownership apartments, with one, two and three bedrooms.

This is a scheme perfect for those who love a fast-paced, 24/7 urban lifestyle. Residents have, at their fingertips, a rich array of shopping, social, sports and leisure outlets, as well as very convenient transport links on Manchester's Metrolink. The first residents are already enjoying these benefits, and will be joined by those moving in in 2023.

High Definition is also ideal for people carving a career; there are 120 future-focused businesses located in Media City. Finance, fashion, television, film-

making, media, design, energy, and sustainability are just some of the sectors represented.

The development itself epitomises vertical living. The two buildings, Alto and Aria, are serviced by a reception area, concierge, landscaped podium terrace, the Club HD residents' lounge, co-working spaces, and multi-function media room. Created with aspiring professionals in mind, the apartments offer boutique hotel-style interiors with floor-to-ceiling windows and a premium specification.

280

HOMES, 100 FOR
SHARED OWNERSHIP

2022

FIRST HOMES
COMPLETED

CLUB HD - A PRIVATE
RESIDENTS' LOUNGE
WITH ACCESS TO THE
PODIUM TERRACE



Aspirational vision for a famous site in MANCHESTER

Manchester’s famous Boddingtons Brewery site is now part of the Great Ducie Street regeneration zone, in which Latimer has acquired a 1.24-acre area of land, as part of our commitment to providing vital affordable homes in the city.

Our vision for Boddingtons is to transform an industrial site into a high-quality, well-connected scheme, in which residents will enjoy communal lounges, workspaces, and roof terraces and a green public realm. It is within walking distance of the shops, offices, and leisure of the lively city centre, and the broader development is to have a brand new campus for The Manchester College and UCEN Manchester. Work is expected to begin in mid-2023, with the first sales from October 2025.

Our proposals include 461 apartments – of which 60% will be available for social rent, affordable rent and shared ownership – as well as around 700 sq m of commercial space. Social value will be created through the delivery of apprenticeships and training opportunities, with a strong incentive to hire local labour for construction.



▲ At one time, Boddingtons was the biggest brewery in Manchester. It was established in 1778 and closed in 2004, but the beer is still made by Belgian brewing company AB InBev.

Image credit:
KEITH WILLIAMSON
Strangeways Brewery,
Manchester



Accelerating the delivery of new homes in **BRENTFORD**

Joining forces with Fairview New Homes for a mixed-use development in an iconic London riverside location.

The 1980s riverside Heidelberg Printworks had reached the end of its economic life, with the business relocating to new high-tech accommodation elsewhere. In early 2022, Latimer formed a joint venture with Fairview on a pre-planning basis to redevelop the site for new housing (including 35% affordable housing).

Planning consent for 333 homes was swiftly obtained in September 2022, with a start on-site following soon after in December 2022. GLA grant funding was secured to support the delivery of the 100 affordable homes for rent and shared ownership.

The iconic location is at the confluence, or meeting point, of both the River Brent and the Thames and lies opposite the river to the UNESCO World Heritage Site, Kew Gardens. Of the homes, 100 are for affordable rent or shared ownership. Three-quarters of the affordable homes will have two or more bedrooms, providing vital family homes for local people.

The project will deliver a raft of public, community, and commercial elements which will breathe life into the area. A new public realm will be created using the middle of the site, providing games areas, planting beds and public benches, while an accessible elevated walkway to the river will open up part of the Thames Path to the public. Eight new commercial units will be provided alongside a widened tree-lined High Street, helping to create job opportunities and boost the local economy. The finished development will feature a collection of apartments and townhouses which benefit from an on-site car club and more than 600 secure cycle parking spaces for residents, each designed to promote sustainable travel to and from the homes.

We select the best for our customers, giving their homes smart interiors of the highest quality.



LATIMER GOES BEYOND HEALTH AND SAFETY

We have launched the Zero Incident Pledge (ZIP), a programme which demonstrates our commitment to upholding the utmost diligence in relation to health, safety and wellbeing (HS&W). We have our own kind of ZIP code: Always Safe, Never Sorry.

At Latimer, having a ZIP environment means having a collective mindset that seeks to avoid accident, injury or ill-health of any severity or frequency. Undertaking our activities safely and with due regard to health (including mental health) is effectively the same as doing it right, and is as important as all other criteria of excellence including productivity, efficiency, quality and sustainability.

ZIP empowers each individual to take responsibility for their own HS&W and the HS&W of their colleagues. Everyone is recognised as having intrinsic worth, and all our staff feel a sense of responsibility for the HS&W of everyone else. Consequently, acting in accordance with the ZIP values is not a matter of avoiding reprimand but of us working as a group to constantly learn, improve, share concerns and build strong relationships, with an aim of improving the HS&W of all stakeholders.

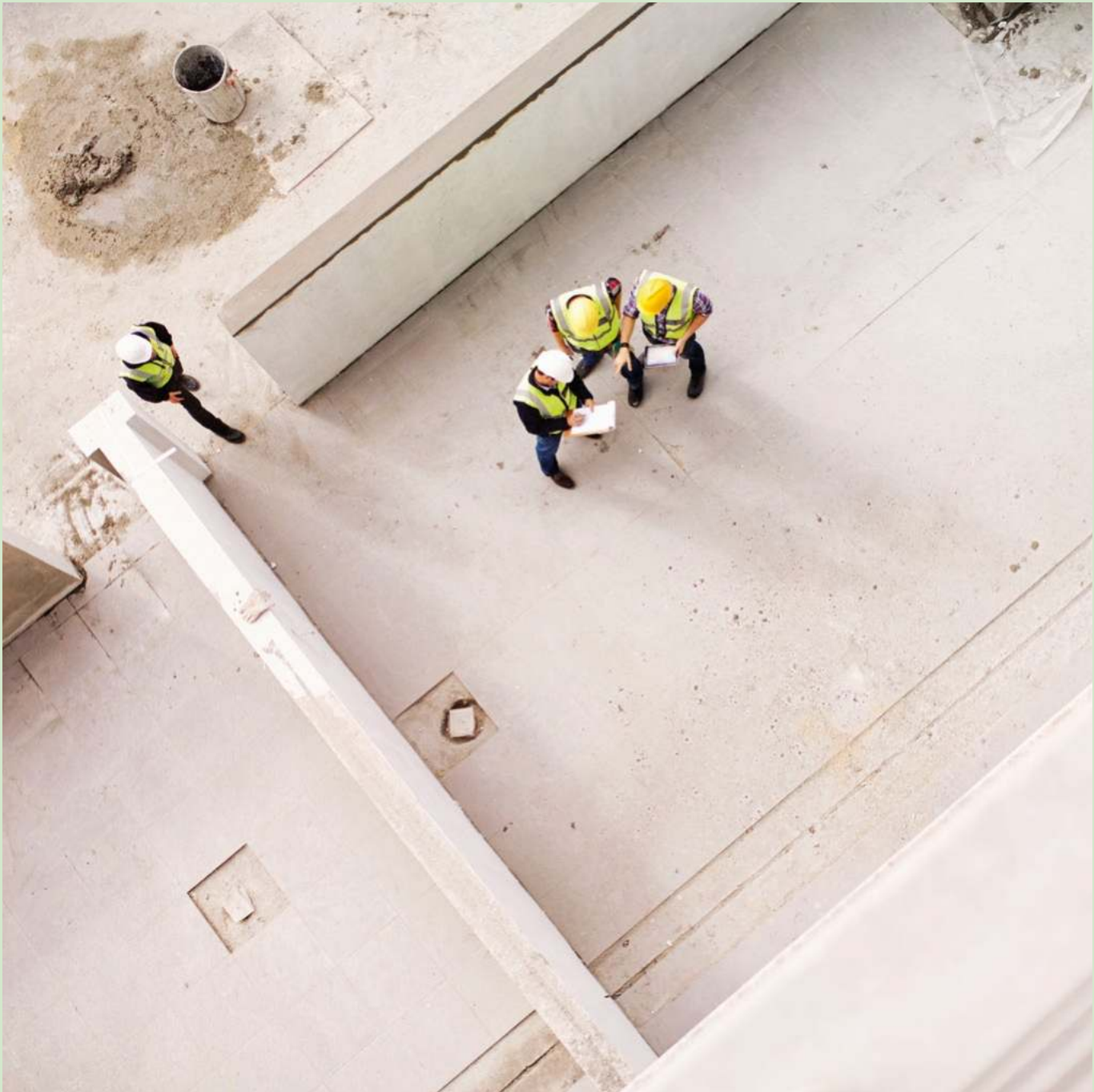
OUR HEALTH, SAFETY AND WELLBEING (HS&W) POLICY

HS&W is integral to the success of our business. We take our moral and legal responsibility of ensuring that our activity does not negatively impact the HS&W of our employees, customers and other stakeholders seriously. Indeed, we are committed to ensuring that our activities enable all our stakeholders to thrive.

In our daily operations, every director and manager has responsibilities for implementing and achieving HS&W requirements and objectives respectively, specific to their area of work. These measures form part of a HS&W Assurance Framework which is used to monitor our performance against established standards and seeks to achieve best practice with

continuous improvement through regular planning, implementation, checking, and action.

Adherence to this policy and all associated policies, procedures and standards is reviewed and audited at regular intervals with the results reported to the Group’s senior executives and the audit committee as appropriate.





Latimer
**IS COMMITTED TO
MAKING A DIFFERENCE**

FIVE PILLARS OF SUSTAINABILITY

We want Latimer to be recognised as an industry leader in innovation and sustainability. This is how we intend to achieve it.

All new Latimer developments will be designed and constructed using these five pillars of sustainability. They cover a holistic view of sustainability, capturing what is important to us, our residents and customers, communities, and the broader environment. Each pillar has three overriding principles.



SOCIAL VALUE

- Generating economic growth in the communities we work in.
- Having safe construction sites run by considerate and responsible contractors.
- Engaging with the community to understand their needs.



HEALTHY PLACES

- Creating inclusive communities that are safe and secure.
- Creating healthy, happy and stress-free environments both inside and out.
- Avoiding isolated developments, focusing on walkable communities to give everyone easy access to amenities.



ADAPTABLE AND RESILIENT

- Building to reduce the impacts of climate change to a minimum.
- Creating places that are designed and built to minimise maintenance and costs.
- Keeping abreast of future trends, innovation and learning from past projects.



PLANET FRIENDLY

- Creating places that are as good for wildlife as they are for people.
- Reducing the impact on the planet from our construction activities.
- Using materials and products that are ethically and responsibly sourced.



ENERGY AND CARBON

- End the installation of fossil fuel heating systems whilst lowering the carbon emissions of the homes we build by 75%.
- Reducing the embodied carbon of our homes.
- Significantly reducing the gap between designed performance and in-use performance.



DELIVERING ZERO CARBON DEVELOPMENTS

The construction industry can act as a force for good when it comes to reducing carbon emissions. This is what Latimer plans to do.

Sustainability, climate change, zero carbon – these phrases are heard on a daily basis, relating to almost every facet of human life. The construction industry cannot ignore the damage it does to the natural environment, and it must take decisive action to reduce that damage and replace it with planet-friendly initiatives, products and processes.

This is why we have launched our Sustainable Development Roadmap, setting out our goals and ambitions to 2025 and beyond. Focused on five pillars, or areas of action, it’s a route towards net zero carbon on all our new developments and marks an important step in the way we build our homes and communities.

It’s an ambitious programme, but we believe we have a duty to our customers, communities and to the planet to meet those goals. To quote Richard Cook, our Group Director of Development: “If it’s unsustainable, it’s out.”

We are committed to end the installation of new gas boilers in all new homes, creating **FOSSIL FUEL-FREE DEVELOPMENTS BY 2025**

By 2025, we are targeting a **75% REDUCTION** in the carbon emissions of the new homes we build once occupied

Net Zero Homes in Twickenham

Latimer will be delivering one of our first net zero carbon developments at the old Richmond upon Thames College site in Twickenham. Highlights include:

- A 100% overall reduction in carbon emissions over the minimum standards set out in Part L of the Building Regulations.
- A block of apartments and a terrace of houses designed to be net zero carbon in operation to the Low Energy Transformation Initiative (LETI) standards.
- Heating and hot water provided by air source heat pumps, a fossil fuel-free development.
- Solar photovoltaic panels generating 336,750 kWh per year of renewable energy.
- Predicted embodied carbon emissions of 300kg CO2/m², meeting the RIBA/LETI 2030 target.

The UK's most sustainable not-for-profit HOUSEBUILDER

Latimer is a member of the NextGeneration Benchmark, the annual sustainability benchmark for the UK's top housebuilders.

Finishing third in the benchmark for the previous two years, we are pleased to announce in 2023 we achieved a Gold Award for scoring over 70%. This is huge improvement over 2022 where we achieved a silver award (over 60%) in just our second year as a member of the benchmark.

The benchmark assesses organisations on their publicly available sustainability data and information against more than 60 criteria, before then asking members to provide internal documentation to be benchmarked to increase scores.

NextGeneration enables homebuilders, government,

registered providers, investors, employees, and the public to understand the sustainability of benchmarked homebuilders' operations and the new homes they build. It also sets out what good practice looks like and drives change in the industry. The criteria has been developed in collaboration with the industry for over 16 years, assessing homebuilders on whether they go beyond the requirements of regulation.

The Gold Award is something the whole team takes pride in as it is recognition of our drive and commitment to deliver sustainable new homes and communities.



STREAMLINING EFFICIENCY WITH DIGITAL DESIGN

We build a wide range of developments in city, town and village locations. Therefore, we need a varied portfolio of house and apartment typologies to enable the most appropriate designs to be selected for each scheme and its context, as well as making sure we meet the latest construction and design standards.

To streamline the process, we have put together a digitally-enabled product book which includes all the Latimer house and apartment types currently available. Although diverse in appearance, the houses and apartments incorporate Latimer's core design principles including the requirements of the Nationally Described Space Standards (NDSS), Approved Document Part M Cat 2 and where possible, the London Housing Design Guide.

Most of the houses and apartments share the same footprint, which means they can be used across all tenures. Apartments can be stacked but at the same time, designers have the flexibility to create bespoke façades and roof forms to satisfy planning requirements.

Standardisation across our product book enables us to incorporate components that promote cost and construction efficiencies, and encourage the prefabrication of bathrooms, utility cupboards, balconies, kitchens and windows.

In addition, Mechanical, Electrical and Public Health, (MEPH) designs have been prepared as part of the product book information, and these can be plugged into the different layouts. The current designs are based around traditional construction methods, but future editions will incorporate DfMA technologies and MMC.

Using the product book allows Latimer's development teams to streamline their design processes and reduce consultant fees, whilst maintaining high levels of quality. Our digital application embeds the product book into the leading construction authoring tool (Revit), allowing consultants and contractors alike to interact with the information directly in the native software package used to design our buildings.

Future development of the product book will allow for generative design implementation, responding to new feedback, industry developments and new regulation whilst increasing its usage throughout the Latimer pipeline and through our growth as a major housing provider.

Above all, we are about creating homes where people feel safe, comfortable, contented, and part of a welcoming and friendly community.



FOCUSED ON CUSTOMER SATISFACTION

Everything we do comes down to the fact that we build homes that we want customers to be completely satisfied with. Our customers are individuals and this is how we like to treat them. This includes a seamless purchasing and moving in journey.

A new home is one of the most exciting and biggest purchases that our customers will make. Mindful of this, we place high priority on standards of service and quality, as we know it isn't only the big issues but the small details that make a difference.

Working with expert legal panels helps to make the purchasing process easy and straightforward. Our customer-facing teams are on hand to provide a smooth and consistent experience across all touchpoints in the journey, from the initial enquiry right through to reservation, progression, exchange and completion.

We continue to invest in our digital platform, making it easier for customers to use our website to gain information, talk to and contact the team when they need to.

We pay extra attention to the build-up towards completion, to support a smooth moving in day, and informing our customers of everything they need to know about their new surroundings.

Finally, by using valuable feedback from our customers and evaluating industry standards, we are able to continually add value where it matters most.

We are proud to have been awarded the In-house Gold Award for customer satisfaction.

LATIMER LISTENS AND COMMUNICATES

We are not a developer that simply arrives in a location and builds. Instead, we engage fully with communities and local stakeholders before undertaking any project, and listen to their opinions about the ways in which our work will impact on them.

From our earliest days, we have recognised that engagement with the people who live and work in the places we build in is integral to the success of the completed developments. If people know they are involved in their creation, they are more likely to feel pride and ownership in them and play a part in ensuring their future success. For this reason, we place ongoing dialogue with the community and stakeholders at the top of our agenda.



CONSULTATION FROM THE START

For Latimer, early, transparent, and consistent community engagement underpins each of our unique developments. Good developments are those which work well with and complement the existing community and environment and maximise opportunity for all.

We understand and work in line with the requirements of the National Planning Policy Framework and Localism Act 2011, as well as working with Local Authorities to meet any of their consultation needs, consulting with communities at all stages of the process.

Our approach ensures local communities are informed about the planning process, the intentions of our developments, and are encouraged to contribute ideas via a variety of mediums to help shape the long-term success of our developments. The local community and stakeholders are integral to the success of our developments and must be involved in informing and shaping the future place and outcomes for projects to be successful.

COMMUNICATION CHANNELS

Each project is unique and so are its impacts on the community which it is part of, so we take different approaches to engaging with those communities and encouraging their feedback. These could include some or all of the following:

- Regular project update newsletters and digital options.
- Regular meetings with our construction delivery partner.
- Noticeboards with key contact personnel details, including those relating to emergencies.
- A community engagement contact person who works with the local community to deliver the initiatives.
- Websites, freephone information lines and email addresses.

CONTINUOUS ENGAGEMENT WITH OUR COMMUNITIES

For Latimer, engagement and feedback from our communities is an integral part throughout our development process and beyond. We have developed Clarion Consults, a digital platform which allows communities and stakeholders to explore our proposals in detail and respond to them with views, comments, and suggestions in an accessible, interactive and engaging online medium.

Developed during the COVID-19 pandemic, the dedicated, bespoke, virtual public exhibition and consultation website has now become an integral part of our consultation and engagement strategy alongside reinstating traditional, face-to-face consultation events.

GOING BEYOND THE BUILDINGS

Every project is linked to a wider range of social, economic and environmental issues. As part of the consultation process, we identify these and aim to work with local people towards a solution. A ‘joined up thinking’ approach takes us beyond the buildings to look at other opportunities to make a difference. These areas might include:

- Training and employment via our charitable foundation, Clarion Futures.
- Health and well being.
- Social isolation and loneliness.
- Youth engagement and education.
- Environmental enhancement.
- Local business tendering and supply chain opportunities.
- Charity and Voluntary Community and Social Enterprise (VCSE) support and donations.



LATIMER ASSURES FUTURES

Clarion Housing Group has long been an advocate of apprenticeships and this is equally important to Latimer. We are committed to helping new candidates join us on an apprenticeship within all sectors of the business.

Through our highly successful apprenticeship scheme delivered by Clarion Futures, the charitable foundation of the Group, we have supported more than 1,600 people into apprenticeships in more than 100 industry sectors.

Closer to home, the Group is keen to encourage staff who want to start an apprenticeship and has put in place a Learning and Development team to manage this. This is a key part of our approach to developing a highly skilled workforce.

Clarion also led the Kickstart Housing Partnership which supported 545 unemployed 16-24 year-olds into paid six-month placements as part of the government's Kickstart Scheme. Clarion employed 130 young people in roles from marketing and customer services to IT and Clarion Futures.

There's further employment help from Clarion Futures, whose Jobs and Training team supports people into work; as of 2021/22, more than 18,000 individuals have benefited.

Figures as of 2021/22.

MORE THAN
18,000
PEOPLE HELPED
INTO EMPLOYMENT
BY CLARION FUTURES

1,626
PEOPLE SUPPORTED
INTO APPRENTICESHIPS

LATIMER DELIVERS MORE AFFORDABLE HOMES



COCOA WEST, YORK

Local Planning Authority:
City of York Council

Homes:
302

Affordable (policy):
20% / 61 homes

Affordable Clarion /
Latimer Delivering:
36% / 110 homes



COCOA WORKS, YORK

Local Planning Authority:
City of York Council

Homes:
279

Affordable (policy):
20% / 56 homes

Affordable Clarion /
Latimer Delivering:
30% / 84 homes



BODDINGTONS, MANCHESTER

Local Planning Authority:
Manchester City Council

Homes:
461

Affordable (negotiated):
5% / 23 homes

Affordable Clarion /
Latimer Delivering:
60% / 276 homes



THE GABLES, ATTLEBOROUGH

Local Planning Authority:
Breckland District Council

Homes:
153

Affordable (policy):
20% / 31 homes

Affordable Clarion / Latimer Hill
Joint Venture Delivering:
35% / 53 homes



KIRKSTALL ROAD, LEEDS

Local Planning Authority:
Leeds City Council

Homes:
1,437

Affordable (policy):
7% / 101 homes

Affordable /
Latimer Delivering:
35% / 503 homes

REACHING OUT

Clarion Housing Group’s focus on social purpose leads to many good ideas for encouraging residents to get the best from their lives. Some of these initiatives come from Clarion Futures, the Group’s charitable foundation, who collaborate with hundreds of partners, working together to improve the lives of people living in Clarion homes and communities nationwide.

Our financial strength means we are well-placed to respond in times of emergency. During the COVID-19 pandemic, Clarion Futures gave £725,000 to local groups and charities, including food banks, through its COVID response grant programme.



CYCLE 42 BROMPTON BIKES PROJECT

In 2022, CYCLE 42 launched in Merton for a period of twelve months and aimed to encourage sustainable travel. 50 bikes were provided on loan to local residents, with priority to given to those working in frontline key roles.



LEEDS HOMELESS PODS

Clarion Housing Group has provided 10 modular units at Kirkstall Road to be used by St George’s Crypt to provide interim accommodation for vulnerable individuals in need of a safe, secure home. The Crypt’s team of support workers will help provide residents with the tools and support they need to overcome their challenges, transforming their lives and hopefully getting back into work and a more permanent home.

£75k

WILLIAM SUTTON PRIZE

£75k prize pot for social housing’s leading innovation catalyst, incubating new ideas which tackle the sector’s most urgent challenges, providing grant funding and tailored business support.



AGE-FRIENDLY PROGRAMME

Championing intergenerational activities and ways in which we can collaborate with our residents to help them live longer, happier and healthier lives.



CLARION FUTURES MONEY

Practical advice and support given to more than 3,000 residents in 2021/22 to help them manage their money, reduce debt and increase their financial resilience.



CLARION FUTURES DIGITAL

In 2021/22, we delivered more than 28,000 digital skills support interventions, helping residents to improve their digital skills and access all the benefits that come from being online.

OUR SHARED OWNERSHIP STORIES

For many people, shared ownership is the only way they are able to buy a home of their own. Our shared ownership purchasers come from all age groups and all situations.

LEANN AND GUSTAVO

LeAnn and her husband Gustavo moved into a two-bedroom apartment at Windsor Apartments, Battersea, with Myko, their pet Jack Russell Chihuahua, and have been enjoying their time living as homeowners ever since.

“Moving into our new home has been an absolute dream and the shared ownership scheme has allowed us to buy in this amazing location. Every aspect of our home is perfectly suited to our needs. The kitchen feels spacious and comes with modern integrated appliances and the balcony is really impressive and enjoys uninterrupted views over Battersea Park.”

LeAnn has also been able to apply her interiors style to her new home, inspired by the show home at Windsor Apartments. She explains: “I really loved a lot of the pieces featured in the show home here and have based our design theme around the show apartment.”

Living in the heart of Battersea, the couple has also been making the most of their new neighbourhood, from walks with Myko in Battersea Park, visits to the local pub, and frequent visits to the Battersea Power Station for shopping and dining. The newly opened Tube station and existing excellent transport links in Battersea make travelling around the city for work and pleasure easy.

“Moving into our new home has been an absolute dream and the shared ownership scheme has allowed us to buy in this amazing location.”





TEODORA

Young first-time buyer and paddleboard enthusiast Teodora purchased a two bedroom home with the help of the shared ownership scheme at Potters Warren in the historic village of Elmswell, Suffolk.

Since purchasing her first home, Teodora has enjoyed every aspect of her new life at Potters Warren. She explains: “It makes me really proud to know that the whole house is just for me. The home has big windows everywhere, so it’s really bright and airy. The layout is perfect and I love how the kitchen leads to the garden through double doors.”

“I was really keen to live somewhere with a good community feel. So far, it has been great as most of there are several homeowners the same age as me and everyone is really friendly. Most importantly, the site is close to everything I need; it is a 10-minute drive to Bury St Edmunds, which is a beautiful market town, I can walk to Elmswell train station in 15-minutes and my home is close to Thetford Forest Park. I can reach several beautiful rivers in less than an hour and I even have storage space outside my house where my paddleboard can live.”

With shared ownership, Teodora purchased 40% of her home with a 5% deposit. She comments: “My core monthly outgoings are just £50 more than they were in my rented room, which is quite unbelievable considering how much I’ve gained. This would have been unimaginable without the scheme.”

“I was really keen to live somewhere with a good community feel.”

Over 100 years ago, the first homes were built by the William Sutton Trust. Decent housing was desperately needed then, and it's still true today. The UK faces a serious housing shortage, particularly homes that those on modest incomes can afford.

At Latimer, we are playing our part in addressing this shortage as well as putting into place new infrastructure and amenities to help alleviate the problems caused by climate change and social deprivation.



GET IN TOUCH

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LATIMER
by Clarion Housing Group