

Vistry Group

At Vistry Group our purpose as a responsible developer is to work in partnership to deliver sustainable homes, communities and social value, leaving a lasting legacy of places people love.

Countryside Partnerships is Vistry Group's multi-tenure and regeneration brand. We collaborate with a partner to build homes and communities of all tenures to improve life changes and generate long term value for our partner organisations and residents.

We specialise in delivering complex projects, creating places and homes on behalf of a wide range of organisations including, local authorities, housing associations and investors in the private rented sector.

We undertake projects involving financial investment, land assembly, planning, technical design, construction, sales and aftercare to deliver value for our partners. We are proud to be a HBF 5 star builder and our approach to design and quality is multi award winning.

This map provides an overview of our current development in London. Please get in touch to find out more.

Key

	East London
	West London
	South London
	London Contracting

Offices

-  Vistry East London
-  Vistry South London/
London Partner Delivery
-  Vistry West London



01

CAMBRIDGE ROAD ESTATE
RB KINGSTON UPON THAMES

WEST LONDON



2,170
NEW HOMES

50%
AFFORDABLE

£800m
GDV

- Residential, community centre and enhanced public realm
- 40,000 square feet of commercial and community space
- Multi-use community facilities
- Joint Venture with Royal Borough Kingston Upon Thames

04

PIKE CLOSE
LB BROMLEY

SOUTH LONDON



178
NEW HOMES

51%
AFFORDABLE

£61.6
GDV

- Joint Venture with Riverside Group
- Mixed tenure homes
- Enhanced public realm
- Resident led decant

07

MERRICK PLACE
LB EALING

CONTRACTING



575
NEW HOMES

30%
AFFORDABLE

£157m
BUILD COST

- Mixed use residential-led scheme for partners SNG & Grainger
- Features 2,500sqm of commercial and retail which will house local businesses
- Town centre location

02

THE PEEL DEVELOPMENT
LB BRENT

WEST LONDON



328
NEW HOMES

44%
AFFORDABLE

£171m
GDV

- Partnership working with Brent Council and Home Group
- 8,900 square feet of health centre
- 10,100 square feet of retail space

05

CALVERLEY CLOSE
LB BROMLEY

SOUTH LONDON



358
NEW HOMES

46%
AFFORDABLE

£116m
GDV

- Joint Venture with Riverside Group
- Mixed tenure homes
- Enhanced public realm

08

FRESH WHARF
LB BARKING AND DAGENHAM

EAST LONDON



911
NEW HOMES

30%
AFFORDABLE

£365
GDV

- Joint Venture with Notting Hill Genesis
- Riverside living
- PRS with Folio and Sigma
- New river walk and square

03

JUNIPER CRESCENT AND GILBEYS YARD
LB CAMDEN

SOUTH LONDON



450-470
NEW HOMES

50%
AFFORDABLE

£248m
GDV

- Partnership with Riverside Housing
- Multi-use community facilities delivered alongside local community operators
- Extensive public realm enhancement and reprovision
- Resident led engagement and decant approach

06

ELEMENTS
LB ENFIELD

EAST LONDON



1009
NEW HOMES

40%
AFFORDABLE

£315m
GDV

- Partnership with Enfield Council and Newlon Housing Association
- Residential, retail and a gym
- Community centre and youth centre
- Landscaped Station Square

09

MERIDIAN ONE
LB ENFIELD

SOUTH LONDON



1000
NEW HOMES

50%
AFFORDABLE

£345m
GDV

- Delivering affordable homes for Enfield Council and Sage Homes
- Station square, retail and leisure spaces
- Construction Skills Academy
- Partnership with Enfield Council
- First phase of the Meridian Water regeneration project

10

ACTON GARDENS
LB EALING

WEST LONDON



3,463
NEW HOMES

50%
AFFORDABLE

£1.35m
GDV

- Joint Venture with L&Q and partnership working with Ealing Council
- PRS
- 47,500 square metres of enhanced public space
- 7,200 square meters of allotment space
- Community facilities including GP health centre, dental studio and nursery

13

MAIDENHEAD TOWN CENTRE
RB WINDSOR AND MAIDENHEAD

WEST LONDON



1,262
NEW HOMES

30%
AFFORDABLE

£530m
GDV

- Joint Venture with the Royal Borough of Windsor and Maidenhead
- Four town centre sites across Maidenhead
- 20,000 square feet of commercial space
- New public spaces, heritage centre, cafe and community

16

BEAM PARK
LB BARKING AND DAGENHAM AND LB HAVERING

EAST LONDON



3,947
NEW HOMES

50%
AFFORDABLE

£1b
GDV

- Joint Venture with L&Q and partnership with the GLA
- Residential, community centre and a medical centre
- PRS
- Two new primary schools

11

BROOK VALLEY GARDENS
LB BARNET

EAST LONDON



631
NEW HOMES

40%
AFFORDABLE

£230m
GDV

- Partnership with L&Q and Barnet Council
- New homes linked by a network of green spaces
- Community centre and a new nursery
- New public gardens to promote outdoor life

14

NEW AVENUE
LB ENFIELD

EAST LONDON



408
NEW HOMES

34%
AFFORDABLE

£148m
GDV

- Partnership with Enfield Council
- 3,400 square feet community centre and nursery
- Stunning public play spaces

17

SOUTH OXHEY CENTRAL
THREE RIVERS DISTRICT COUNCIL

WEST LONDON



659
NEW HOMES

28%
AFFORDABLE

£217m
GDV

- 55,289 sqft of retail and commercial space
- Town Centre regeneration aimed at rejuvenating a challenged retail centre
- Improved station approach and market square
- Joint Venture with Home Group and partnership with Three Rivers District Council

12

FEATURE 17
LB WALTHAM FOREST

EAST LONDON



589
NEW HOMES

44%
AFFORDABLE

£220m
GDV

- Partnership with Waltham Forest Council
- Mixed use units
- Enhanced public realm

15

BELMONT ST
LB CAMDEN

SOUTH LONDON



115
NEW HOMES

50%
AFFORDABLE

£67m
GDV

- Provision of a communal courtyard
- 115 Mixed tenure homes
- Joint Venture with Newlon Housing Trust

18

NWCC
LB BRENT

WEST LONDON



255
NEW HOMES

50%
AFFORDABLE

£92m
GDV

- In partnership with LB Brent
- A sustainability strategy including the use of at least 20% recycled materials

19

CLAPHAM PARK ESTATE
LB LAMBETH

WEST LONDON



2,482
NEW HOMES

53%
AFFORDABLE

£902.42m
GDV

- £1m upfront investment in placemaking and community development
- Community centre, market square, parks, Commercial and retail space
- Meanwhile commercial space
- Joint Venture Partnership with MTVH

22

NORTHWICK PARK
LB BRENT

WEST LONDON



654
NEW HOMES

50%
AFFORDABLE

£270m
GDV

- Community amenities including a nursery and retail space
- Enhanced landscaped public realm
- Joint Venture with Network Homes

25

ARK SOANE
LB EALING

WEST LONDON



116
NEW HOMES

25%
AFFORDABLE

£38.8m
GDV

- 1,200 pupil school
- On site energy centre
- Partnership with LB Ealing, Network Homes, LocatED and Sigma Capital Group

20

MERIDIAN TWO
LB ENFIELD

CONTRACTING



244
NEW HOMES

100%
AFFORDABLE

£90m
BUILD COST

- Partnership with Enfield Council
- Delivering Local Affordable Rent (LAR) and Shared Ownership (S/O) homes with partner MTVH
- Provision of new public spaces: a health centre, commercial and retail space, in addition to public realm

23

BRACKNELL TOWN CENTRE,
BRACKNELL FOREST COUNCIL

WEST LONDON



456
NEW HOMES

30%
AFFORDABLE

£124m
GDV

- Joint Venture with Bracknell Forest Council to develop three key town centre sites.

26

KINGSTON SMALL SITES
RB KINGSTON UPON THAMES

WEST LONDON



101
NEW HOMES

100%
AFFORDABLE

£35m
GDV

- Small sites programme across 4 sites
- Enhanced landscaping and play areas
- Design and Build Contract
- Partnership with Royal Borough Kingston Upon Thames

21

ILFORD WESTERN GATEWAY
LB REDBRIDGE

EAST LONDON



1000
NEW HOMES

35%
AFFORDABLE

£326m
GDV

- 30,000sqft commercial and community space
- Landscaped campus with well connected walking and cycling routes
- Reprovisioned sports facilities
- In partnership with LB Redbridge

24

NEW ACRES
LB WANDSWORTH

CONTRACTING



480
NEW HOMES

30%
AFFORDABLE

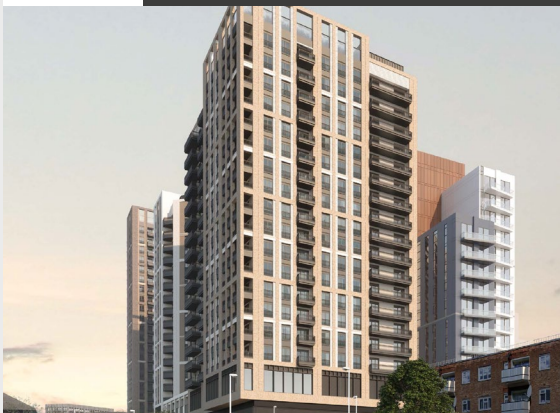
£128m
BUILD COST

- Delivering mixed tenure housing for partner Legal & General
- PRS apartments and affordable homes
- Retail, community, and office space
- Town centre location

27

NINE ELMS
LB WANDSWORTH

CONTRACTING



479
NEW HOMES

40%
AFFORDABLE

- Delivering mixed tenure housing for partner Grainger
- PRS apartments and affordable homes
- Retail, community, and office space
- Town centre location

28

COLINDALE
LB BARNET

EAST LONDON



873
NEW HOMES

60%
AFFORDABLE

£343m
GDV

- Commercial space supporting local businesses and social enterprises
- Community space including nursery
- Designed to deliver connectivity and equity
- In partnership with Optivo

31

PLOT 18, AYLESBURY ESTATE
LB SOUTHWARK

CONTRACTING



122
NEW HOMES

33%
AFFORDABLE

£66m
BUILD COST

- Delivering for partners Notting Hill Genesis and Southwark Council- Partnership with Enfield Council
- 23 new Extra care homes
- Public Square
- Health Centre, library, nursery, community centre and retail space

34

PUDDING MILL LANE
LB NEWHAM

SOUTH LONDON



948
NEW HOMES

45%
AFFORDABLE

£600m
GDV

- Joint Venture with LLDC
- 30,000sqm of commercial space
- Retail, community and leisure uses
- Employment and skills opportunities for local residents, businesses and start-ups

29

WALTHAM FOREST TOWN HALL
LB WALTHAM FOREST

EAST LONDON



585
NEW HOMES

50%
AFFORDABLE

£243m
GDV

- Partnership with LB Waltham Forest
- 4,300 square feet civic office
- Cycling hub, creche and social enterprise
- Sports facilities

32

TOLWORTH
LB KINGSTON

WEST LONDON



700
NEW HOMES

35%
AFFORDABLE

£402.8m
GDV

- Sustainable infrastructure and improved biodiversity net gain
- Improved public green space and public square
- In partnership with The Guinness Partnership

35

PATCHWORKS
LB WALTHAM FOREST

EAST LONDON



583
NEW HOMES

40%
AFFORDABLE

£265m
GDV

- A forward sold mix of affordable and BtR
- Commercial and Community Space
- Environmental improvements including tree planting, energy efficient homes and cycle hub

30

STATION APPROACH
LB REDBRIDGE

CONTRACTING



98
NEW HOMES

100%
AFFORDABLE

£28m
BUILD COST

- Delivery of true affordable housing for partners Peabody and Places for London (TfL)

33

CUSTOM HOUSE
LB NEWHAM

CONTRACTING



166
NEW HOMES

30%
AFFORDABLE

£65m
BUILD COST

- Part of a wider 700-unit Custom House Masterplan
- New build with retrofit/refurb, a new health centre, nursery, commercial facilities, and new affordable workspace/ community facilities

36

HARRIOTT, APSLEY AND PATTISON
HOUSE ESTATE LB TOWER HAMLETS

EAST LONDON



407
NEW HOMES

41%
AFFORDABLE

£5m
GDV

- PCSA to prepare the site for construction
- £3m mosque
- Community Hub

37

FAIRBANK
LB HACKNEY

CONTRACTING

70
NEW HOMES

50%
AFFORDABLE

- Currently in a PCSA to prepare the site for construction and JCT D&B Contract
- Reprovision of electricity sub-station
- Alteration works to existing residential buildings in addition to the construction of new homes
- Improved street level public realm
- Children's Play Space



38

NORTH MIDDLESEX UNIVERSITY HOSPITAL
LB ENFIELD

284
NEW HOMES

100%
AFFORDABLE

£112m
GDV

- In partnership with the GLA
- Located on 1.77 acre hospital site
- Community facilities including a Public Park, Nursery and Community Cafe
- 3,000m² office space for the NHS trust



Contact Us

Daniel King
Divisional Chair
Vistry London
E: Daniel.King@vistry.co.uk
T: 01277 690 000

For more information about our development projects and opportunities speak to:

Jim Dodd
E: Jim.Dodd@vistry.co.uk
T: 07713 514 359

For more information about our partner delivery and construction projects and opportunities speak to:

Richard O'Rawe
E: Richard.ORawe@vistry.co.uk
T: 07966 561 722