

igloo

# impact



2024/2025

# foreword

## why we do what we do

One of the igloo team told me recently about a woman who had just moved into an affordable rental home at Oakfield, Swindon. She had been waiting to get to the top of the housing list for over 10 years.

She couldn't contain her heartfelt, raw delight to finally have a place of her own. A home. With loads of natural light, low energy bills, a balcony, a shared garden, and a community in which to put down roots. An igloo home.

This is why we do what we do.

For igloo, it's always been about People, Place and Planet. But it all starts and ends with People.

This is what drives the igloo team. Living, working, being embedded in the places and communities around the UK that we're helping to create and shape.

I hope you'll enjoy reading about some of the things we've been up to this past year. Some of you will have played a role. We're grateful.

We're grateful too for the ongoing support of our parent companies, Places for People and Thriving Investments, and their continued recognition of the value and impact of the igloo way of doing things.

Together, we're making a difference.

**Peter Connolly**  
**Chief Executive**



Front Cover Image:  
Fruit Market, Nottingham – bringing  
low energy homes and nature to the  
heart of the city, designed by Letts  
Wheeler Architects

# the original sustainable investor developer

Founded in 2001 with the belief that there was a better way to do development, igloo has continuously strived to set new standards for regenerative development – an approach guided by our Footprint<sup>®</sup> process that prioritises People (Community and Social Wellbeing), Place (Placemaking and Nature), and Planet (Circularity and Climate).

igloo formation	<b>2001</b>	
igloo cited as the ‘world’s first responsible real estate fund’ by the United Nations	<b>2006</b>	igloo begin Bermondsey Square – a large, mixed-use scheme in partnership with London Borough of Southwark
No. 1 Nottingham Science Park – EPC A-rated commercial offices	<b>2008</b>	
	<b>2009</b>	igloo founded the UK Green Film Festival, which is still going strong today
relocation of the BBC to Porth Teigr, Cardiff achieving BREEAM Outstanding Highest Score Globally	<b>2011</b>	‘London’s best urban square’ awarded to Bermondsey Square 
400 Caledonian Road, London, completes and is awarded WhatHouse ‘Best Sustainable Development’ in 2015	<b>2014</b>	
	<b>2015</b>	Holbeck Urban Village, Leeds wins ‘Great neighbourhood’ at the Urbanism Awards 
		



igloo becomes the first real-estate B Corp in the UK

**2016**

The Malings, Newcastle is titled 'Supreme Winner' at the UK Housing Awards 

igloo achieves 'Best for Environment' B Corp status

**2018**

Europe's largest community energy battery installed at Trent Basin

igloo team vote to become a 'vegetarian' company, making national mainstream news

**2019**

**2020**

igloo announced as a joint winner of the UK Government's Home of 2030 competition 

igloo is the second highest real estate B Corp in the world and scores in the top 5% of all B Corps globally

**2022**

awarded 'Best in the World for Environment' for the third time 

igloo is the first company to adopt the HACT carbon offset scheme, funding the retrofit of UK social housing

**2023**

The UK's leading social enterprise, Places for People, through Thriving Investments, acquires igloo Regeneration

 igloo invests over £28m in England's top 10 most deprived neighbourhoods

igloo's B Corp status goes from strength to strength increasing it's B Impact Score from 105.9 in 2021 to 114.2

**2024**

igloo selected to partner with The Crown Estate on a 60-home, net-zero pilot housing project in Knutsford, Cheshire

# development for people, place and planet

igloo's impact brings benefits to the communities we work in. It also supports the purpose of our shareholders, who are, like us, impact-driven. Here's some of the numbers we'll be reporting this year

## People

**£37m**

invested in the top third most deprived neighbourhoods

**214**

new homes delivered across the UK

**£146m**

of additional value generated for the UK

**100%**

of our schemes provide new community spaces

**we supported**

young people: with **6** new jobs, **8** work placements, **5** apprenticeships, tours and workshops supporting activities for **200** students

**128 weeks**

of employment for local people

## Place

**2,500**

residents and stakeholders engaged in neighbourhoods and cities where we work

**100%**

well-connected, urban, brownfield sites

**4,000**

direct jobs created through economic investment loans delivered to enable £190m's worth of construction investment and £5.9m annual business rates in Liverpool city region

## Planet

**1**

B Corp reaccreditation - we achieved our highest ever B Impact score of 114.2 (a score of 80 qualifies a company as a B Corp)

**96%**

of homes EPC 'A' energy rating, the remainder at EPC 'B'

**3,292 tonnes**

of embodied carbon removed from the construction process through our design and product selection\*

**100%**

of homes providing private outdoor spaces and new, shared and public green spaces

## igloo team \*

**2**

colleagues fully trained as mental health First Aiders

**100%**

of our staff have access to igloo's Employee Assistance programme and the Headspace app to improve mental wellbeing and resilience

**50%+**

more than half the igloo team contributed 31.5 days to good causes last year, with 17 members of staff volunteering for 244 hours between them

\*calculated using the RICS tool for sub and super structure and construction spend proxy for external works, compared to construction spend methodology, reflecting embodied carbon in the general residential market



Meet the igloo team – a wealth of local and national knowledge, driving a different approach to development

# thriving communities and social impact

igloo was the UK's first real estate B Corp and the world's first UN-recognised responsible real estate investment fund

For more than 20 years we've been creating mixed-use communities for People, Place and Planet, using our Footprint<sup>®</sup> process to drive positive local impact.

Since 2023 we've been part of Thriving Investments, the investment business within Places for People, the UK's leading social enterprise and provider of affordable housing.

All profits generated by igloo, and by the wider PfP group, are channeled back into PfP so it can continue its mission to change lives by creating and supporting Thriving Communities.

We work with private and public sector partners and communities to understand the future needs of towns and cities to deliver regenerative projects with social impact. Together, we are delivering a range of schemes including 1,500 homes delivered and with 4,500 in the pipeline, for sale and to rent, alongside commercial and community space.

Two new joint investment vehicles have recently been established; Partnerships & Places and our collaboration with the Housing Growth Partnership.

## Regenerating cities

igloo has a strong track record of work in key UK cities, this year we added Winchester to that list. The Jigsaw consortium, trading as Partnerships & Places, made up of igloo and Genr8 Kajima, have been appointed by Winchester City Council to deliver the Central Winchester Regeneration mixed-use scheme in its historic city centre.

## Building communities

With the Housing Growth Partnership we are building 1,200 sustainable homes with a GDV of £390m, using local materials. The first 600-home scheme in Dundashill, Glasgow is being built, with families already enjoying life within the first phase of new homes. This partnership has nine more sites in the pipeline across multiple regional cities.

## shaping places that matter

‘igloo’s commitment to sustainable, community-focused development is not only inspiring but also instrumental in driving meaningful change in our built environment. Their innovation and inclusivity come together to shape places that truly matter.’

Mike Murphy, Investment Director,  
Housing Growth Partnership



## giving people the homes they need

‘Many people aspire to include features to future-proof their comfort and health. I’m 75 and the opportunity to design the layout of my new home in igloo’s Fruitmarket has added joy to my lifestyle.’

Working with the architects has been a major positive. My unique interior attracts compliments and I love the space and light – in one of the smaller homes. igloo offered an element of custom-build and built communal space and facilities – a real plus – as are the sustainability and environmental aspects. I’ve been able to downsize from a three-bed Victorian house. I hope igloo continues to build communities as well as homes.’

Rick Hall, resident,  
Fruitmarket, Nottingham

## igloo - a good place to work

‘I’ll be finishing my apprenticeship with igloo as Business Administrator in three months. It’s a varied role – helping new staff with IT, hunting down hotels, tracking our carbon footprint – and my first full-time job for 13 years. I saw an advert saying igloo welcomed applications from neuro-diverse people and I’ve been here a year. I’m so grateful igloo saw beyond my disability and – what should be taken as a given in every business – that neuro-divergent people can be a treasured asset. I also like working in a place that’s committed to sustainability, ethics and doing the right thing.’

‘I was sceptical I would ever find a full-time job, that I could get off benefits, or that I’d stay employed if I did.’



Tom Armstrong,  
Business Administrator, igloo

# purpose-driven by B Corp principles

Our core principle is that there is a better way to do development. All our development and corporate activity prioritises environment, communities and social well-being

We verify this independently in two ways:

- B Corporation protocols
- Our independently verified Footprint<sup>®</sup> process

We are proud to have been re-certified as a B Corporation (the 'B' stands for benefit/better) in 2024, with an increased score since we were last certified in 2021.

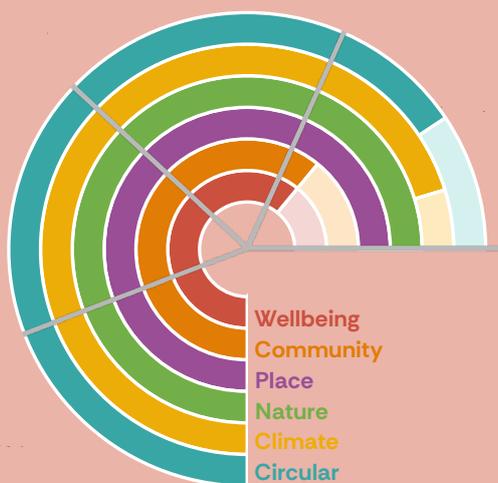
In 2018 we were recognised by B Lab (the testing agency for B Corp status) as 'Best for the World' for our approach to managing environment issues and we scored in the top 5% of all B Corps globally. We increased our B Impact Score to 114.2 in 2024 from 105.9 in 2021, having improved in governance, workers and community sections.



Above right: Artist David Shillinglaw's mural for the Pattern Shop, Newcastle  
Right: igloo colleagues at a B Hive mentoring event in Manchester

# making sure we meet our commitments

We use our Footprint<sup>®</sup> methodology to establish opportunity and potential of place.



We will keep improving. No two projects are the same, so we use our Footprint<sup>®</sup> methodology to establish opportunity and potential of place against six dimensions – Climate, Circularity, Nature, Place, Community, and Wellbeing. This helps us measure our impact.

We ensure we pass on our B Corp and Footprint<sup>®</sup> values and instil passion for improving development to all new employees. Everything igloo does is driven by our purpose – to deliver long-term value, commercial returns and measurable environmental and social impact for investors, communities and place.

## making places people love and the planet needs

### our Footprint<sup>®</sup> Advisory Board (FAB)



Jess Steele

Dr Jess Steele OBE is a new member of our Footprint<sup>®</sup> Advisory Board. She brings expertise from 25 years of activism supporting community-led projects. Jess joins FAB chair, Julie Hirigoyen, advisor to Systemiq and former CEO of the UK Green Building Council, Sunand Prasad OBE, Perkins & Will and past-president of RIBA, and Peter Madden OBE, Professor of Future Cities at Cardiff University – the independent guardians of how we implement our principles in practice and development.



Sunand Prasad

Julie Hirigoyen



FAB meets three times a year as well as mentoring our in-house Footprint<sup>®</sup> champions throughout the year to support continued improvement in our approach. Our Footprint<sup>®</sup> methodology and reports are externally assessed annually with outcomes reported to FAB. This approach to the governance of Footprint<sup>®</sup> provides assurance and scrutiny demonstrating to our partners we are doing the right thing.

Peter Madden



# getting engaged in Winchester

## Central Winchester Regeneration, Hampshire

The Jigsaw Consortium, trading as Partnerships & Places, a JV between igloo and Gen8 Kajima, is working with Winchester City Council developing plans for 250 new homes and 60,000 sq ft of new commercial space in the heart of the historic Hampshire city.

With our team of urban designers, architects and in-house engagement specialists, since winning the Council's developer competition, we've spent a year engaging with local people, interest groups and stakeholders, to bring the partnership with the city of Winchester to life.

All this work, with outputs from our co-creation workshops, will be used to inform the project and design briefs, and demonstrate how our proposals relate to planning guidance for Central Winchester and the needs of the local community. We will use emerging design work in further engagements prior to any planning application being submitted and will ensure we've met with everyone we need to.

### key achievements:

- We've spent 141 hours engaging with locals, talking to 33 organisations and over 600 people
- Through this passive and active engagement we discovered a 'Footprint Action Plan' for building the project brief

'igloo has been a breath of fresh air... working hard to build relationships with local businesses, to understand the challenges we face and our aspirations for future growth.'

Neil Wyatt,  
Southdown Social



Sketch ideas for Winchester  
Regeneration by architects East



Have your say! – getting engaged with Winchester residents

‘From the first public meeting, igloo made it clear they were here to listen – and to build something meaningful with the community. igloo takes the time to understand what matters to local people and reflect that in each stage of the process... with care, openness, and a real spirit of collaboration.’

Wendy Wyatt, Worthwhile Works

As part of our early engagement and planning for an active and vibrant neighbourhood, we have been working with experts Turner Works to develop a ‘microplan’, proposing different forms of ‘meanwhile’ public realm and existing building interventions to bring new life to the site in phases prior to development.

It is an incremental activation strategy, identifying and mapping the various opportunities. It projects a potential future for the area, informed and shaped by stakeholder engagement and aims to ensure regeneration efforts reflect the needs and aspirations of the community as they are developed.

Our proposals will create a new £125m creative quarter with flexible workspaces, food and drink places and public space, balancing the day and nighttime economy. To support this new community, 250 new homes will offer a range of house-types and tenures to suit people of all ages.



Testing architectural approaches – drawing by Peter Barber, Peter Barber Architects



A pedestrian-dominated public realm reveals ancient watercourses linking all parts of the site, with new planting and places to dwell. Drawing by architects East

# igloo's Newcastle story

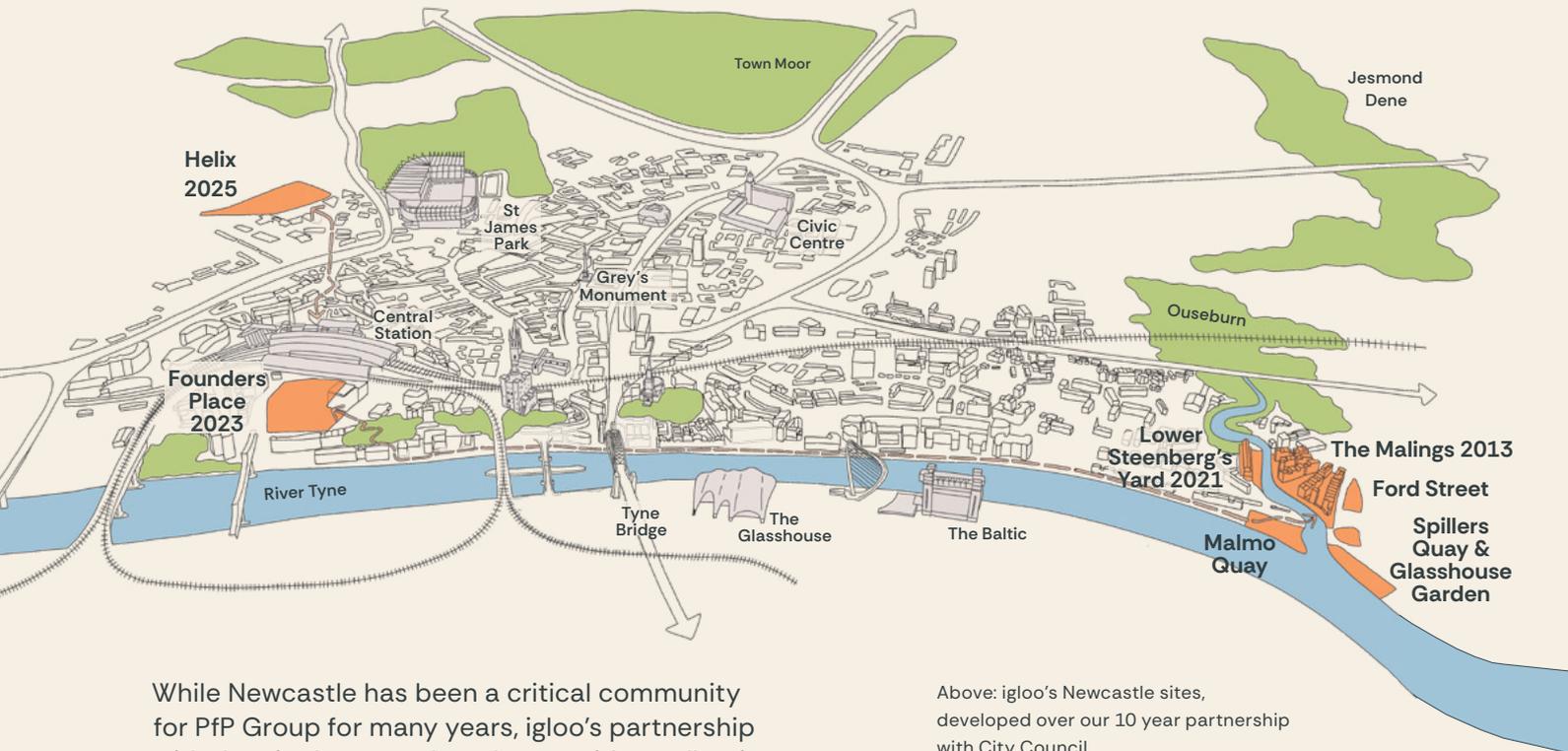
igloo has played a central role in bringing sustainable, design-led regeneration to city centre sites in Newcastle



The retained historic Pattern Shop by xsite architecture, built in 1880 by engineer Robert Stephenson and now leased to Atom Bank for its new headquarters

## Newcastle: delivering quality regeneration

igloo's involvement and its commitment to building community and generating social impact has brought new vision.



While Newcastle has been a critical community for PfP Group for many years, igloo's partnership with the city began a decade ago with a collection of post-industrial wharfsite sites in the Ouseburn Valley conservation area.

This has grown over the last ten years to encompass other major schemes at Founders Place, between the Central Station and the River Tyne, the home of George and Robert Stephenson's pioneering railway engineering works, and at the Helix site near to Newcastle United's St James's Park ground.

Above: igloo's Newcastle sites, developed over our 10 year partnership with City Council

Below left: igloo & City Council's latest development in the Ouseburn – Ford Street, by Mawson Kerr Architects



### key achievements:

- 10 year successful partnership with Newcastle City Council
- National heritage asset The Pattern Shop transformed, bringing jobs to the city
- Creating Grade A offices at One Founders Place to BREEAM Excellent and WELL Building standards
- Ford Street, Malmö Quay and Spiller Quay continuing igloo's work on the Ouseburn
- 300 new homes planned for Newcastle's Helix Innovation Quarter
- Letting the Pattern Shop to Atom Bank



## Founders Place, Newcastle

igloo is partnering with Newcastle City Council to deliver the regeneration of the 4.3-acre site with a mix of commercial and residential uses and a major new public space opening up the southern part of the city centre to create a destination and a mixed-use quarter in the heart of the city.

A major new 130,000 sq ft office building, which together with the new publicly accessible urban square it fronts onto, will form the centrepiece of Founders Place.

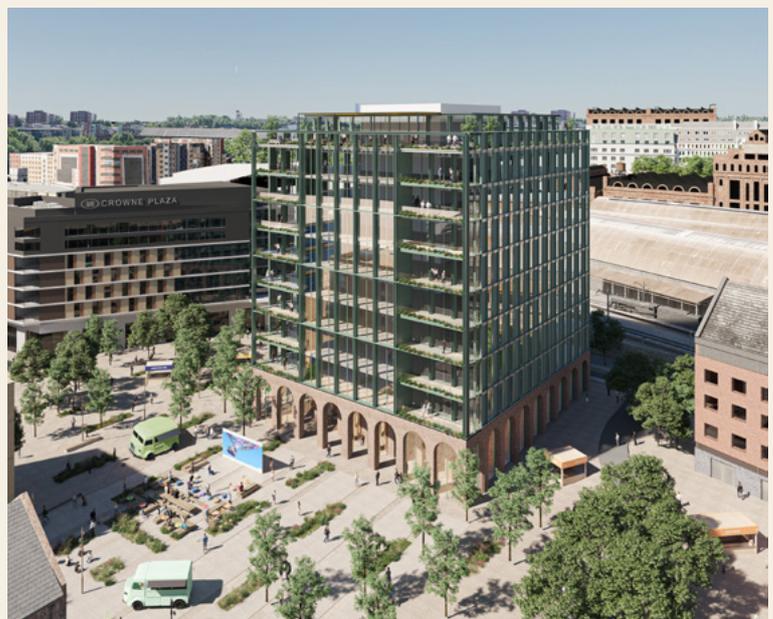
The proposed building designed by AHMM is truly pioneering, a combination of breathtaking architecture and design with sustainability and wellbeing at its heart achieving BREEAM Excellent and incorporating WELL Building Standards. One Founders Place represents a unique opportunity for innovative businesses that value the planet, their people and their work-life experience equally.

Two further phases to the east and south of The Pattern Shop will provide 70 homes. All three new elements, One Founders Place and the two residential phases are in pre-planning and an application will be submitted later this year.

### key achievements:

- > igloo, in partnership with the City Council, regenerate Founders Place with Grade A offices, homes, major new public space and social impacts

Above and below: One Founders Place, designed by AHMM  
Left: Nine Founders Place, designed by Alt Studios



key achievements:

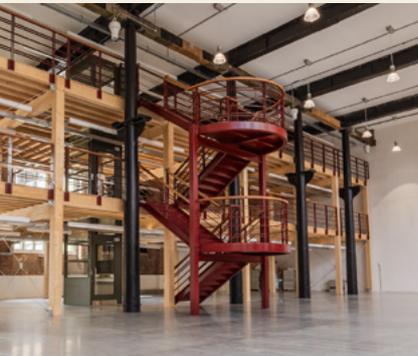
- New landmark office building and public square proposal, with best-practice sustainability and well-being
- Historic asset The Pattern Shop transformed and attracts tech pioneer Atom Bank as tenant

## The Pattern Shop - historic building ignites the future for Founders Place

The first building to be finished at Founders Place is The Pattern Shop, built in 1880 and used by engineer Robert Stephenson to build steam locomotives, many for export around the world. Stephenson also designed Newcastle's signature high level double-decked bridge combining road and rail, a world-first that avoided excessive width.

The striking Grade II-listed building, with spectacular views of the Tyne to the south, has been extensively remodelled and renovated by local firm xsite architecture, to suit today's innovators in the creative and digital sectors, providing 32,367 sq ft of flexible workspaces. The Council will own and retain the building, which meets BREEAM Very Good standards for low carbon and low energy use, and has been let to Atom Bank.

A range of social impact benefits have also been delivered. We've partnered with the University Technical College to deliver training and skills and work experience. We've worked with Tyne & Wear Archives and Museums to provide cultural and heritage opportunities supporting the Stephenson's Trust Bicentenary events and we've worked with artist David Shillinglaw to create public art at Founders Place, working with Newcastle arts organisation Unit 44.



Flexible new workspace created in The Pattern Shop

Interior at The Pattern Shop, where Atom Bank has leased the entire 32,000 sq ft



'Founders Place builds on Newcastle's proud industrial heritage to drive a thriving, modern city - made possible by genuine collaboration between public and private sectors, and exemplified by our partnership with igloo.'

Michelle Percy, former Director of Investment and Growth, Newcastle City Council



## Helix's landscape-led neighbourhood, Newcastle

Newcastle's Helix regeneration project on the former Scottish and Newcastle Brewery site is being developed by a joint venture between Newcastle City Council, Newcastle University and Legal & General, called Newcastle Science Central Management LLP (NSCM).

As part of this transformation, igloo is in pre-planning application discussions to develop the residential element of up to 300 additional new homes, extending the residential neighbourhoods to the north and west of the site.

igloo's design, by local firms Faulkner Browns, Mawson Kerr and BBUK Landscape, will provide a traffic free, landscape-led scheme including a mix of terraced family homes and denser apartment blocks.

Helix is a 24-acre hybrid urban innovation quarter providing modern mixed-use space for tech and science businesses, as well as homes for local people. Eight buildings are already completed for commercial, research, education uses, plus a district energy centre.

Above: Proposed new apartments at Helix's landscape-led, pedestrian-friendly neighbourhood, designed by FaulknerBrown Architects

### key achievements:

➤ 300 additional new homes in the pedestrian-friendly landscape of the Helix urban innovation quarter

## regenerating the Ouseburn Valley, Newcastle

Over the last ten years, igloo, through a JV with Newcastle City Council and Homes England, has gradually developed several former industrial sites overlooking the Ouseburn river for 269 new homes and 20,000 sq ft of commercial space.

A thriving new community including small businesses and major public realm improvements has been created – a remarkable transformation, achieved working closely with local groups.

**The Malings** on the east side of the river and the first of four phases delivered was designed by architects Ash Sakula and include 76 award-winning homes and other uses.

**Lower Steenberg's Yard** on the west bank was the second phase of 28 apartments set over ground floor workspaces, designed by local architects Xsite.

**Malmö and Spillers Quays**, west and east of the mouth of the Ouseburn where it meets the Tyne are in the planning process with proposals for 150 homes designed by White Arkitekter, including plans for the Glasshouse Communal Garden.

**Ford Street** on a the steeply sloping site on river's east bank, between The Malings and Spillers Quay, will be the final phase with 15 homes in a mix of townhouses, maisonettes and duplex apartments, designed by Mawson Kerr, with landscaping by Layer Studio.

### key achievements:

- 269 new homes and 20,000 sq ft of commercial space delivered over ten years
- Working in partnership with Newcastle City Council, Ouseburn Trust, Ouseburn Farm and local businesses

Spillers Quay looking towards the Tyne Bridge and Malmö Quay, by White Arkitekter



# creating the vision for Riverside Sunderland

## Riverside Sunderland, Tyne and Wear

The 33 hectare Riverside Sunderland site was formerly used for ship building, energy production and the Vaux Brewery. This closed in 1999, leaving the site mostly cleared.



The Masterplan for Riverside Sunderland, co-created by igloo's design team using our Footprint<sup>®</sup> methodology. Plan by Proctor & Matthews Architects

Then igloo won the City Council's vision and masterplan competition to create a new mixed-use quarter including 1,000 new homes and 1m sq ft of workspace, set around a renovated Riverside Park.

The park and two new footbridges will overlook and span the River Wear Gorge, extending and connecting the city centre north across the river.

Local stakeholders and a design team assembled by igloo worked together to co-create Riverside Sunderland Masterplan, using our Footprint<sup>®</sup> methodology.

Proctor Matthews Architects led the team with local and national consultants. The vision was then taken out to 'urban rooms', engaging the public early in the evolution of the design.

### key achievements:

- igloo won Sunderland City Council's competition to create a vision and masterplan for Riverside
- We created a new masterplan using igloo's Footprint<sup>®</sup> methodology

igloo also collaborated with research and education organisations in creating the scheme's design, and generated social value by developing local supply chains to be used as the scheme is built.

The development strategy for the site to include housing, parks, commercial space, retail, cultural and educational uses was curated by igloo who supported Sunderland City Council in realising their ambitious vision for the place.

- Details of the masterplan were embedded in Supplementary Planning Guidance
- igloo retained to develop detailed Design Codes for each of the development areas

The longer of the two new footbridges proposed, the high level connection which is an extension of the Keel Line footpath that runs through the site, is nearing completion. A new technical college for construction skills is underway, together with the Culture House including a library and theatre – testimony to the City Council's determination to implement the Sunderland Riverside vision.



## Vaux Housing, Expo Sunderland, and future living

After the masterplanning work, igloo has returned to the scheme as Expo Sunderland's partner and developer of 'Future Living' housing on the Vaux Brewery site.

Work is about to start on an initial phase of 34 homes, of which 16 apartments will be +Homes, design by Useful Projects, MawsonKerr, Cast, Elliott Wood, Expedition and Landsmith Associates.

All the homes use modern methods of construction, featuring timber frames and offsite panel assembly. They include photo-voltaic panels and battery storage.

The Vaux neighbourhood features pedestrian-friendly streets, shared spaces and terraces overlooking the Wear gorge, and off-site car barns, keeping the streets vehicle free for pedestrians and children to play.

Above top right: the red competition-winning +House apartment building on the former Vaux Brewery site  
Lower right: Home+ apartments, designed by Mawson Kerr and Open Studio Architects



### key achievements:

- igloo's +Homes design won the Home of 2030 Competition organised by Homes England and the RIBA
- All homes will minimise up-front and operational carbon, meeting the Future Homes Standard and Passivhaus principles

# NHS skills campus with local impact

## Midland Met Hospital Learning Campus, Smethwick

Building work is underway on the new Midland Met Learning Campus for Sandwell and West Birmingham NHS Trust, where igloo is providing development management services alongside Mott MacDonald, sustainability expertise and supporting the Trust in leasehold and tenancy arrangements.

The campus will provide a major new 30,000 sq ft BREEAM Outstanding education and skills flagship and gateway building adjacent to the new Midland Met hospital. Bringing together leading education and skills institutions, Sandwell College, Learning Works, Aston University and the University of Wolverhampton. The Learning Campus will create a community focused offer and be the first university presence in Smethwick.

The Learning Campus will target learners at all stages from hard to reach groups, including the homeless, those not in education or employment, and migrants new to the UK, through to post graduate learning opportunities. The campus will deliver in excess of 1200 learning opportunities per year providing a single centre for training, development and jobs in the NHS that it would have been difficult to create at each of the partners' respective locations. The £18m project is supported by a Towns Fund grant and funding from the West Midlands Combined Authority.

### key achievements:

- Leading education skills institutions brought together on one new campus for the West Midland
- Providing 30,000 sq ft of BREEAM outstanding training spaces
- 1200 new learning opportunities every year



Left: How the campus building will look on completion, designed by Hawkins Brown



# building Nationwide's first neighbourhood

## Oakfield, Swindon, Wiltshire

Oakfield is a not-for-profit £60m new community-led neighbourhood of 239 homes commissioned by Nationwide Building Society and developed by igloo in Nationwide's hometown of Swindon.

It is the building society's first UK housing scheme with the first residents moving in in early 2024. Oakfield harks back to early days of the UK's building society movement which provided a more straightforward savings, building and development model for creating homes to satisfy a basic human need.

### key achievements:

- Delivery of a new not-for-profit community-led neighbourhood of 239 homes for Nationwide Building Society



New homes for Nationwide at Oakfield, designed by Metropolitan Workshop and PRP

Of the 239 homes, 71 are affordable rent and shared ownership, managed by Green Square Accord housing association. GSA's homes cater to a variety of housing need with 42 one-bed apartments reserved for affordable rent in an apartment block that includes the Forest View community hub, now in use. There are 29 two- and three-bed houses available for shared ownership.

igloo has delivered for Nationwide a well-connected, energy-focused (gas-free) neighbourhood with plenty of private and shared outdoor space for residents to enjoy.

'With so many families needing affordable homes, it's heartening to see new high quality, sustainable homes. igloo and Nationwide's Oakfield development sets a brilliant example of how we can tackle the homes and climate crises head on.'

Heidi Alexander, Swindon South MP & Secretary of State for Transport

# low-carbon living at Dundashill



## Dundashill, Glasgow

Bigg Regeneration is a joint venture between igloo and Scottish Canals, formed to deliver a 600-home new community at Glasgow's Port Dundas area alongside the North Canal, to the north of Glasgow city centre.

igloo is delivering the scheme in partnership with the Housing Growth Partnership. Maltings Wynd, Dundashill, is the second phase of the regeneration of the former Diageo distillery in the Port Dundas area alongside the North Canal, where homeowners have moved into its 78 three and four bed townhouses. An earlier phase includes 90 Passivhaus homes developed by West of Scotland Housing Association.

Homes are set around a sunken garden, increasing biodiversity and helping to foster community. They were built using an off-site timber-framed structure and include air source heat pumps and solar panels as standard, as well as water-saving showers with heat recovery, full hyper-fast fibre to support home and hybrid working, and a plug-and-play EV charging network.

A community watersports centre at the foot of Dundashill was able to celebrate a milestone anniversary recently with a contribution from igloo, and the development has already won several awards including a Scottish Design Award for its public realm and landscaping. A planning application for a further phase for 89 homes is being prepared by igloo.



Pinkston Water Sports centre – a valued neighbour at Dundashill

### key achievements:

- 600 new homes being created at Dundashill, north of Glasgow centre
- Delivery of 78 new townhouses set around a sunken garden, increasing bio-diversity and fostering a new community
- igloo contributed to Pinkston watersports centre recent anniversary celebrations



A series of street art installations by Yardworks, commissioned for Dundashill, to bring local artists' work to the new community

Homes at Maltings Wynd, Dundashill, set round a sunken garden, designed by local architects Stellan Brand and Ann Nisbet Studio



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