igloo

2025/2026

impact



25 years of developing differently

Jingzhi Gong, Li Yan and Polo,
Fruit Market, Nottingham

‘gnarly’ is where we find impact

This report celebrates a quarter-century of developing differently. Since igloo was founded in Manchester in 2001, we have grown from a pioneering start-up into a nationwide partner of choice to deliver place-based, regenerative development - for ‘People, Place and Planet’.

Our journey is best captured not so much in numbers, but in the human stories that unfold within our neighbourhoods and communities. It is found in the residents of The Malings in Newcastle who come together to plant flowers in communal spaces and stay for a street party. It is seen in the creative entrepreneur being given the opportunity to start an independent arts cinema at Bermondsey Square. And in the child seeing a ‘tiny forest’ take root at Oakfield, Swindon, where there was once only brownfield land. These moments, and moments like them, represent the social capital we strive to build every day.

This success over 25 years is testament to the igloo team – today, and over the years – people whose staying power ensures we never walk away, even when the path is difficult. And to our pioneering Footprint® process which embeds place-based, regenerative social, environmental and economic value in every project we take on, and every community we work in.

Our progress is underpinned by the consistent support of our investors and shareholders. As a subsidiary of Thriving Investments and part of Places for People (the UK’s leading social enterprise), we work together to deliver long-term socio-economic impact. igloo’s profits go back into PfP and are then used to support our Group’s core purpose of changing lives by creating and supporting thriving communities.

We also owe a great debt to our partners – from the local authorities we work with in joint ventures, to the visionary architects and professional teams who help translate our purpose into vibrant physical spaces.

While we take a rare pause to celebrate (our first) 25 years, our focus remains firmly on the horizon. The future will demand even deeper passion and perpetual innovation – and many more good people and partners.

And the continued belief that the most gnarly challenges often yield the most transformative impact for the people and communities who call our places Home.

John Long, Chief Executive

Peter Connolly, Chair

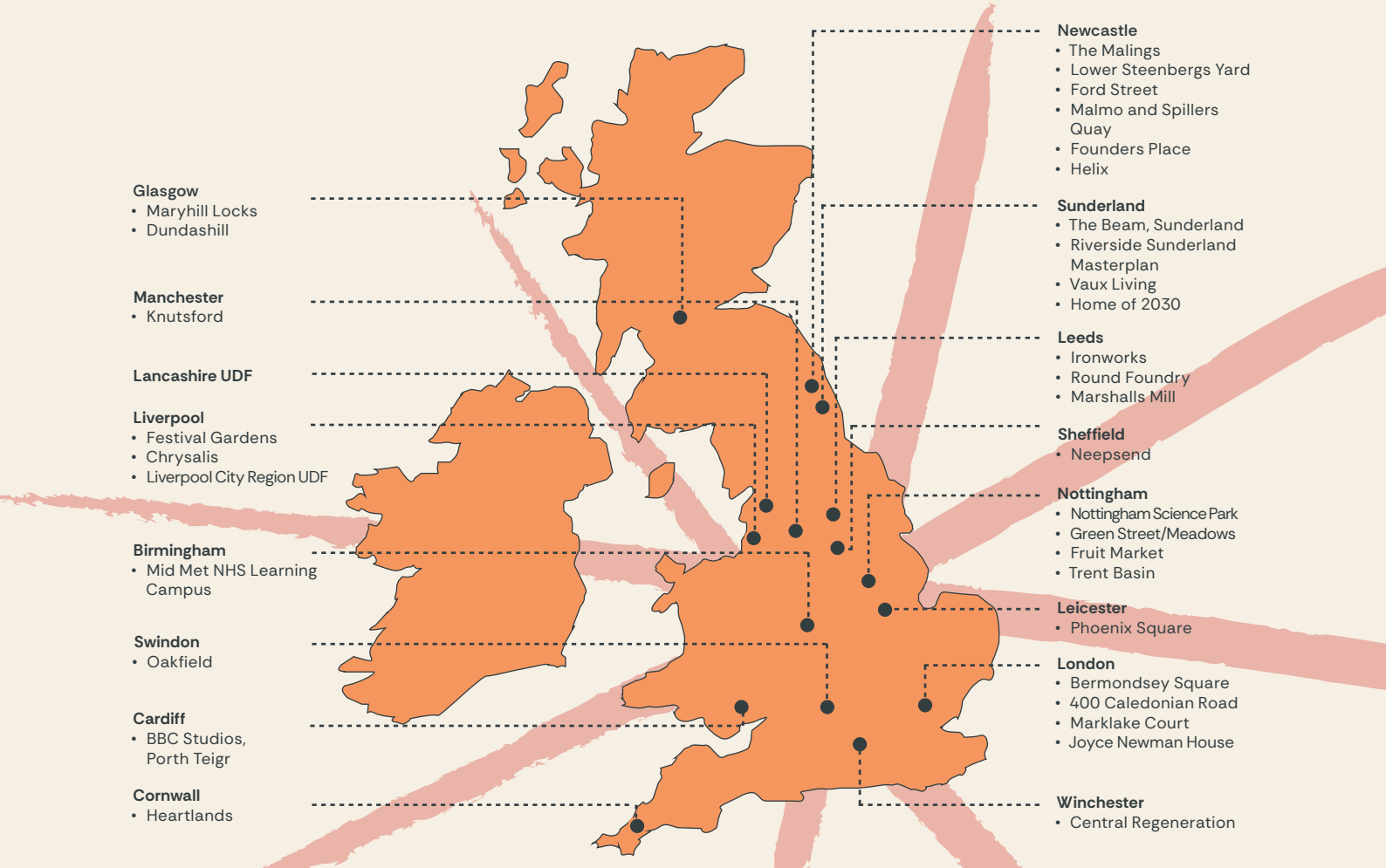


Peter Connolly (left), CEO from 2006-2026 and current Non-Executive Chair, with John Long (right), igloo’s new CEO

development done differently – the first 25 years

This edition celebrates the impacts our developments have made over 25 years. These include the benefits we've been able to bring that solved a particular problem or need, the way something has been done, the business decisions taken, and how we've cared for our own people.

How we've grown: delivering regeneration around the UK



igloo was founded in Manchester in 2001, 25 years ago. One suggested strapline for the new brand was 'it's cool up north'. A meteorological pun with territorial intent and a nod to the notion of 'Cool Britannia' – the burst of creativity that sprang from Manchester in the 1990s.

The start-up had a socially minded focus on regeneration - something the North understands well, and which remains a nationwide imperative. Since then igloo have delivered mixed-use developments not just 'up North' but all over the UK, for the good of 'People, Place and Planet'.

25 years of impact

£1bn invested in sustainable, brownfield, urban development, creating circa 19,000 jobs

£1.2bn gross development value generated

512,637 sq ft of workspace created and an additional 1m sq ft of workspace enabled through igloo Investment Management

22 brownfield sites regenerated

Helping drive growth in eight of the UK's 12 Core Cities

£2.9bn invested in the UK economy

4,542 homes completed and in the pipeline

48 creative commissions, cultural and community events supported

136,000 sq ft of space created for learning and new skills

15 years of the UK Green Film Festival

15 community gardens created

20 neighbourhoods created

All made possible working with 35 pioneering, long-term clients and partners

2025 in numbers

This year igloo has engaged meaningfully with residents across our project pipeline, supported young people, and continued to raise the bar on embodied carbon, advancing the industry toward more responsible practice.

People

22
engagement events involving stakeholders, young people, local residents and the public

500
community members engaged with directly

3
co-creation workshops with 64 stakeholders

12
apprenticeships at Vaux, Sunderland

2
igloo team apprenticeships and one professional qualification gained

1
Big Toy Drive for Ramadan at Alder Hey Hospital

Place

£43m
invested in multiple new neighbourhoods

£126m
generated for the UK economy*

518
jobs created**

10
awards gained, recognising our commitment to design quality and regeneration

2
new footbridges, creating connections for cyclists and pedestrians across the Rivers Trent and Wear

4
major new schemes to deliver 1,635 new homes

*Calculated using the CBI and Oxford Economics multiplier
**Based on ONS FTE Effect for construction 2025 (12 direct and indirect jobs created per £1M investment)

Planet

7,013
tonnes of CO2 saved by igloo homes sold in the year*

1 tonne
of carbon per square metre saved on average with each igloo home*

15
venues involved in the UK Green Film Festival

9
team members contributing expertise to 17 local and national initiatives addressing environmental and social challenges

Ongoing support
for BuildZero, research striving to radically rethink extraction of new resources, by leveraging the circular economy

*Based on operational carbon emissions saved over the lifetime of igloo homes sold in 25/26 (compared to building regs minimum compliance homes of equivalent size)

our track record

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® process.

igloo is founded by Chris Brown

2001

2006

igloo cited as the 'world's first responsible real estate fund' by the United Nations

igloo begin Bermondsey Square – a large, mixed-use scheme in partnership with London Borough of Southwark

2008

No. 1 Nottingham Science Park, EPC 'A' rated offices

2011

relocation of BBC to Porth Teigr, Cardiff achieving BREEAM Outstanding Highest Score globally

igloo founded the UK Green Film Festival, still going strong today

Bermondsey Square wins 'Best New Public Space Award'

2013

Footprint® Advisory Board established, with Jonathon Porritt as Chair

2015

400 Caledonian Road, London, completes and is awarded WhatHouse? 'Best Sustainable Development' in 2015

Holbeck Urban Village, Leeds wins 'Great neighbourhood' at the Urbanism Awards

2016

igloo becomes the first real estate B Corp in the UK

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

2018

igloo achieves 'Best for Environment' B Corp status

Europe's largest community energy battery installed at Trent Basin, Nottingham

2019

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

2020

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

2022

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

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

2023

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

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

£28m invested within England's top 10% most deprived neighbourhoods

2024

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

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

2025

architect Sarah Wigglesworth joins igloo's Footprint® Advisory Board, with thanks to Sunand Prasad PPRIBA, who stepped down after 12 years

igloo selected alongside Urban Splash to develop Festival Gardens, Liverpool

2026

igloo wins our first scheme in Sheffield at Neepsend for 430 new homes and public spaces

planning permission won for the next 88-home phase of Dundashill

igloo's pioneering approach to investing in regeneration

By the 00's, urban regeneration was a recognised sector but few funds invested under a banner of 'regeneration'. As part of PfP and Thriving Investments, igloo combines the roles of investor and development manager, transforming how we drive change.

igloo Regeneration Fund was established in 2001 with a £200m commitment by Aviva, one of the UK's largest institutional investors, under the name Morley Fund Management (the same year as English Cities Fund, a public-private venture). Morley subsequently reverted to the parent investor name of Aviva.

Thriving Investments (formerly PfP Capital) acquired the fund in 2018 and igloo became part of the UK's leading for-profit (but not for dividend) social enterprise, Places for People. The strategy which drove the original fund (hailed by the UN as the world's first purpose-driven responsible real estate fund) remains the same today; to use igloo's placemaking expertise to deliver thriving communities and long-term returns. Now, in igloo, the roles of development manager and investor are combined, enhancing our ability to deliver change with our partners and for communities.



The two projects on this page span igloo's 25 years of pioneering development, investment and doing things differently. Bermondsey Square (below left) in London was our first project completed in 2008. Festival Gardens, in Liverpool (the CGI, above right) is one of our latest joint ventures, with Urban Splash and Liverpool City Council, marking our ambition to make significant impact for communities around the UK

> Fundamentally, our developments make people happy and this is what delivers long-term returns and socio-economic impact.



committed to collaboration and delivery

A key characteristic of igloo's growth has been long-term collaboration with partners. Our regeneration fund enabled igloo to negotiate joint ventures with local authorities and other partners, to unlock development opportunities where a long-term approach to regeneration is needed.

Newcastle, Sunderland, Cardiff, Leeds, Glasgow, London, and Nottingham, Swindon, Cornwall have all benefitted from igloo's staying power. Our mixed-use community-led schemes, across a range of sites over several years, have led to further phases and new schemes evolving, helping people find work and homes. igloo has never 'walked away' from any of its schemes, especially when the going was tough, always making sure we deliver quality.

every project has a Footprint®

We have evolved a way of developing that creates the places we need next, minimising environmental harm and maximising beneficial 'impact' – the title of this report.

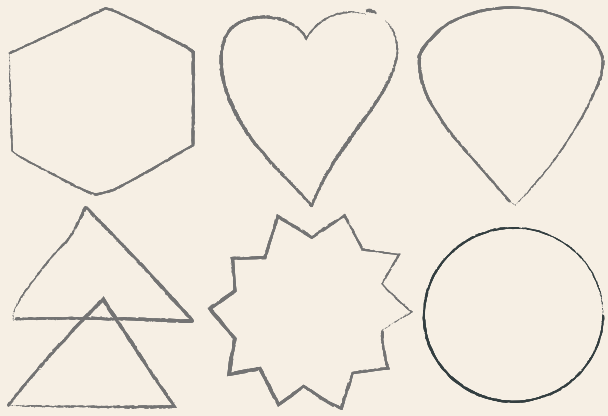
designed to generate local impact

Footprint® is igloo's framework for delivering socially responsible, regenerative development. It takes a place-led approach and is applied to every project, from inception to post-completion.

We developed Footprint® in 2013 with help from consultancy Urbed to find a methodology that helped generate, measure and deliver what we want to achieve – local impact – rather than rely on traditional monetary yardsticks of 'success' or informal assessments.

These were too one-dimensional and ignored social and cultural impacts that good, transformative urban regeneration needs to deliver. We wanted to enshrine that multi-dimensional approach as the 'purpose' of igloo's business activity. This is what we mean when we say igloo is **'purpose-driven'.**

We have continually refined it to align the values and purpose of our business. It gives us a proven track record and an evidence-base of value creation for clients, in financial returns, social value, positive impacts for communities and the natural environment.



keeping us on our local toes

We have specifically refined Footprint® to make it 'place-responsive'. This is to ensure our team demonstrates a behavioural sensitivity to each local context, and to produce a place-specific development brief that will guarantee beneficial impacts and make change happen.

Footprint® is one of the leading regeneration methodologies in our industry. To keep it that way we employ consultant JLL to independently audit the Footprint® process.

the imperative to innovate

The places we create must achieve great outcomes for People, Place and Planet – through community wellbeing, exemplary neighbourhoods and low-carbon development. This brings an imperative to innovate. Footprint® ensures a collaborative, inclusive approach and in challenging us, delivers the best possible results across the spectrum of sustainability issues.

Where many accreditation systems apply a single-issue standard to buildings, regardless of location, our approach is holistic and multi-dimensional.

hard-to-do, but high impact

We use Footprint® to focus on the difficult aspects of a project. Our co-creation workshops will always throw up ideas that are desirable and readily achievable across a range of issues. But it forces us to focus on gnarly ideas that are hard to achieve. That extra effort is what galvanises our teams to achieve real impact and ultimately adds value for investors and customers. We 'push the envelope' on each project.

Footprint®'s six dimensions

Each igloo project is assessed and scored against the six dimensions, expertly scrutinised and challenged by our Footprint® Advisory Board (FAB) and verified annually by JLL. Every igloo project is defined and measured in this way.

wellbeing
delivering quality of life



Wellbeing in Dundashill: Pinkston Watersport Centre



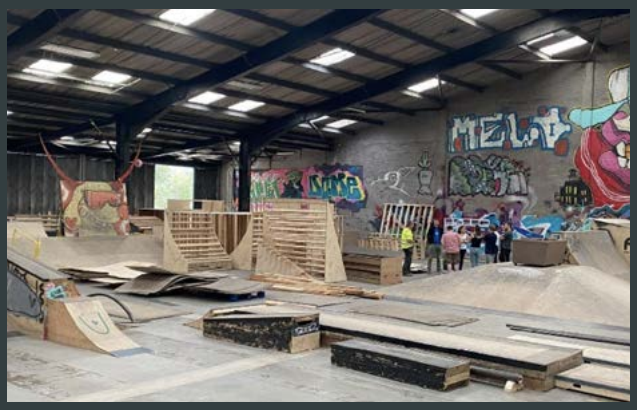
Low-carbon living in Dundashill, Glasgow, where residents enjoy reduced energy bills

community
building social capital

place
healthy, happy neighbourhoods



Nature in Nottingham: Fruit Market rewilding



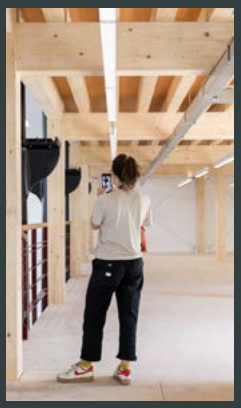
Place in Trent Basin: meanwhile uses provided a home for the city's skateboarding community

nature
rewilding the city

climate
low-carbon



Circular living in Dundashill: sunken gardens are a biodiverse centrepiece for the community



Recyclable and reusable timber interior at The Pattern Shop, Newcastle

circular
preserving finite resources

tackling the hard-to-do

igloo's Footprint® is one of the industry's leading regeneration methodologies for discovering what a project is capable of delivering and pushing teams to ensure every project is as good as it can be.

good decisions deliver a better legacy

Footprint® requires us to identify and manage multi-dimensional issues, measure their impacts and make decisions to avoid harmful legacies. Choosing materials that minimise embodied carbon for example, will drive design decisions, but we will also be thinking about effective long term custodianship and the costs and responsibilities that we are leaving for future communities.

The conundrum is to balance the lowest possible embodied carbon outcome while maintaining quality of place in the long term.

the future of Footprint®

'Footprint® tries to be exemplary in terms of industry standards and practice. The board has talked a lot with the igloo team around regenerative design, which is about doing more good than harm, more healing and restorative buildings and places that sequester carbon, gather water, clean pollutants. That's what igloo should aim to be delivering in the next 10 years.'

Julie Hirigoyen, FAB chair

our independent advisers

We hold ourselves accountable, to our stakeholders, to our partners and the communities we work with, through our Footprint® methodology, monitored by our Footprint® Advisory Board (FAB).

FAB's four board members



The four independent expert advisers of FAB (from top left, clockwise): Dr Jess Steele OBE, community activist; Sarah Wigglesworth MBE, RDI, former architect and educator; Peter Madden OBE, Professor of Future Cities, Cardiff University; and Julie Hirigoyen, NED on boards of King's Cross Group and Willmott Dixon and previous CEO of the UK Green Building Council

'The igloo team's passion, dedication, skills, levels of expertise, knowledge and curiosity are the secret ingredients to igloo's success...'

Sunand Prasad (former FAB board member)

being a B Corp – the first ten years

igloo was the world's first UN-recognised 'responsible real estate investment fund' and the UK's first real estate B Corp – we use the combined disciplines of the Footprint® process and our B Corp status to help run our business.



Things are looking up: team igloo in Sheffield City Hall - meeting today's challenges with 25 years' experience

This is our tenth year as the UK's first real estate B Corp – which means 'doing the right thing' across the company's activities. Impacts are assessed by B Lab (the testing agency for B Corp status) and given a B Impact score. B Lab leads a movement seeking to transform the global economy to benefit people, communities and the planet. Our values align with this. B Lab scores participating companies by assessing impacts in five disciplines: governance, environmental, community, customer and employees – and it is very challenging to continually improve in all areas.

Over the first ten years igloo has scored highly across its whole business because it has embedded environmental impact into all of its business decisions. Since we were first accredited as a B Corp in 2016, we've been recognised as 'Best for the World' on environment issues.

benefit culture helps our people

We've also scored highly in how we treat our employees. Our overall Impact Score has risen from 105.9 in 2021 to 114.2 in 2024, with extra points being accrued in the governance, workers and community categories.

staff achievements

Tom finished his Business Admin Apprenticeship, gaining a distinction, during his original contract term with igloo. We then extended his contract to support him winning secure and long term employment with Manchester City Council. Our regional lead team have also been in training, as part of an exciting leadership programme called 'Accelerated Change'.

Habeebah became a qualified accountant in December 2025 with igloo's assistance, and made a contribution to our B Corp vibe with a 'Toy Drive' for children in Liverpool's Alder Hey Children's Hospital, to coincide with Ramadan.

keeping igloo's ideas and values fresh

For employees we have long-term service rewards at five, ten and 20 years involving a gift and a commitment from igloo to plant trees, acknowledging the carbon impacts of employment. Each employee also has access to our assistance programme, wellbeing subsidies, and 'succession development' for senior leaders.



Colourful contributions to our Alder Hey Hospital Toy Drive

'igloo was one of the originals when it came to B Corps in Manchester... There were only three of them in 2018 – alongside sustainable poster-child Patagonia and the lovely folk at Brew Tea Company. The community has grown massively, but igloo have helped hold the culture and momentum of it all together without losing their values in the process.'

Annalise Lewis, Founder of Manifesto + Co-Chair of Manchester B Local

'Children in hospital are often overlooked and parents have to give up work to care for them while they're in hospital, which can leave families on a single income. And toys can be expensive...

Our Ramadan Toy Drive saw more than 70 gifts donated to the hospital. It was really nice to contribute something to make a tough time for the children a little brighter.'

Habeebah, igloo employee

building on our B Corp values

igloo operates a Values Team that oversees our impacts in improving governance and how we treat our people.

It also looks at how we are operating as a business to ensure the way our people go about their work, and the sharing of knowledge and experience (inside and outside the company) is improving and evolving our processes and products, to deliver greater beneficial impacts, in line with the aims of Footprint®, as well as the disciplines of being a B Corp.

We have, for example, evolved and developed the ways in which we engage with communities and how we conduct co-creation activities. We believe these have continuously helped to improve our developments and the consequent impacts for local people.

These internal and external disciplines ensure that we stick to our principles and continue pushing boundaries.

igloo staff took part in Greater Manchester B Corp Community Skills Share. Local members meet community groups and third sector organisations to mentor and help with challenges they face. 19 different B Corps in the region contributed advice





Agatha Bock in her 'garden universe', from Amelie Atkins' film Agatha's Almanac

film festival is a timely reminder

We established the UK Green Film Festival 15 years ago and closely support it still, across 15 UK locations. It shows the best, most provocative films about our most pressing environmental issues.

Agatha's Almanac, a feature film by Amelie Atkins, about 90 year-old Agatha Bock's handmade 'garden universe' featured in the UK Green Film Festival 2026.

We also brought all our colleagues and friends together to view last year's film, The Here Now Project, by Jon Siskel and Greg Jacobs. This brought everyday environmental impacts on peoples' lives into shocking focus.

'It was a stark reminder that climate change is already changing our lives. We need to convince sceptics we don't have much time left and properly communicate the need for rapid, significant change.'

– what our guests said after the showing of The Here Now Project

Footprint® in action: bringing change, making things happen

Bermondsey Square brought back to life

igloo Regeneration Fund's first completed project opened in 2008. It was driven by a groundbreaking approach to harnessing the energy of the local community and culture to shape the development.

Before igloo adopted Footprint®, there was Bermondsey Square. Understanding the context, rediscovering the community and cultural heritage of one of London's most pioneering and innovative areas, was considered vital.

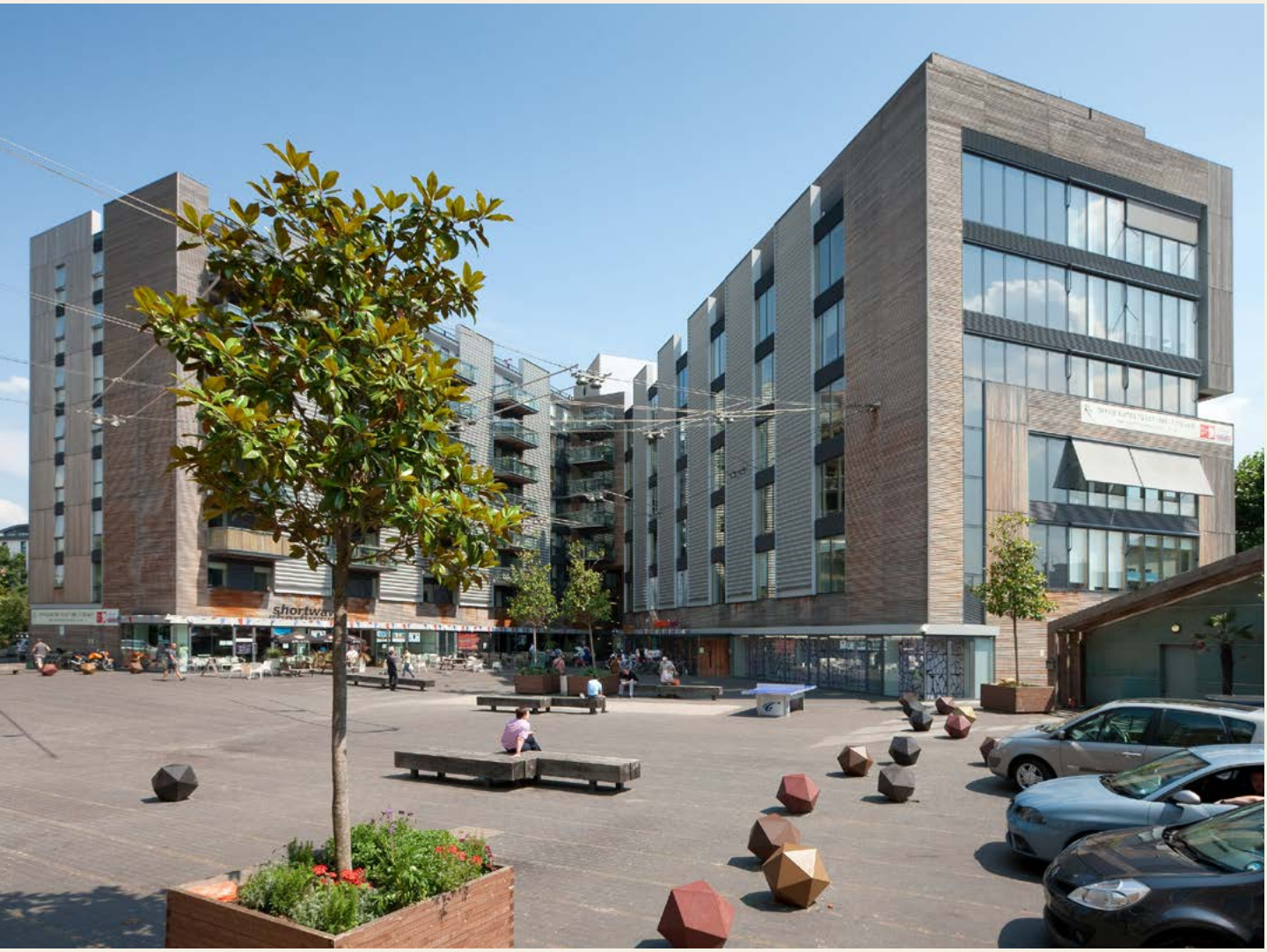
This was achieved by organising a wide range of events and creative activities, involving institutions like Zandra Rhodes' Fashion and Textiles Museum, and world-famous artists delivering creative skills masterclasses for young people, residents and local artists, who collaborated on a 200m artwork on-site. These brought people of all classes and backgrounds together and helped identify project goals.

key impacts

- Scheme achieved 'Very Good' standards under BREEAM and ECO-Homes regimes
- Variety of 76 homes, including 13 affordable, delivered
- A vibrant mix of uses, including offices, a Sainsbury's Local food store, cinema, bar, restaurant, shop and hotel
- Famous antiques market retained in refurbished town centre space



An approach that has, over 25 years, revealed a consistent value and power as a way of establishing local goals for each igloo project and evolved into Footprint® helps generate lasting social, environmental and economic value, rooted in quality design and place-making, for communities and for igloo's valued partners.



The new Bermondsey Square, a mix of uses within one building form, enclosing a renewed public landscape

igloo was a pioneer of this broader hyper-local approach. Proof of the pudding was Bermondsey Square's commercial success, and accolades it won, including London's Best New Public Space Award in 2011 and the press coverage this generated.

The project brought new life to a historic site. Bermondsey Square Antiques Market, which has traded there since the 1950s (previous page) still trades there every Friday. It demonstrated regeneration was a valid asset class and that social, economic and environmental considerations could deliver a return, while being good for People, Place and Planet.

Bermondsey Square's 76 homes include 13 affordable units in a mix of studios, one, two and three-bed apartments. It includes 28,300 sq ft of offices, a 4,300 sq ft Sainsbury's, a small cinema, a bar, restaurant and retail unit, plus a 39,000 sq ft hotel. It was also a pioneering mixed-use scheme.

It achieved 'Very Good' standards under the BREEAM and ECO Homes regimes, EPC ratings of B on the office and retail elements, with a reduction of 50% in office cooling costs and 60% carbon reduction. Green leases, an innovation twenty years ago, were also used.

> 'By recognising the value of creative events and approaches, igloo have immersed themselves in the community and allowed the community to feel stable and in control of their living and working spaces.'
>
> The London Evening Standard

10 years on at The Malings, Newcastle

The Malings was the first phase of igloo's regeneration of the city's Ouseburn Valley – a JV with the City Council, Homes England and Thriving Investments. Here's what residents have to say.

'It feels like something designed to last. It hasn't dated. The insulation, the ventilation – you notice it.'

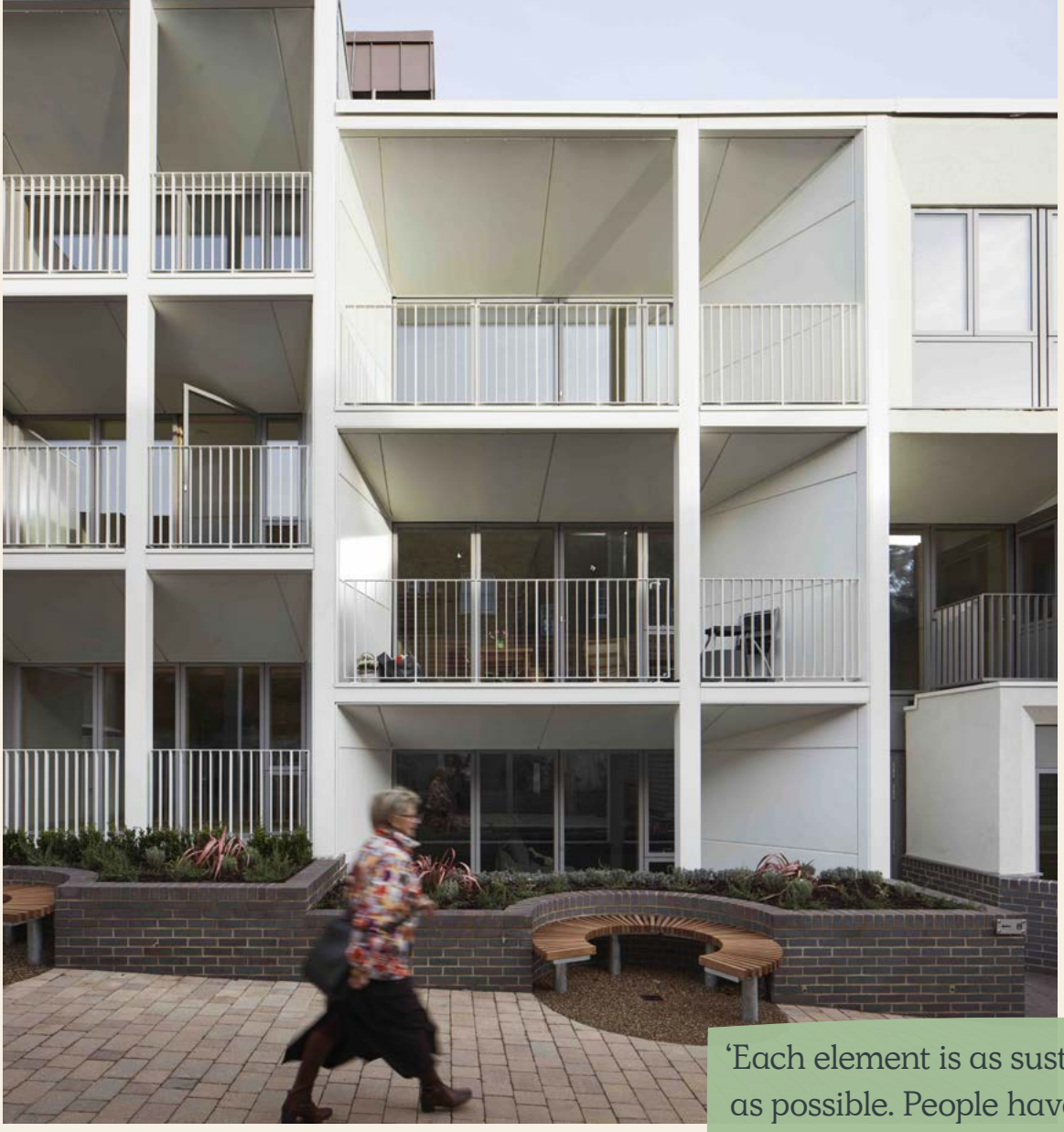
'We get together, plant flowers, do street clean-ups. And we party together.'

'I really like the vibe around here... there's a farm and independent shops. Everybody invests in the community.'

'The architecture enables the lifestyle. It's designed for real people'



The Malings, Newcastle, designed by Ash Sakula Architects



building for life in Islington

400 Caledonian Road is a mixed-use development, home to a new community of residents and creative businesses.

> ‘Each element is as sustainable as possible. People have chosen to live here because they want to know their neighbour. There could be more projects like this.’
>
> Angela Brady OBE PPRIBA, Director, Brady Mallalieu Architects

The refurbished and new elements now include eco-focused homes, with 23 flats, two family homes and three commercial units, completed in 2015, working with local architects Brady Mallalieu.

Caledonian Road features several famous buildings and restores the site’s listed buildings while developing additional space to create a mixed-use hub for local creative businesses, focused around communal courtyards, reflecting local character and needs within a Conservation Area.

Built over the HS1 line out of Kings Cross, it also borders a railway line to the north and had to overcome onerous acoustic and structural technical challenges. The project achieved an Outstanding Building for Life rating, the first such award for a project in London.

New apartments and shared private courtyard at 400 Caledonian Road, designed by resident Angela Brady, director of Brady Mallalieu Architects

distilling carbon impacts at Dundashill

A third phase for Dundashill on the former Diageo distillery site targets carbon-positive homes with workspaces and zero energy bills.

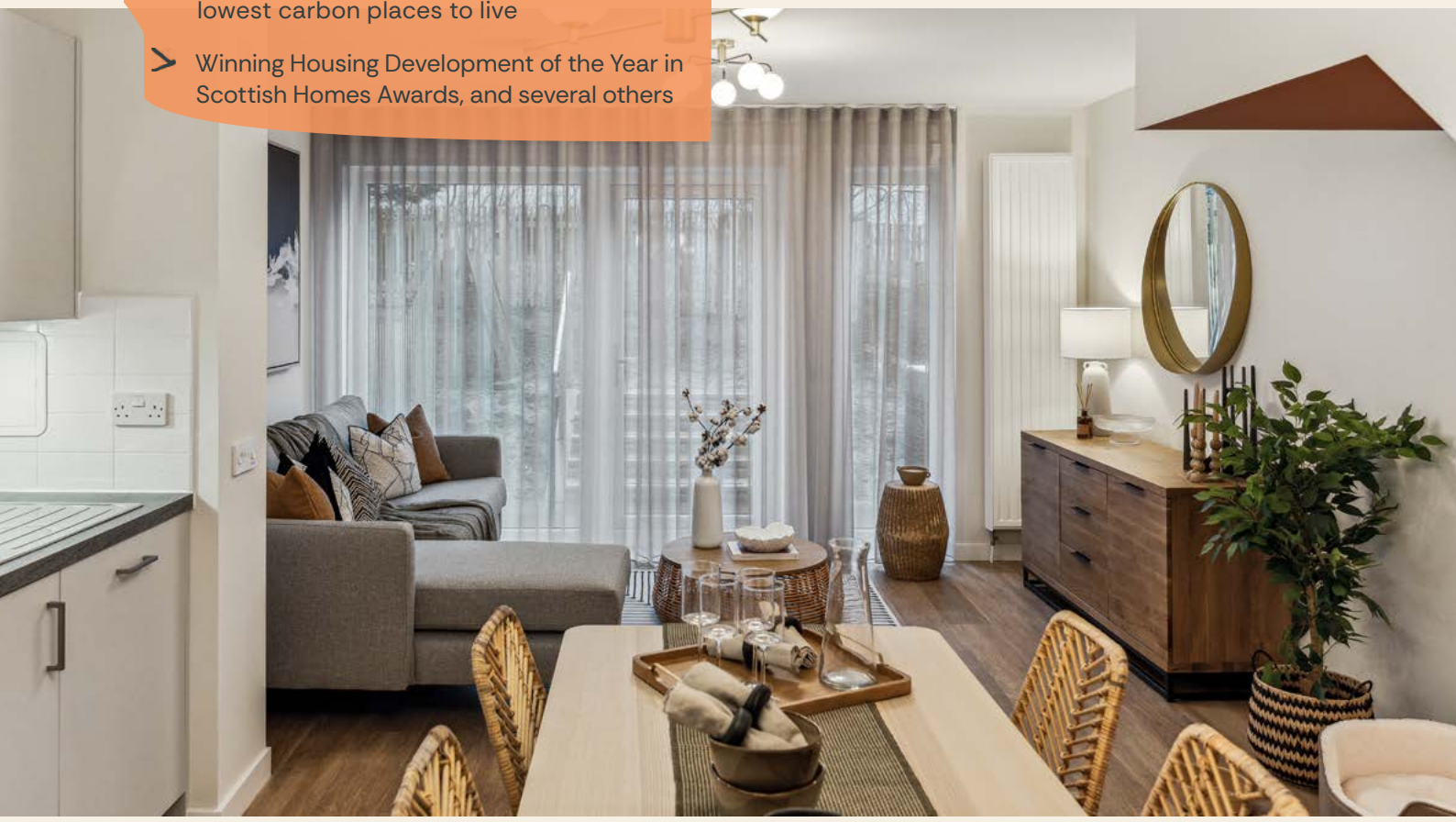
Glasgow City Council has granted igloo consent for a further 88-homes at the award-winning Dundashill development, the next phase of the 600-home masterplan. These will offer one and two-bed garden apartments, two- and three-bed duplex lofts, and three- and four-bedroom town houses, with roof terraces offering city views.

key impacts

- Enhancing a former industrial area, creating a residential identity, and sense of community
- Residents helped produce murals on-site working with local arts body Yardworks and street artists
- Supported Pinkston watersports centre, also offering young people rewilding and camping activities
- Establishing Dundashill as one of the city's lowest carbon places to live
- Winning Housing Development of the Year in Scottish Homes Awards, and several others

igloo worked hard as development manager to get close to our Footprint® goal of low-carbon, zero energy bills homes. Homes will feature air-source heat pumps and electric vehicle (EV) charging infrastructure in a landscape of green communal spaces, with play areas, allotment beds and diverse planting promoting biodiversity and wellbeing. Their passive performance maximises natural ventilation, daylighting, shading and thermal comfort, with built-in energy storage. Design is informed by the RIBA's Whole Life Carbon Assessment standards. The homes use no fossil fuels and renewable energy on site is maximised.

Homes are timber-framed with off-site manufacture of other elements to Passivhaus standards. Low carbon emissions and space heating conforms to Scottish Building Gold Standards. Bike stores are included and residents get membership to the Glasgow Tool Library.



Dundashill homes at Maltings Wynd, developed in partnership with Housing Growth Partnership, Scottish Canals, BIGG Regeneration and Glasgow City Council. Designed by local architects Stallan-Brand and Ann Nisbet Studio and landscape architects Rankin Fraser, modelling Glasgow-specific house types

battery-powered solution for Trent Basin

igloo is delivering a new low-energy neighbourhood of 250 equitable homes overlooking the historic Trent Basin and part of a 250-acre regeneration zone a mile from the city centre.

Blueprint, the development partnership managed by igloo for Thriving Investments and Nottingham City Council, has delivered more than 100 homes, with work about to start on Trent Basin West to provide 87 more homes in 2028. A further riverfront phase will follow, completing a key area of the City's Waterside SPD area.

The new pedestrian and cycle Waterside Bridge is now open, the river's first new bridge in 68 years. It connects Trent Basin with Hook Nature reserve, Lady Bay and West Bridgford to the south, with the city centre to the north, and with national cycle routes. Pedestrian priority and permeability inform the masterplan. The bridge will reduce vehicle movements. A new pocket park is also planned.

Trent Basin has a 2MWh Tesla battery. The battery traded with the National Grid, providing energy at peak times, storing it when there was a surplus. This saved an estimated 34 tonnes of carbon annually. Income created was shared with the community.

The approach was a joint venture between Blueprint, igloo, the University of Nottingham, and government agencies.

key impacts

- New Waterside pedestrian bridge connects communities and cycle routes
- All-electric later phases, using PV panels and Tesla battery storage for sale of surplus
- Meanwhile uses for skateboarding and recycling initiatives in former industrial use buildings
- New neighbourhood of 250 homes for locals in the pipeline

The university installed equipment to monitor energy use. All homes were built to specifications now contained within the Future Homes Standard and showed significant improvements over typical new build homes of the time.

Some residents were early adopters in the shift to electric vehicles and monitoring picked up the evening spike in electricity use when these were being charged – a useful indication of future trends. Trent Basin's approach to energy provision attracted comment at subsequent COP Climate Conferences and international press coverage.

Meanwhile uses within existing industrial buildings included Future Makers, a plastic recycling studio producing products, artworks and installations in collaboration with local schools and businesses. Flo Charitable Trust Skatepark, a national 'hub of excellence for skateboarding', was supported for seven years, providing outreach to SEN schools, offering women- and girls-only sessions, promoting equity of access to the community as a whole.





building society in Swindon

igloo's engagement work at Oakfield ensured that we had zero objections to Nationwide's award-winning proposals when we submitted our planning application

Oakfield is Nationwide Building Society's not-for-profit new neighbourhood in Swindon promoting sustainability and connectivity co-created by igloo's development team with the local community and now occupied.

As Nationwide's development partner, igloo won planning permission for 239 gas-free, EPC A-rated homes. Working with professional community organiser Keith Brown, we knocked on more than 600 doors, engaged in 300 conversations to understand local needs, and ensured these conversations helped shape the planning, design and delivery of the £60m project. 30% of the homes are affordable. The community engagement process started early, continued after sales and the scheme is due for its first post-occupancy evaluation by igloo this year. Oakfield has been affirmed as 'exemplary' across all of Footprint®'s dimensions.

The design of the development challenges housebuilders' suburban development forms, and is focused on optimising the number of homes on site while encouraging community and connectivity with the surrounding neighbourhoods. A shared car park reduces space needed for parked vehicles, smaller private gardens mean communal amenities, green spaces and shared allotments, can be maximised. The scheme is designed to accommodate a multi-generational community with homes designed for later life, alongside a 'tiny forest' and a community park.

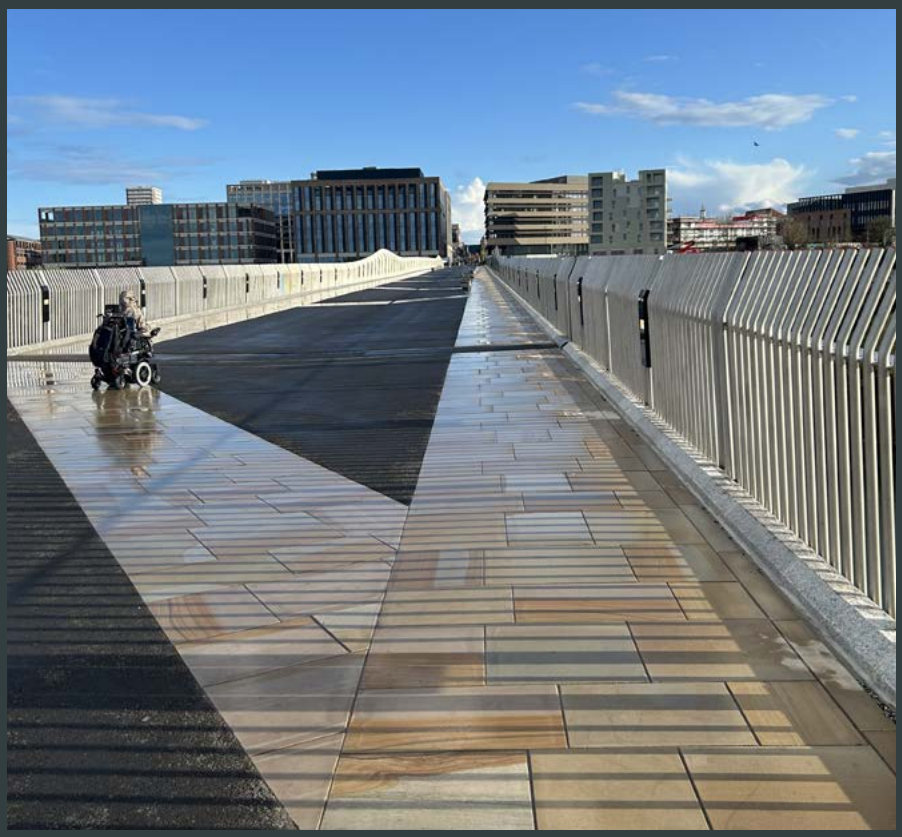
key impacts

- Achieved a 30% mix of affordable homes
- Completed significant community engagement to shape the scheme
- All-electric, all homes EPC A-rated
- Shared allotments
- Multi-generational homes

Oakfield, Swindon, designed by Metropolitan Workshop and PRP. The scheme was a winner in Building for a Healthy Life category of the 2025 Housing Design Awards

a tale of two bridges

Sometimes the most transformative and impactful things take longest to achieve – but it's worth the commitment and the wait.



We knew a key community aspiration, expressed in the masterplanning engagement in Sunderland back in 2019, was for a new footbridge over the River Wear, connecting the city centre with Sunderland FC's 'Stadium of Light' opened last year and the Keel Crossing has transformed the city.

Sunderland City Council believed in and supported the ambition of the masterplan, despite initial local scepticism, and ensured this bridge, a central element, got built.

The new £31m Keel Crossing, a footbridge across the River Wear. This was a key desire for locals, revealed through igloo's public engagement process

Likewise, ten years ago when we started working on planning Trent Basin in Nottingham, we knew people wanted a new pedestrian and cycle link over the Trent, to the city centre. This is the city's first new bridge for many decades.

Regeneration is a long game, but when those big ambitions are delivered, their impact can be truly transformative. igloo has now worked in eight of the UK's 12 core cities. What we do is all about delivering a shared political and social ambition – enabling economic growth and the strengthening of those city regions, socially, economically and environmentally.



Connecting communities: Trent Basin's new pedestrian and cycle bridge will connect neighbourhoods north and south of the bridge, reducing vehicle traffic



New town houses and apartments now under construction on the Vaux brewery site, designed by local architects MawsonKerr

work starts on Future Homes in Sunderland

igloo has broken ground on 34 townhouses and apartments on the former Vaux Brewery at Riverside Sunderland

A new mixed-use quarter with 1,000 homes and 1m sq ft of workspace in three new neighbourhoods is being created, set around a renovated riverside park and shared spaces and terraces overlooking the river, and off-site car barns keeping streets vehicle free and pedestrian-friendly.

After developing the masterplan in partnership with Sunderland City Council, igloo returned to the scheme as Expo Sunderland's partner and developer of 'Future Living' housing on the Vaux Brewery site where 34 striking new homes and apartments are being built.

All homes will meet Future Homes Standard and Passivhaus principles. They are being built using modern methods of construction, with timber frames and offsite panel assembly, PV panels and battery storage. Local supply chains have been established to build the scheme.

The New Keel Crossing footbridge realises a central move in igloo's masterplan for the regeneration of the 33-hectare brownfield site. Now open, it will help drive regeneration of the city's historic riverside and strengthen the city's identity.

key impacts

- 1,000 homes to buy or rent
- Exemplars of city living inspired Sunderland's Future Living Expo
- Our early community engagements revealed key desire for a pedestrian/cycle bridge link across the Wear
- New riverside park and 1m sq ft of workspace planned

It is also testimony to the impact of igloo's Footprint® methodology. In managing the design of the masterplan and generating a Footprint® Action Plan for the site back in 2019, we held pop-up shop events in the city to engage with communities. A clear desire emerged for a new bridge. It was seen by Sunderland's citizens as the one thing that would generate the impact necessary to boost the city centre's prospects – now delivered.

pattern of new jobs emerging in Newcastle

One impact igloo are proudest of, working with Newcastle City Council, is to have attracted Atom Bank and 600+ new jobs into the city centre at the restored, retrofitted and award-winning The Pattern Shop.



key impacts

- Values exemplified in our Footprint® process, communicated in marketing, attracted a well-paying, tech-savvy employer
- The Atom Futures Fund provides financial support to students from low-income backgrounds and those in care
- igloo provided three years of work experience and skills development for local schools and students

Atom Bank's occupation of The Pattern Shop is helping to boost employment and drive the regeneration of Founders Place



The Pattern Shop, a Grade II-listed steam locomotive workshop established by Robert Stephenson & Co, is now home to Atom Bank helping drive regeneration on the 4.3-hectare Founders Place site.

It has already delivered one third of the projected job creation for the whole of Founders Place, while further commercial development will deliver three times the 32,300 sq ft of workspace it offers. A post-occupancy evaluation will capture successful lessons, bringing confidence to future occupiers, and informing further development.

igloo was selected as the City's partner in 2020, to maximise the site's opportunities, generate employment, draw economic activity south of Central Station towards the Tyne, and to open-up a prime site and missing piece in the city's fabric.

Our vision was as a 'dynamo' of employment, learning, enjoyment and upbeat city living, starting with the restoration of the site's world-class heritage, to create a draw at the heart of the site. The Pattern Shop is the first completed and occupied development, now with an employer that has values aligned with igloo's.

Atom's move enabled the bank to hire 30 additional new employees, while contractor Robertsons created 125 local jobs and ensured £2m was spent in the region. Local people classed as unemployed gained 128 weeks of employment on-site and through the supply chain.

'The Pattern Shop blends its rich industrial heritage with Atom's forward-thinking, tech-driven ethos, providing an inspiring and collaborative environment for our people'

Atom Bank statement

what's next? A look at igloo's development timeline

Around the UK, igloo is preparing, finalising or delivering plans for major regeneration schemes benefitting their host communities.

They are being co-created with and for local communities in partnership with local authorities, development partners and our parent company Thriving Investments.

Driven by our Footprint® process and B Corp values, we will ensure each of these schemes, like those we've developed over our first 25 years, is of exceptional quality and value in every sense – making maximum impact for people, place and planet.

The next section offers a look into some of our future projects...

locals help shape igloo's plans for Winchester city centre

Extensive engagement with the citizens of Winchester helped us hone our approach to regenerating this important site in the city's historic centre

igloo is preparing detailed plans for the Central Winchester Regeneration scheme after four years of intense community engagement, leading to four presentations to the whole community of evolving, co-created proposals that could offer a blueprint for other regeneration schemes.

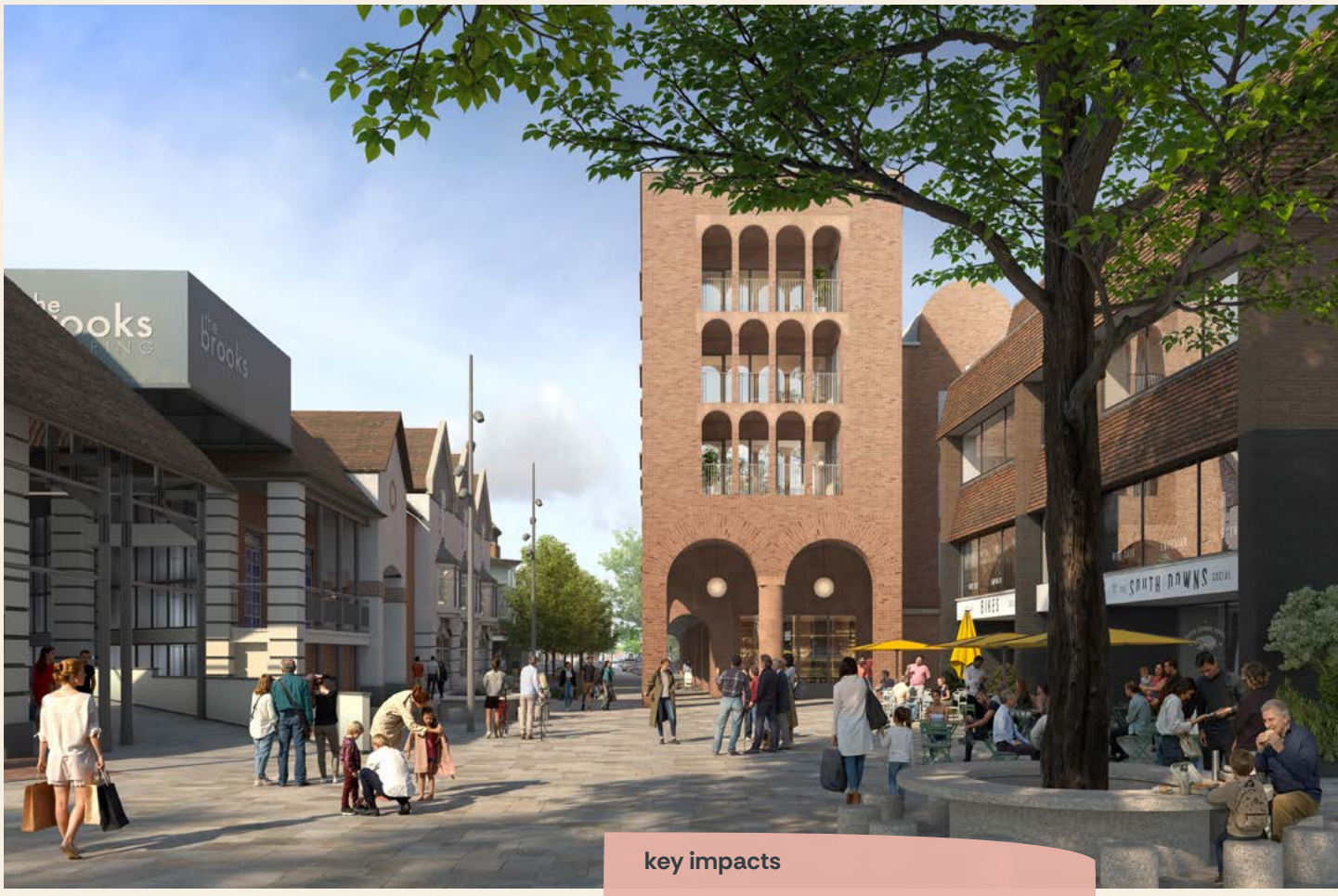
The last of these town meetings, scheduled for June 2026 will look at detailed urban and architectural design proposals within a masterplan evolved through the engagement process. Our work has included meetings with local groups, co-creation workshops and meanwhile use strategies.

igloo is committed to what effective engagement can achieve and how it beneficially transforms the place-making process. We've engaged with Winchester's highly articulate communities in a way that demonstrates neighbourhood planning can work.

It was essential for the development team to develop a 'real' and effective partnership with the historic city itself, the Council, and to 'get to the heart' of the community. Not just the 'usual' groups, but to ensure the wider community's voice was heard.



How Friarsgate (looking west) will be transformed with five new buildings by three practices - East Architecture, Peter Barber Architects and Henley Halebrown. All are predominantly residential with live-work spaces and a café at street level. Now a one-way gyratory road it is hoped Friarsgate will become a normal, 'noble' street



View looking up Middle Brook Street, with bold new gable end to phase one of the scheme, designed by Henley Halebrown. Note the round tables in the public realm, a nod to the round table in Winchester's Great Hall

key impacts

- Significant community engagement and several co-creation workshops
- Pre-planning work leading to planning application in autumn 2026
- Estimated 215 homes to be delivered
- New pedestrianised public realm and historic river route opened up

Our Footprint® process provided a kind of 'north arrow' for the scheme, telling us what sort of tools we need to shape the Footprint® Action Plan for the site. This builds on what we've heard and seen, and ensures that the proposals take into account the Council's previous engagement work reflected in its Supplementary Planning Document guiding regeneration of the bus station site and its surrounds.

The scheme will provide a vibrant new creative quarter for the city with c.215 homes and 60,000 sq ft of commercial space, including new food and drink offerings, a variety of public spaces, and an opened-up waterway.

Homes in all tenures will suit people of all ages. The project will create a new place for people to work and play creatively in the city, bringing new life to the site, balancing a healthy night-time economy with the needs of people that choose to live in the area.



View looking south down Water Mill Lane, a new street, with a de-culverted river at lower left and residential buildings designed by Henley Halebrown and Peter Barber Architects, with the Guild Hall in the distance

new spring promise for Festival Gardens site

igloo and Urban Splash are developing plans for up to 800 homes at Liverpool's Festival Gardens, working with a team of sub-developers to accelerate delivery

A development agreement with the City Council, the Liverpool City Region Combined Authority and Homes England is being finalised, and a JV has been established. A planning application for the first 440-home phase is expected later this year. Delivering the homes at speed was part of the brief, hence the team of sub-developers, including igloo and Urban Splash, and the sharing of profits to achieve this.

Six firms of architects, including Proctor & Matthews Architects, BDP, Coffey Architects, Archio and Useful Projects, are working up plans for the homes. These will include 34 different styles of build on the riverside site to accommodate a variety of needs including co-living, social rent, mixed-tenure family homes, retirement living and self-build. Extra Care homes will be delivered by Alpha Living, Regenda Group will deliver the 110 affordable homes proposed, with co-housing delivered by developer Town.

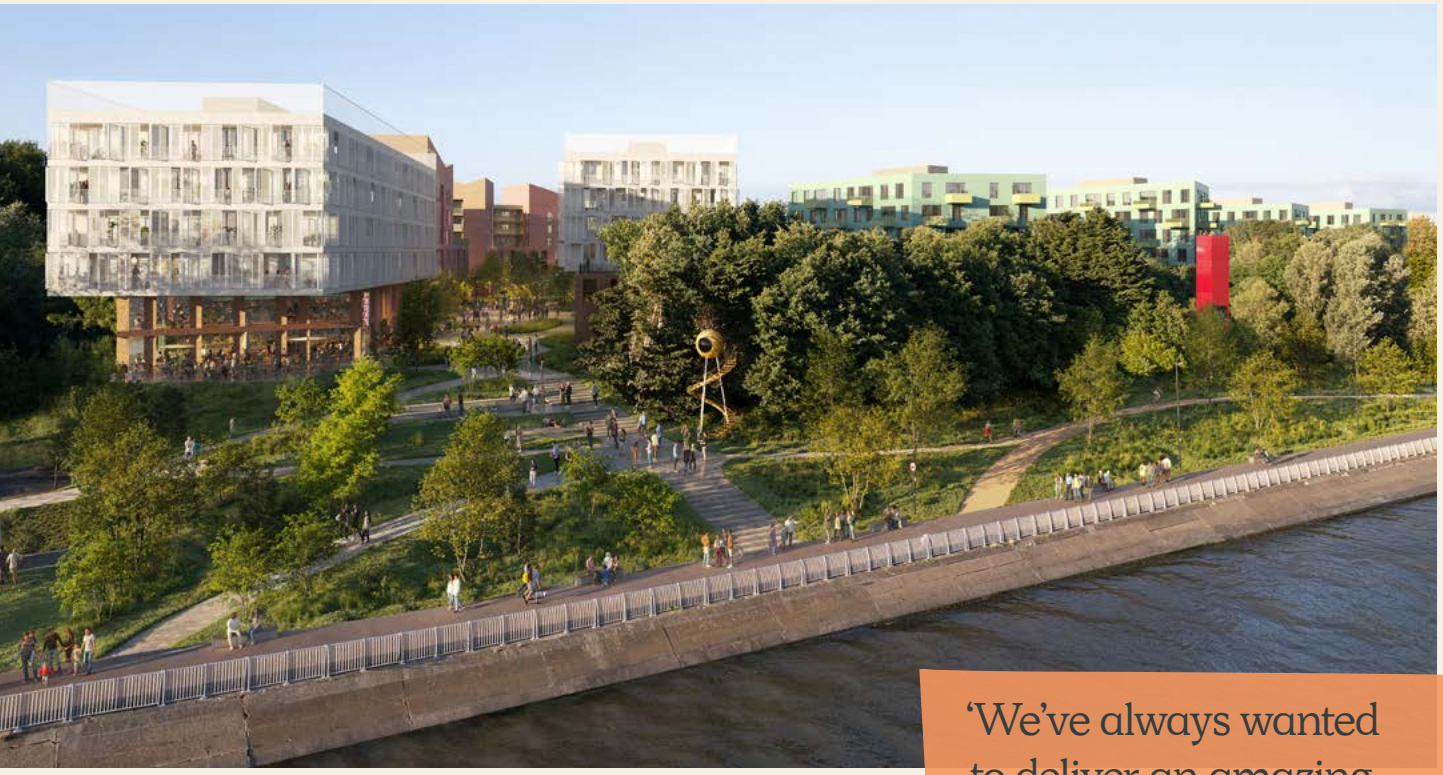
The layout will offer low-rise terraced housing at its core, with larger blocks reaching four to six storeys, integrated with green routes and improved views of the River Mersey.

Festival Gardens (CGI below) will maximise renewable energy sources and use cutting-edge modular construction techniques to minimise its carbon footprint. A new 37-acre park is included.



Originally known as Jericho Beach and a former oil refinery and municipal waste operation, the site became the UK's first Garden Festival Site in 1984. Liverpool's international festival gardens were designed to captivate green-fingered enthusiasts from around the world. Proposed by the Environment Secretary at the time, Michael Heseltine, a further four sites were established in Stoke-on-Trent, Glasgow, Gateshead and Ebbw Vale. In 2010, parts of the original gardens were restored as Festival Park, and the local authorities, along with Homes England have since invested heavily in re-landscaping and remediation in preparation for the site's new chapter.

igloo and Urban Splash's team will spend the next few months focusing on engaging with local people and stakeholders, developing a strategy to deliver local social impact alongside the mixed tenure of homes proposed. Our Footprint® process is under way and we will be developing a Footprint® Action Plan, specifically tailored to the Festival Gardens site.



Terraced homes and apartment buildings in a wide variety of tenures and architectural styles will offer new green routes and public spaces overlooking the River Mersey



'We've always wanted to deliver an amazing housing scheme befitting this stunning location. And I think the plans show that the ambition to do something truly special at Festival Gardens can and will be delivered.'

Councillor Liam Robertson, Leader of Liverpool City Council

Crown Estate looks to igloo for eco-inspiration

The Crown Estate has set igloo a major challenge to reduce embodied carbon at its exemplar project in Knutsford, Cheshire





Above CGI: 75 homes designed by Tate + Co, Useful Projects and Planit-IE

Right: Knutsford Scouts get their thoughts on paper in an engagement session with igloo

For the first time, igloo has been asked to consider the embodied carbon in all site infrastructure in addition to that of the homes proposed. The Crown Estate – and igloo - intend to apply lessons learned at Knutsford on future sites around the UK.

The inclusion of site infrastructure in carbon calculations is pioneering and significantly increases the task in achieving the ambitions of a Footprint® plan. A target for embodied carbon of less than 300kg CO_2/m_2 has been set, alongside a target of 15% Biodiversity Net Gain.

75 homes now are planned and engagement with local groups has been taking place helping to create a Footprint® plan. 30% of the homes will be affordable and be at least EPC-B rated. A total development value of £32m is anticipated.

Knutsford will push boundaries and enhance understanding of the challenges and opportunities associated with delivering affordable exemplary homes and infrastructure that meet industry-leading, net zero and low-carbon standards, embracing regeneration and circular economy principles.

> ‘The UK’s housing sector desperately needs more innovation if it is to deliver the affordable homes that the UK population needs’
>
> Rob Chesworth, Head of Strategic Land at The Crown Estate

family homes to flower in Neepsend

igloo are looking to deliver up to 430 family-focused homes on the historic former industrial site overlooking the River Don – our first project in Sheffield

We are working with the Sheffield Together Partnership, including Sheffield City Council, Homes England and the South Yorkshire Mayoral Combined Regional Authority and Neepsend will be the first site in Sheffield to be developed under this initiative.

A family-focused community of medium density is planned, including some later-living homes, housed in a gridded layout of streets and courtyards, with apartment blocks of up to six storeys, with a new neighbourhood square leading from the River Don and a proposed riverside promenade. The new housing is being designed by Proctor & Matthews, and landscaping is by Planit-IE.

Also on the riverside is the early 19th century Grade II-listed Cornish Works factory, characterised by its workshops, warehouses and grinding shops, set around a series of courtyards. The works produced steel tools of all kinds and the building is an important emblem of the city's steel and cutlery heritage. Conservation architects Donald Insall Associates are investigating the building's potential for workspace, makerspace and residential uses.

igloo have also formed a partnership with BuildZero, an initiative led by University of Sheffield to explore how Neepsend can be a Net Zero demonstrator project for minimising carbon and waste.



Left: The Grade II-listed Cornish Works. Architects Donald Insall Associates are preparing proposals

Below: The new neighbourhood at Neepsend, designed by Proctor & Matthews and landscaping by Planet-IE



what we need to tackle next

The world is failing to reduce carbon emissions fast enough and the window for impact is shrinking. For 25 years we've been doing our best as a socially and environmentally responsible developer. We must innovate to make meaningful impact. Each year we meet with our Footprint® Advisory Board to plot strategies for People, Place and Planet. These are the challenges we want to do something about.

innovation is essential

Despite growing interest in innovative, regenerative design and locally-sourced materials, fresh approaches to materiality, circularity, innovation are hard to deliver. But we must innovate to tackle the challenges we face, because our built environment is a major contributor to these.

retrofit rules

Retrofit is essential to preserve embodied carbon. But minor home upgrades and large-scale conversions to housing are treated the same in policy and regulation despite being very different. There is also a skills gap. Retrofit is delayed by regulations, more costly, and its central role in mitigating climate impacts is undermined.

resilience rising

As climate change accelerates and policy lags science, inconvenient truths have emerged that raise questions for all development around preparedness, resilience and community self-reliance. Resilience is a cross-cutting theme affecting materials, energy, food, climate comfort, affordability and community cohesion. There is increasing emphasis on self-sufficiency, mutual aid, community-led systems and empowerment of residents, rather than on top-down management.

scaling-up ambitions

Our FAB discussions reveal a system in urgent need of change that is held back. But there is rapid innovation at grass roots and research level. igloo sees major opportunities in circular (re-useable) materials, retrofit reform, resilience-focused development and community-empowering economic models – especially if these issues can be scaled beyond individual projects.

can we become more intelligent by using AI?

Can we use AI to understand national material stocks' availability and sustainability impacts to build national systemic modelling across larger property portfolios, so we are not reliant on project-by-project 'heroics'?

new models needed

We are fans of Danish developer Home.Earth who won awards at MIPIM for sustainability, affordability and business model innovation. They redirect up to 30% of financial upside back to tenants. Entry and exit costs are low. They use and develop open-source community governance tools. Social and economic innovation can be just as powerful as environmental performance.

igloo

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Places for People

After four years of public engagement, designs are being finalised for Central Winchester Regeneration, to include 215 homes and 60,000 sq ft of commercial space, set in a delightful pedestrian-dominated public realm transforming the historic city centre's offer

