

ANNEKA FREEMAN



Position

Associate

Qualifications

MRICS

MA

PG Cert

BA (Hons)

Key Skills

Affordable Housing

Development Appraisals

Planning

Disposal & Acquisition

1 – Undertaken at Network Housing Group

2 - Undertaken at Berkeley Homes Capital

3 – Undertaken at East Thames

History

Anneka joined DS2 in July 2014 from Network Housing Group, where she worked in the Development Department specialising in purchasing development sites, obtaining planning permissions and procuring and tendering build contracts.

Prior to joining Network Housing Group, Anneka worked in the residential sector for four years for both private and affordable house builders. She started as a Graduate Project Manager at East Thames, a Registered Provider based in East London and subsequently went on to work as a Land Buyer at Berkeley Homes.

In her previous roles at Berkeley Homes and Network, Anneka's main responsibilities included undertaking development appraisals, managing the process of acquiring new sites from feasibility through to acquisition, liaising with local planning authorities, the GLA and HCA on development schemes and securing planning permission. She has experience in both purchasing and project managing schemes on site and so has experience in every stage of the property life cycle.

Recent Experience

Hertsmere House, Tower Hamlets – Greenland

Development consultancy, financial viability assessment, off-site affordable housing site search and affordable housing advice. The main site involves the redevelopment of a low-rise office building to accommodate a 70-storey residential tower on North Dock in Canary Wharf.

Blossom Street – British Land

Viability and affordable housing advice in respect to this commercial-led project comprising over 450,000 sq ft of commercial space and 40 residential units. Careful consideration was required in relation to the part-demolition and refurbishment of a number of buildings within the conservation area and the protection of two listed streets.

Beaufort Park – St George Central London Ltd

Financial viability assessment submitted for Building D, a residentially led scheme of 237 residential units and ground floor commercial space which forms part of the wider Beaufort Park development comprising of 2990 homes.

Thames Wharf – London & Regional

Instructed to provide a financial viability assessment in support of a planning application for a residentially led riverside scheme comprising of 57 units. The scheme includes the River Café which is remaining on site.



Grosvenor Road, Westminster – Network 1

Purchase of an off-site affordable housing scheme for Network Housing Group from The Crown Estate in Pimlico, Central London. Responsible for the development appraisals, legal due diligence and negotiation with The Crown and managing the tender process in order to appoint a contractor.

Electric House, Willesden Green – Network 1

Secured planning consent to demolish a locally listed office building in the centre of Willesden Green and to construct 25 affordable housing units. Responsible for the development appraisals, managing the consultants throughout the planning process and running the tender process in order to appoint a contractor.

Dalston Western Curve – Network 1

Development appraisal and legal negotiation for the 15 affordable housing units on this 100+ unit site in Dalston. Site secured for Network following a competitive bid process.

City Forum – Berkeley Homes 2

Detailed research of the local sales market and valuation of the existing scheme as part of the development appraisal process which led to the acquisition of this 700+ unit scheme in the London Borough of Islington. Coordinated the planning consultation event for the hybrid planning application which comprised of a mixed use scheme providing 1025 residential units.

Goodman's Fields – Berkeley Homes 2

Coordinated the off-site affordable housing search and the development appraisals for these sites. The main site at Goodman's Fields is a 7 acre mixed use development and provides 864 homes in the City Fringe in Aldgate East.

Saffron Square – Berkeley Homes 2

Submission of several planning applications for this 755 unit scheme in Croydon in order to optimise the original consent achieved in 2007. Planning consent was approved for several revisions to the affordable housing mix and location of these units.

Olympic Site, Athletes Village – Triathlon Homes 3

Coordinated the preparation and submission of the grant application to the HCA in order to secure funding for 1,379 affordable housing units. Market research on the disposal strategy for the shared ownership units by assessing the competition in the area from new build developments.