

OPPORTUNITY LONDON

**The definitive guide to
development and investment
opportunities in London**

London remains the most attractive city in the world to invest because of its people, its diversity and its dynamism.

With a Mayor committed to reach net-zero carbon by 2030, leaders from across the London boroughs are seeking partners who share their values to deliver long-term investment to provide social, environmental and economic benefits for their communities and secure London's place as a green and open world city.

You are invited to join us to build upon more than £100bn of recent investment in London — from the Elizabeth Line to the Olympic Park; King's Cross and the City Cluster to Canary Wharf; Barking Riverside to Battersea, and White City to Wembley.





Sadiq Khan

Mayor of London

London is the world's greatest city; a diverse and dynamic hub for innovation and investment, fizzing with talent, creativity and potential.

Now we're in the midst of a new era of growth, the likes of which we have not seen for a generation. Our population is currently projected to increase by up to 63,000 every year, reaching around 10 million in 2041. Meanwhile, jobs are projected to increase by an average of 44,000 a year, reaching 6.85 million by 2041.

This means that just to meet demand, we need to build tens of thousands of new homes, along with space across the city to accommodate new and growing businesses, every single year.

But we also need to prioritise growth that provides genuinely affordable homes, attractive and thriving new neighbourhoods, and opportunities for all Londoners, at the same time as tackling the climate crisis head on.

Opportunity London sets out the huge potential across every borough of London for sustainable developments that rise to these challenges. This will help to build an even better London for everyone — a fairer, safer, greener and more prosperous city for all.



Cllr Darren Rodwell

*Deputy Chair and Executive Member for
Regeneration, Housing and Planning*

London is proud to be a city of opportunity, brim full of creative energy, with a long history of bouncing back from adversity to build back even better than before.

The capital's economy and communities were hit hard by the pandemic and the London boroughs led the charge in supporting our places through that challenging time. We continue to be at the forefront of working with our communities to build London's future and secure the post-Covid economic recovery.

As this report highlights, London is full of exciting development opportunities. London's bold energy and dynamism means the capital will only build back stronger and we want to work in partnership with investors to bring new job opportunities and sustainable development to the capital. We will continue to trailblaze as a world connected city with hugely diverse communities and an economy with an incredible international reach.

Boroughs are committed to harnessing London's immense growth potential for the benefit of our communities. Together we can secure London's future as a fairer, greener, more prosperous city.



Chris Hayward

Policy Chairman, City of London Corporation

Despite economic challenges, the City of London remains a world-leader for investors, businesses, and workers. With 8 tall new buildings in the planning pipeline and a record high 587,000 workers in 2021, we have major signs of long-term economic confidence in the City.

Last May, the City of London Corporation launched our Destination City flagship programme to power the Square Mile's pandemic recovery. By transforming the City's leisure offer, we are attracting businesses and people to work in a stronger, more dynamic, more active ecosystem.

Our Climate Action Strategy—the first UK governing body to have a fully funded net zero commitment—commits us to achieving net zero in our own operations by 2027. We have started well, cutting our annual carbon emissions by 31% and energy consumption by 21% since 2018/19.

The City Corporation remains committed to a vibrant and thriving Square Mile, within a diverse and sustainable London as part of a globally successful UK.

Opportunity London enables us to celebrate the achievements of the past and coalesce around the challenges of the future. We must ensure that London remains the best place to invest, live, work, and visit.



Laura Citron

CEO, London & Partners

As a proud Londoner, I am delighted that London & Partners is promoting London at MIPIM 2023 as an Opportunity London Delivery Partner. London & Partners is the business growth and destination agency for London and our mission is to create economic growth that is resilient, sustainable and inclusive. Aligned with the Mayor's priorities, we work to help companies succeed, from setting up and growing in London, to expanding abroad. We also position London as a world class destination for events, congresses, sporting and cultural events and tourists.

London is one of the most attractive places in the world to invest. It is also a city where people from all backgrounds can live and work, striving for a net zero economy as well as encouraging inclusive growth. We will work with investors, developers and the wider built environment ecosystem to ensure that investment is supportive of London's long-term future.

Opportunity London speaks with one voice about the most dynamic and diverse city in the world to encourage sustainable capital investment which benefits London and the United Kingdom. We corral the public and private sector to support the attraction of more capital to London, knowing that real estate, regeneration and green infrastructure investment is essential to the success of London's boroughs and communities.

Opportunity Areas



Barking Riverside



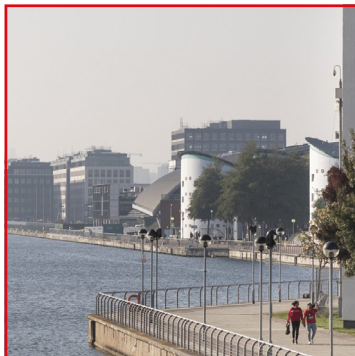
Croydon Town Centre



Euston



Old Oak & Park Royal



Royal Docks



Thamesmead



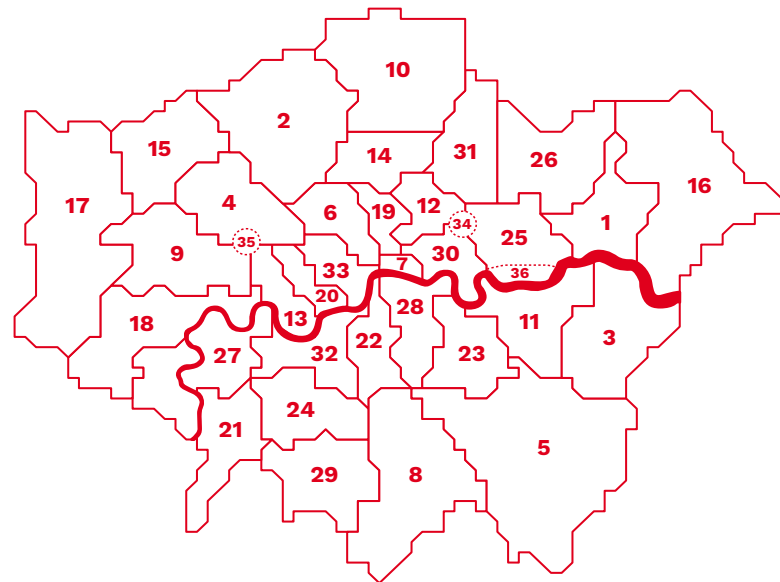
Upper Lea Valley

There are seven key Investment Zones ready for sustainable growth, accelerated by investment in new infrastructure like Crossrail, HS2 and the Thames Tideway Tunnel. The zones include, Barking Riverside, Croydon Town Centre, Euston, Royal Docks, Old Oak & Park Royal, Thamesmead and Upper Lea Valley.

Collectively, these zones could host

- 2.6 million m²+ of new commercial development
- Over 138,000 new jobs
- Over 80,000 new homes

Boroughs



- | | | |
|----------------------------|----------------------------|--------------------------|
| 1. Barking and Dagenham | 14. Haringey | 27. Richmond Upon Thames |
| 2. Barnet | 15. Harrow | 28. Southwark |
| 3. Bexley | 16. Havering | 29. Sutton |
| 4. Brent | 17. Hillingdon | 30. Tower Hamlets |
| 5. Bromley | 18. Hounslow | 31. Waltham Forest |
| 6. Camden | 19. Islington | 32. Wandsworth |
| 7. City of London | 20. Kensington and Chelsea | 33. Westminster |
| 8. Croydon | 21. Kingston Upon Thames | <i>Other Areas</i> |
| 9. Ealing | 22. Lambeth | 34. LLDC |
| 10. Enfield | 23. Lewisham | 35. OPDC |
| 11. Greenwich | 24. Merton | 36. Royal Docks |
| 12. Hackney | 25. Newham | |
| 13. Hammersmith and Fulham | 26. Redbridge | |



For full borough profiles
including investment areas visit
opportunity.london

Barking and Dagenham

STATS

Population 2021

218,900 

Population projections 2050

304,358 

London plan new homes
(ten-year target)

19,440 

Building council homes for
Londoners (four-year programme)

565 



Barking Town Centre

CONTACT

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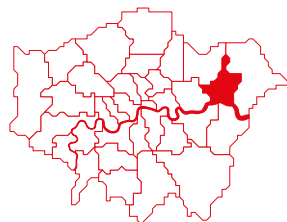
KEY FACTS

→ Barking and Dagenham is at the centre of the capital's economic resurgence, with projects underway such as the consolidation of London's three key wholesale markets, the construction of one of the UK's largest data centres and University College London's amazing PEARL research facility.

→ The borough is a centre of the creative industries, with work having begun on the largest film studios in London.

→ Infrastructure investment has resulted in a new London Overground station and Uber by Thames Clipper pier, alongside the operation of Elizabeth Line services at Chadwell Heath. Barking Station, is undergoing works to restore the Listed structure to its former glory and provide new facilities for passengers.

MAP



Barnet

STATS

Population 2021

389,300 

Population projections 2050

447,123 

London plan new homes
(ten-year target)

23,640 

Building council homes for
Londoners (four-year programme)

87 



Brent Cross Cricklewood

CONTACT

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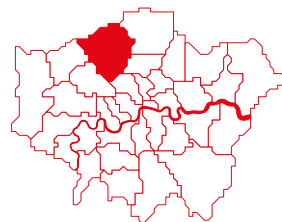
KEY FACTS

→ Barnet has London's largest borough — home to more than 400,000 people.

→ Barnet has more businesses than any outer London borough, most of which are 'micro', but together employ more than 130,000 people.

→ Barnet is home to the Brent Cross Cricklewood redevelopment project, which is one of the largest regeneration schemes in Europe. It will create a new neighbourhood in the borough, which pledges to be net zero carbon by 2030, deliver up to 7,500 new homes, over 3m square feet of workspace and create 25,000 new jobs, as well as the new Brent Cross West station that will connect to central London in 12 minutes.

MAP



Bexley

STATS

Population 2021

246,500 

Population projections 2050

296,361 



Lakeside Centre

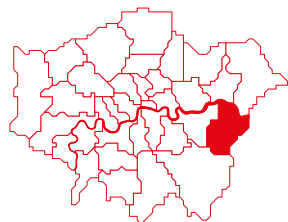
CONTACT

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KEY FACTS

- The north of the borough contains two Opportunity Areas at Bexley Riverside and Thamesmead & Abbey Wood and one Housing Zone.
- 18 per cent of the borough is Green Belt.
- Bexley has five large town centres, Bexleyheath, Crayford, Erith, Sidcup and Welling.

MAP



Brent

STATS

Population 2021

339,800 

Population projections 2050

416,451 

London plan new homes
(ten-year target)

23,500 

Building council homes for
Londoners (four-year programme)

817 



South Kilburn

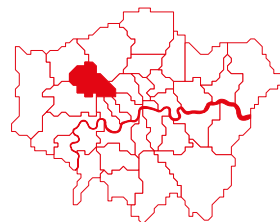
CONTACT

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KEY FACTS

- Local Plan to be adopted in 2022 setting out new growth areas in Church End, Neasden, Northwick Park and Staples Corner.
- Wembley Park is due to become the largest single-site purpose built PRS development in the UK.
- The second most ethnically diverse borough in London

MAP



Bromley

STATS

Population 2021

330,000 

Population projections 2050

371,584 

London plan new homes
(ten-year target)

7,740 

Building council homes for
Londoners (four-year programme)

817 



Marjorie McClure School

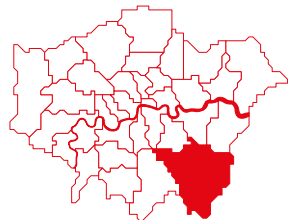
CONTACT

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KEY FACTS

- Largest London Borough
- Low levels of deprivation — 4th least deprived of the 33 Boroughs
- The 8th most populous London Borough with approximately 331,000 residents living in an estimated 141,000 households.
- Bromley Town Centre has been designated one of the first Night Time Enterprise Zones by the GLA

MAP



Camden

STATS

Population 2021

210,100 

Population projections 2050

311,399 

London plan new homes
(ten-year target)

10,380 

Building council homes for
Londoners (four-year programme)

308 



Camley Street and St Pancras Canalside

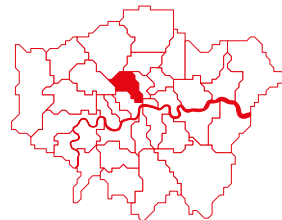
CONTACT

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KEY FACTS

- The Knowledge Quarter, an emerging Innovation District across King's Cross and Euston, remains a global hotspot for life sciences research and R&D.
- Camley Street, part of Camden's £1 billion Community Investment Programme, is set to deliver 350 new homes in a highly sustainable new neighbourhood. It includes genuinely affordable homes, an uplift in employment space for the knowledge economy and job opportunities for local people, along with new public green and open space.
- Euston Station Redevelopment — a unique opportunity to create a new world-class transport hub, while creating a new piece of city with thousands of new homes and jobs created in the area.

MAP



City of London

STATS

Population 2021

8,600 

Population projections 2050

11,447 

London plan new homes
(ten-year target)

1460 

Building council homes for
Londoners (four-year programme)

156 



City of London

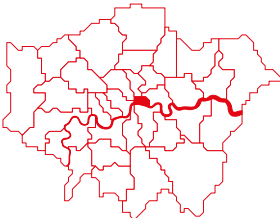
CONTACT

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KEY FACTS

- The City is a key driver of the economy, generating nearly £70bn in economic output annually
- There is 9.45m sqm of office space in the City
- Providing employment for over 587,000 people

MAP



Croydon

STATS

Population 2021

390,800 

Population projections 2050

421,151 

London plan new homes
(ten-year target)

20,790 

Building council homes for
Londoners (four-year programme)

888 



North End Quarter

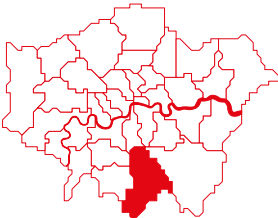
CONTACT

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KEY FACTS

- Croydon is the largest of all the London boroughs in terms of population, with approximately 390,800 residents and boasting London's largest youth population.
- Looking forward to hosting the London Borough of Culture 2023, Croydon will celebrate the borough's rich artistic heritage, creativity and diversity, and its strength and resilience as a town that always looks to the future, promoting inclusivity and ensuring no community is left behind.
- A borough with an active metropolitan centre undergoing significant regeneration and investment currently hosting over 15,205 businesses, a new university, a Creative Campus and the development of over 12,000 new homes.

MAP



Ealing

STATS

Population 2021

367,100 🧑🧑

Population projections 2050

424,682 🧑🧑

London plan new homes
(ten-year target)

21,570 🏠

Building council homes for
Londoners (four-year programme)

1,138 🏠



Overview of Ealing Broadway

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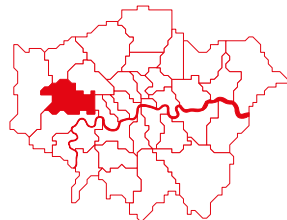
KEY FACTS

→ The best connectivity in London — five new Elizabeth Line stations giving super-fast rail journeys to the City, West End, Heathrow and the new HS2 terminus at Old Oak.

→ One of London's biggest housebuilding programmes — since 2018 we have let 2,700 homes at genuinely affordable rents many through our affordable housing developer Broadway Living.

→ Vast areas of industrial and employment land across the borough including Park Royal, the Western Avenue and Uxbridge Road corridors and Southall that can accommodate much more growth in business and employment that is strongly encouraged by local policy and strategy.

MAP



Enfield

STATS

Population 2021

330,000 🧑🧑

Population projections 2050

391,687 🧑🧑

London plan new homes
(ten-year target)

12,460 🏠

Building council homes for
Londoners (four-year programme)

571 🏠



Meridian Water

CONTACT

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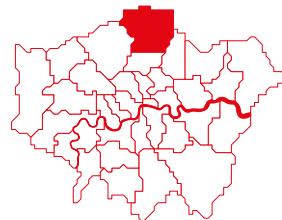
KEY FACTS

→ The blue and green assets have a crucial role to play in the borough's goal to hit net zero emissions within the next 20 years, with the aim of achieving a 25 per cent increase in blue-green infrastructure whilst protecting existing assets.

→ Enfield was ranked as the 14th most diverse borough in London, with 38.87 per cent of its population Black, Asian and Minority Ethnic. Overseas-born residents make up 39 per cent of the borough's population.

→ 35 per cent of the population are aged 20 to 44 years old, higher than the England average but significantly lower than the London average.

MAP



Greenwich

STATS

Population 2021

289,100 

Population projections 2050

378,886 

London plan new homes
(ten-year target)

28,240 

Building council homes for
Londoners (four-year programme)

588 

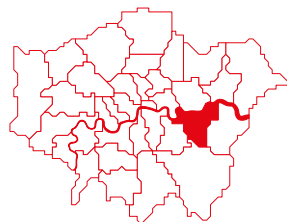


Greenwich Peninsula

CONTACT

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MAP



KEY FACTS

→ Located on the Prime Meridian Line, area of 5,044 hectares, the longest continuous waterfront of any London borough; eight miles along the Thames taking in a World Heritage Site at Maritime Greenwich, the O2 Arena at Greenwich Peninsula, the Thames Barrier, Woolwich Royal Arsenal and Thamesmead in the east.

→ The third highest target for new homes in the capital over the next ten years and home to five of London's 38 opportunity areas. This will result in more than 38,000 new homes and 22,500 new jobs by 2028.

→ The Elizabeth line allows residents and visitors to travel from Woolwich to Canary Wharf in just eight minutes, Liverpool Street in 14 minutes, Bond Street in 22 minutes.

Hackney

STATS

Population 2021

259,200 

Population projections 2050

339,481 

London plan new homes
(ten-year target)

13,280 

Building council homes for
Londoners (four-year programme)

949 

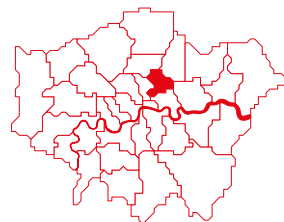


Hackney Central

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MAP



KEY FACTS

→ Hackney has the fastest growth in employment and businesses in London, with 23 per cent growth in jobs since 2012, particularly in the creative and professional sectors.

→ Hackney borders the City of London, yet it is one of the greenest boroughs in London, with 58 parks, squares and gardens, 27 of which have Green Flag status.

→ Between 2022-2026 the Council will deliver 1,000 new Council homes for social rent, complementing its ambitious direct delivery programme with partnerships with developers and housing associations

Hammersmith and Fulham

STATS

Population 2021

183,300 

Population projections 2050

257,101 

London plan new homes
(ten-year target)

16,090 

Building council homes for
Londoners (four-year programme)

251 



Olympia London

CONTACT

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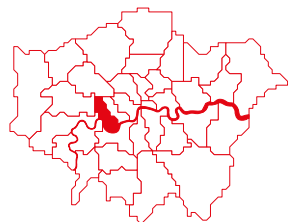
KEY FACTS

→ In partnership with Imperial College London, Hammersmith & Fulham Council has developed a new, first-of-its kind Industrial Strategy to transform the borough into a global economic hotspot in media, science, technology, engineering and maths (STEM) helping to make H&F the UK's sixth most competitive economy in the country.

→ In the last five years, White City Incubator companies have raised over £2 billion. What began as start-ups are now thriving businesses, generating jobs, wealth and the technologies of the future which will help tackle global challenges, like Covid and climate change.

→ Since 2017, more than 6,500 jobs have been created in H&F with global multinationals such as Novartis, moving in alongside bio-tech pioneers like Synthace and Autolus.

MAP



Haringey

STATS

Population 2021

264,200 

Population projections 2050

318,546 

London plan new homes
(ten-year target)

15,920 

Building council homes for
Londoners (four-year programme)

848 



Wood Green

CONTACT

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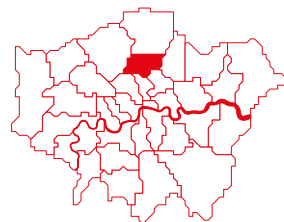
KEY FACTS

→ The borough is home to Alexandra Palace — the birthplace of television — Haringey's most famous landmark.

→ Tottenham is one of the Mayor of London's Creative Enterprise Zones and is also a High Street Heritage Action Zone.

→ As the first London interchange for passengers arriving from Stansted Airport, Tottenham Hale has undergone a transport revolution. Millions of pounds have been invested in a new Tube, rail and bus station, road network improvements and public realm works. The station refurbishment is completed late 2021.

MAP



Harrow

STATS

Population 2021

261,300 

Population projections 2050

295,959 

London plan new homes
(ten-year target)

8,020 

Building council homes for
Londoners (four-year programme)

618 



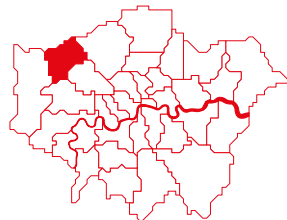
CONTACT

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KEY FACTS

- We are an enterprising borough — our self-employment is higher than London and Britain.
- Professional, scientific & technical businesses — we have the highest concentration of these innovative businesses within Harrow.
- Within outer London and at the national scale — construction sector is the second most prevalent in terms of numbers of businesses.

MAP



Havering

STATS

Population 2021

262,000 

Population projections 2050

315,721 

London plan new homes
(ten-year target)

12,850 

Building council homes for
Londoners (four-year programme)

282 



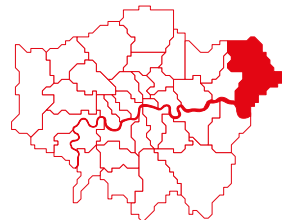
CONTACT

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KEY FACTS

- Strategic location at the intersection of key transport connections between London and the rest of the UK, and just 30 minutes from City and Stansted airports means we are the gateway to London from the East and to Europe from London.
- Part of the new TfL Elizabeth Line, the new service stops at 41 accessible stations, including Harold Wood, Gidea Park and Romford, and links Havering to Bond Street, London Heathrow, and further west to Maidenhead. It is expected to serve around 200 million people each year.
- One of the highest percentage of parks and open spaces (60 per cent) and the second lowest population density for London, contributing to an excellent quality of life for those living, working and visiting the borough.

MAP



Hillingdon

STATS

Population 2021

305,900 

Population projections 2050

352,345 

London plan new homes
(ten-year target)

10,380 

Building council homes for
Londoners (four-year programme)

347 

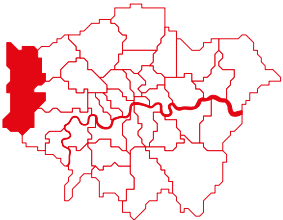


The Old Vinyl Factory

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MAP



KEY FACTS

→ Despite the challenges of COVID-19, Hillingdon continues to attract significant levels of investment particularly from the film, logistics and data centre sectors.

→ To complement the new station facilities at Hayes and West Drayton that serve the new Transport for London (TfL) Elizabeth line services which run to Paddington, the council is using £9.6 million of funding from TfL, local land and property developer contributions and the council's own resources for Hayes and £878,000 for West Drayton to deliver a range of public realm improvements.

→ The council is proposing to regenerate two estates in Hayes with 720 brand new homes, 50 per cent of which will be affordable housing for existing and new residents.

Hounslow

STATS

Population 2021

288,200 

Population projections 2050

332,006 

London plan new homes
(ten-year target)

17,820 

Building council homes for
Londoners (four-year programme)

741 

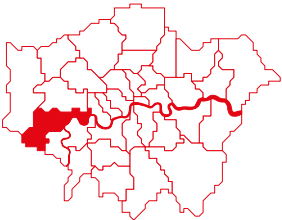


Fourth Mile

CONTACT

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MAP



KEY FACTS

→ Hounslow's Housing Pledge— secure 5,000 affordable homes by 2022.

→ 1,985 new homes secured since 2018.

→ Hounslow contains 1,219 hectares of Green Belt and 777 hectares of Metropolitan Open Land.

Islington

STATS

Population 2021

216,600 🧑🧑

Population projections 2050

267,919 🧑🧑

London plan new homes
(ten-year target)

7,750 🏠

Building council homes for
Londoners (four-year programme)

465 🏠



Islington Square

CONTACT

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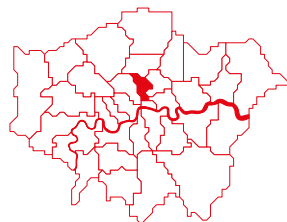
KEY FACTS

→ Islington has the second highest population density of any London borough (14,575 people per kilometre squared compared to a London average of 5,700). The densest borough by population is Tower Hamlets with 15,702 people per km squared.

→ One of the Elizabeth line stations is at Farringdon in the south of the borough, and, in the north Finsbury Park station serves as the busiest transport interchange outside of Zone 1.

→ Islington is aiming to build 775 homes every year to meet its target of 7,750 new homes by 2029, and 13,175 homes by 2037.

MAP



Kensington and Chelsea

STATS

Population 2021

143,400 🧑🧑

Population projections 2050

170,642 🧑🧑

London plan new homes
(ten-year target)

4,480 🏠

Building council homes for
Londoners (four-year programme)

336 🏠



Kensal Canalside

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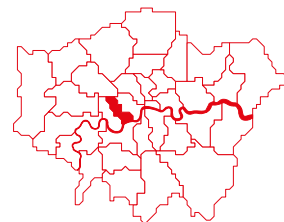
KEY FACTS

→ Alongside the highest property prices in the country — £1.3 million median price paid for homes (2020) parts of the north and south-west of the borough are amongst the most deprived areas in England.

→ The borough's iconic shopping centres, galleries, markets, museums, palaces and parks attract an average of over 55,000 visitors each day. 11.7 million people visited the South Kensington museums before the pandemic in 2019.

→ There are 15,000 businesses and 136,000 jobs in the borough.

MAP



Kingston upon Thames

STATS

Population 2021

168,000 


Population projections 2050

188,043 

London plan new homes
(ten-year target)

9,640 

Building council homes for
Londoners (four-year programme)

713 

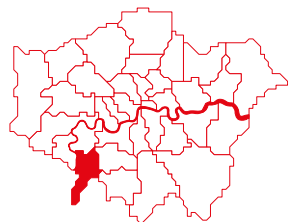


Eden House Campus, Surrey House

CONTACT

Sean Gillen,
*Corporate Head of
Employment, Skills and
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sean.gillen@kingston.gov.uk

MAP



KEY FACTS

→ Kingston is London's oldest market town with a rich and extraordinary history. The borough is where the coronation of England's first kings took place and boasts a stunning riverside location bordered by royal parks and a palace. It also sits between two major airports.

→ A particularly rich source of talent: 65 per cent of residents educated to degree level or higher. Very high levels of managerial, director and professionally qualified residents, and a large 'top 50' university excelling in science, engineering, computing and architecture.

→ Favoured by global brands including Merlin Entertainments (Chessington), Lidl's new UK head office, and the site of Unilever's new global HQ in Kingston.

Lambeth

STATS

Population 2021

317,600 

Population projections 2050

378,842 

London plan new homes
(ten-year target)

13,350 

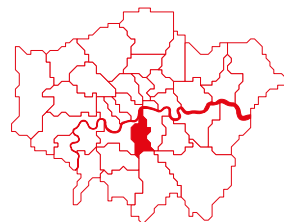


Brixton

CONTACT

Matt Blades,
*Assistant Director, Economy
and Inward Investment*
mblades@lambeth.gov.uk

MAP



KEY FACTS

→ SC1 is a life science district in south central London. Founded by King's Health Partners, Guy's & St Thomas' Foundation, Lambeth and Southwark councils, SC1 is home to world leading R&D with over 600 clinical trials running at any one time, and has the potential to stimulate £34bn GVA and 62,590 jobs by 2050.

→ Through our Future Workspace Fund, we're investing in the creation of Europe's largest cluster of low carbon entrepreneurs at County Hall on the South Bank.

→ Lambeth has a development pipeline to create 5million sq ft. of new or enhanced workspace to support key growth sectors in Waterloo, South Bank, Vauxhall and Brixton.

Lewisham

STATS

Population 2021

300,600 

Population projections 2050

371,836 

London plan new homes
(ten-year target)

16,670 

Building council homes for
Londoners (four-year programme)

384 

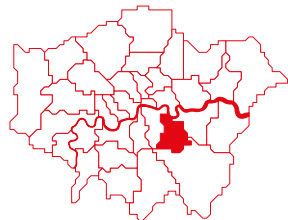


Surrey Canal Triangle

CONTACT

John Bennett,
*Head of Economy, Jobs and
Partnerships*
john.bennett1@lewisham.
gov.uk

MAP



KEY FACTS

→ Regeneration is planned in Lewisham's two main town centres — Catford and Lewisham Town Centre — delivering significant housing growth, new retail and business space and significant improvements to public realm.

→ Lewisham is a hub for independent and diverse businesses — 70% of the borough's high-street businesses are independent and two-thirds are owned by Black, Asian and Minority Ethnic business owners.

→ Lewisham boasts a range of transport links into central London including the Docklands Light Railway, London Overground and fast National Rail services into Zone 1 from Lewisham (8 mins) and Catford (10 mins). The planned Bakerloo line extension will see new London Underground stations at New Cross Gate and Lewisham.

London Legacy Development Corporation

STATS

Population projections 2031

96,219 

Population projections 2036

108,946 

London plan new homes
(ten-year target)

21,540 

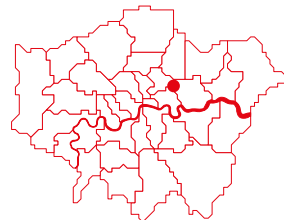


East Bank

CONTACT

Rosanna Lawes,
*Executive Director of
Development*
RosannaLawes@londonlegacy.
co.uk

MAP



KEY FACTS

→ More than 44 million people have visited Queen Elizabeth Olympic Park and its venues since 2013.

→ LLDC will support the delivery of 33,000 homes in the wider Mayoral Development Corporation (MDC) area by 2036.

→ 40,000 jobs will be created in the area by mid-2030s.

Merton

STATS

Population 2021

215,200 🧑🧑

Population projections 2050

250,155 🧑🧑

London plan new homes
(ten-year target)

9,180 🏠

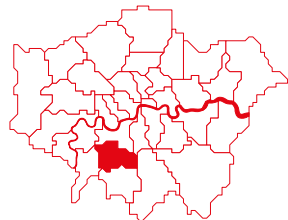


Morden Town Centre

CONTACT

Paul McGarry,
Head of future Merton
paul.mcgarry@merton.gov.uk

MAP



KEY FACTS

→ Merton has more than 100 parks and green spaces, including Wimbledon and Mitcham commons, with 99.6 per cent of the borough within less than 400m distance from a publicly accessible open space. 18 per cent of the borough is open space, compared to a London average of 10 per cent.

→ Merton ranks as 'very low' in terms of overall social deprivation compared to other London boroughs and nationally in the UK. It is the sixth least deprived of the 33 London boroughs.

→ Merton is home to the world-famous All England Lawn Tennis Club, where the Wimbledon Championships take place every year, bringing an extra 500,000 people into the borough for the tennis extravaganza.

Newham

STATS

Population 2021

351,100 🧑🧑

Population projections 2050

508,097 🧑🧑

London plan new homes
(ten-year target)

38,500 🏠

Building council homes for
Londoners (four-year programme)

1,000+ 🏠

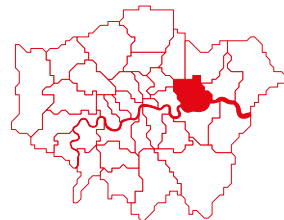


Stratford

CONTACT

Dave Hughes,
*Director of Inclusive
Economy and Housing*
Dave.Hughes@newham.gov.uk

MAP



KEY FACTS

→ Following a successful ballot of residents in December 2021, the Carpenters Estate in Stratford will undergo one of the most ambitious and largest estate regeneration programmes in London, providing over 2,000 high quality and sustainable homes — including over 1,000 that will be at social rent.

→ An ambitious affordable homes building programme is seeing work on 1,000 new homes start by March 2022, some of which are being built by the Council's wholly owned housing company Populo Homes.

→ £40m has been awarded by the Levelling Up Fund, the highest award out of the £65m allocated to London. This funding will ensure major new investment in underutilised and empty buildings.

Old Oak and Park Royal Development Corporation

STATS

Population Projections 2021

225,103 

Population projections 2050

328,740 

London plan new homes
(ten-year target)

19,440 

Building council homes for
Londoners (four-year programme)

565 



Oaklands

CONTACT

David Lunts,
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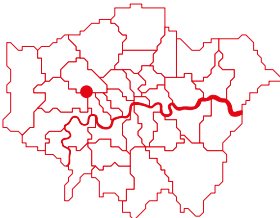
KEY FACTS

→ 25,500 high-quality homes, with up to 50 per cent affordable. 6,000 already consented, with 3,300 now complete and a further 1,900 under construction. 13,700 of the homes are projected to be built in the first ten years.

→ 56,000 new jobs and 250,000sqm of additional employment space, supplementing Park Royal's existing 4,000 businesses and 40,000 employees, boosting the economy by around £7.65bn a year.

→ The UK's largest new transport interchange under construction, Old Oak Common, the only place where Crossrail, the Great Western Lines and High Speed 2 meet, connecting Old Oak to central London, eight out of ten major UK cities and Heathrow airport.

MAP



Redbridge

STATS

Population 2021

310,300 

Population projections 2050

394,281 

London plan new homes
(ten-year target)

14,090 

Building council homes for
Londoners (four-year programme)

400 



One Station Road

CONTACT

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Building Control*
Adrian.Harding@redbridge.
gov.uk

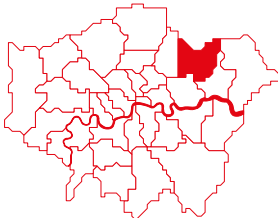
KEY FACTS

→ Fast growing borough and the third most diverse borough in England and Wales, with a high percentage of the population (64.5 per cent) coming from black or minority ethnic backgrounds.

→ Around 95 per cent of all active enterprises in Redbridge are classed as micro-businesses.

→ 4 Crossrail (Elizabeth Line) stations serving the south of the borough with links to central London within 25 minutes.

MAP



Richmond upon Thames

STATS

Population 2021

195,200 

Population projections 2050

223,855 

London plan new homes
(ten-year target)

4,110 



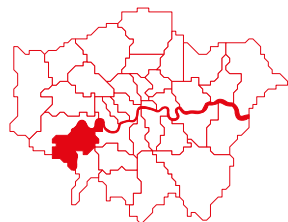
CONTACT

Steve Diamond,
Head of Economic Development
Steve.diamond@
richmondandwandsworth.
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KEY FACTS

- London's only borough spanning both sides of the Thames, with 21 miles of riverfront.
- Over half of the borough's land is designated as green space.
- Important cluster for the tech and creative sectors, hosting the HQs of well-known names such as Ebay, Paypal, Serco, Graze, Haymarket and Reed Exhibitions as well as hundreds of smaller businesses.

MAP



Royal Docks

STATS



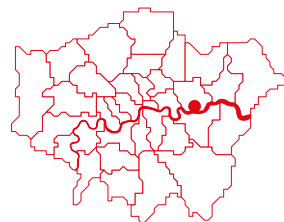
CONTACT

Dan Bridge,
*Programme Director, Royal
Docks Team*

KEY FACTS

- The Royal Docks is home to London's only Enterprise Zone and is one of London's largest Opportunity Areas — with up to 36,300 new homes and 55,700 jobs forecast over the next 10-15 years.
- It is home to strategically important institutions and visitor attractions including City Hall, the ExCeL Convention Centre, London City Airport, University of East London, and the IFS Cloud Cable Car. Newly positioned as London's creative engine it is also seeing a growing footprint of the creative and cultural sector.
- Significant investment in transport infrastructure, including the arrival of the Elizabeth Line at Custom House in 2022 now connects the area into central London in 10 minutes.

MAP



Southwark

STATS

Population 2021

307,700 🧑🧑

Population projections 2050

397,133 🧑🧑

London plan new homes
(ten-year target)

23,550 🏠

Building council homes for
Londoners (four-year programme)

926 🏠



Sayer Street

CONTACT

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Head of Regeneration
Colin.Wilson@southwark.
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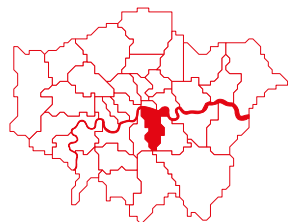
KEY FACTS

→ Southwark rivals the City, both as one of the most ancient and historic parts of London but also as one of the fastest developing centres of commerce.

→ More than 300,000 people live in Southwark and just under 330,000 work here.

→ Southwark is building thousands of new council homes more than any other borough.

MAP



Sutton

STATS

Population 2021

209,600 🧑🧑

Population projections 2050

220,148 🧑🧑

London plan new homes
(ten-year target)

4,690 🏠

Building council homes for
Londoners (four-year programme)

81 🏠



London Cancer Hub

CONTACT

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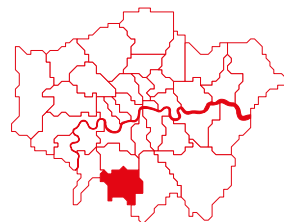
KEY FACTS

→ Sutton has one of the highest economic activity rates in London, at 81.4% compared to the 79.4% London average

→ The London Borough of Sutton has secured £24.5 million grant funding over the past five years to support the regeneration of the borough

→ Sutton aims to be London's most sustainable borough.

MAP



Tower Hamlets

STATS

Population 2021

310,300 

Population projections 2050

416,442 

London plan new homes
(ten-year target)

34,730 

Building council homes for
Londoners (four-year programme)

675 



Leaside Area Action Plan

CONTACT

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Corporate Director, Place
Ann.sutcliffe@towerhamlets.
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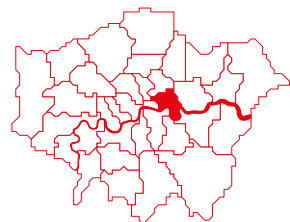
KEY FACTS

→ Community and cultural assets: home to over 120 parks and open spaces, with 22 art galleries and 6 museums.

→ Rich history: over 30 per cent of the borough is in a conservation area and there are over 2,000 listed buildings.

→ Transport: 48 per cent of trips in the borough are made on foot or by bike.

MAP



Waltham Forest

STATS

Population 2021

278,400 

Population projections 2050

335,649 

London plan new homes
(ten-year target)

12,640 

Building council homes for
Londoners (four-year programme)

293 



Leighton

CONTACT

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walthamforest.gov.uk

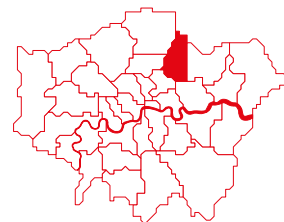
KEY FACTS

→ Creative sector: Waltham Forest has been awarded a GLA accredited Creative Enterprise Zone in London to support those working in the creative sector. This is due to launch in March 2023

→ Enjoy Waltham Forest: the most effectively implemented borough-wide approach to improve cycling and walking. It includes over 45 kilometres of cycling network installed in the borough with 20 school streets, creating safer streets.

→ Walthamstow Wetlands: 211 hectares being the largest operational wetlands in Europe, which has welcomed more than two million visitors since opening in 2017 — a natural health and wellbeing asset.

MAP



Wandsworth

STATS

Population 2021

327,500 

Population projections 2050

391,383 

London plan new homes
(ten-year target)

19,500 

Building council homes for
Londoners (four-year programme)

174 

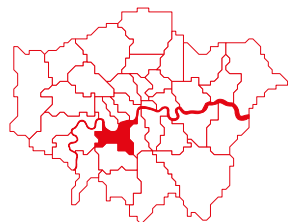


Wandsworth Town and Delta

CONTACT

Steve Diamond,
Head of Economic Development
Steve.diamond@
richmondandwandsworth.
gov.uk

MAP



KEY FACTS

→ Clapham Junction is the busiest rail junction in Europe and the busiest UK station for interchanges between services.

→ Wandsworth is one of London's greenest boroughs, with 32 public parks and a quarter of the borough's land area is open space.

→ In 2022, the restored Grade II* Battersea Power Station opens to the public for the first time with over 100 shops, bars and restaurants, new homes, events and office spaces, including Apple's new office space, joining Penguin Random House, the US Embassy and hundreds of new businesses who have made their home in Nine Elms.

Westminster

STATS

Population 2021

204,300 

Population projections 2050

278,091 

London plan new homes
(ten-year target)

9,850 

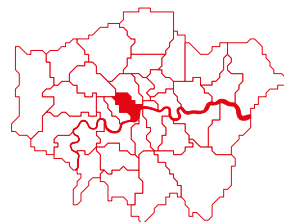


Church Street

CONTACT

invest@westminster.gov.uk

MAP



KEY FACTS

→ £50bn contribution to the national economy, the highest economic output of any Local Authority.

→ Home to the highest number of start-up and scale-up businesses in the UK.

→ 749,000 jobs across the City.

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