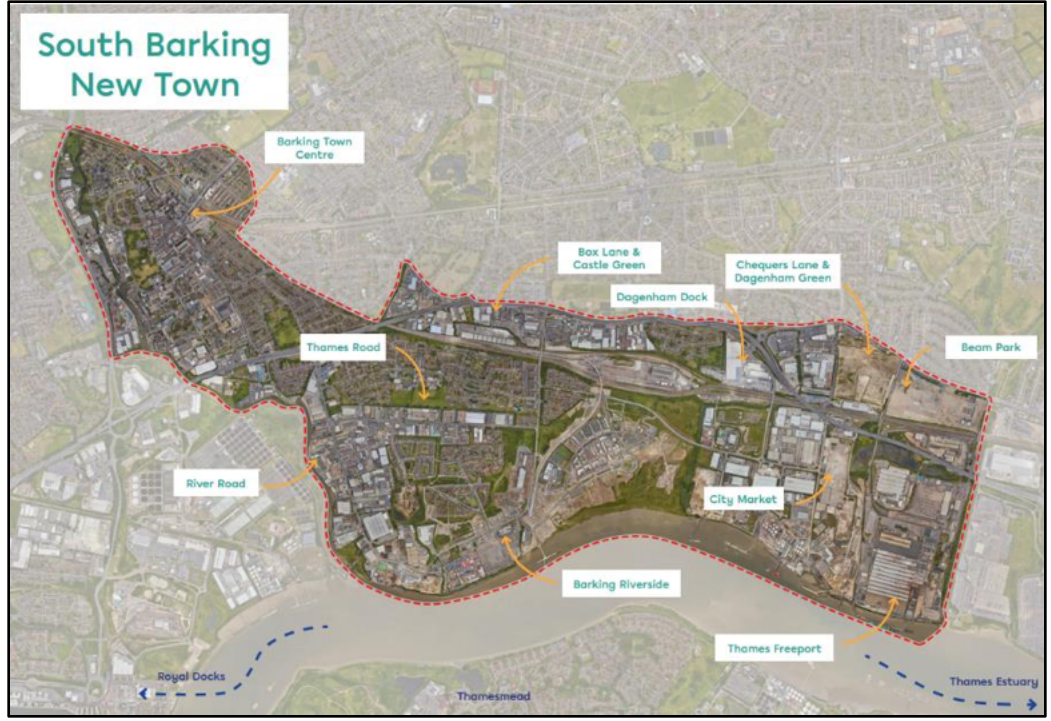
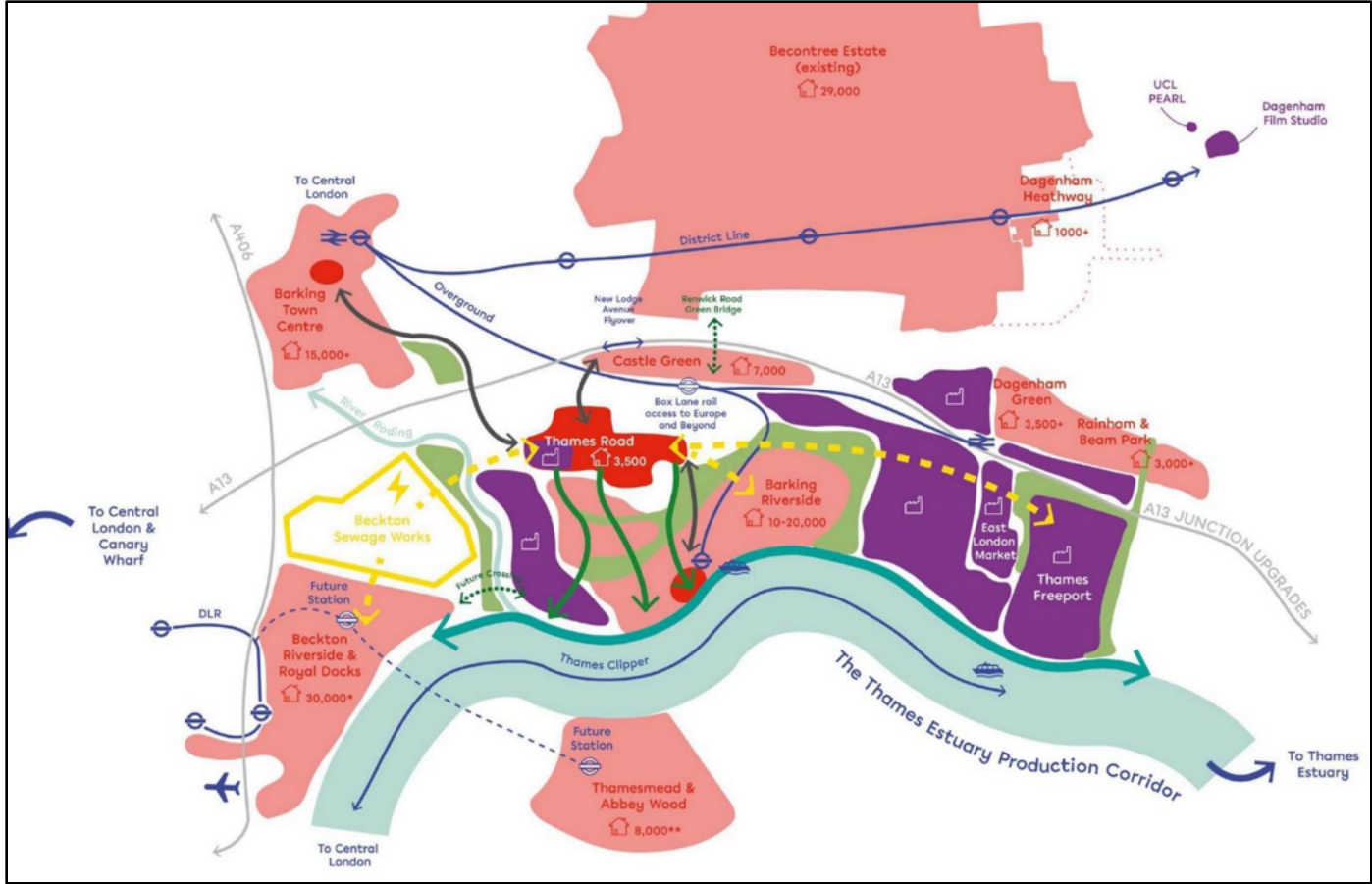


NLA Housing Summit

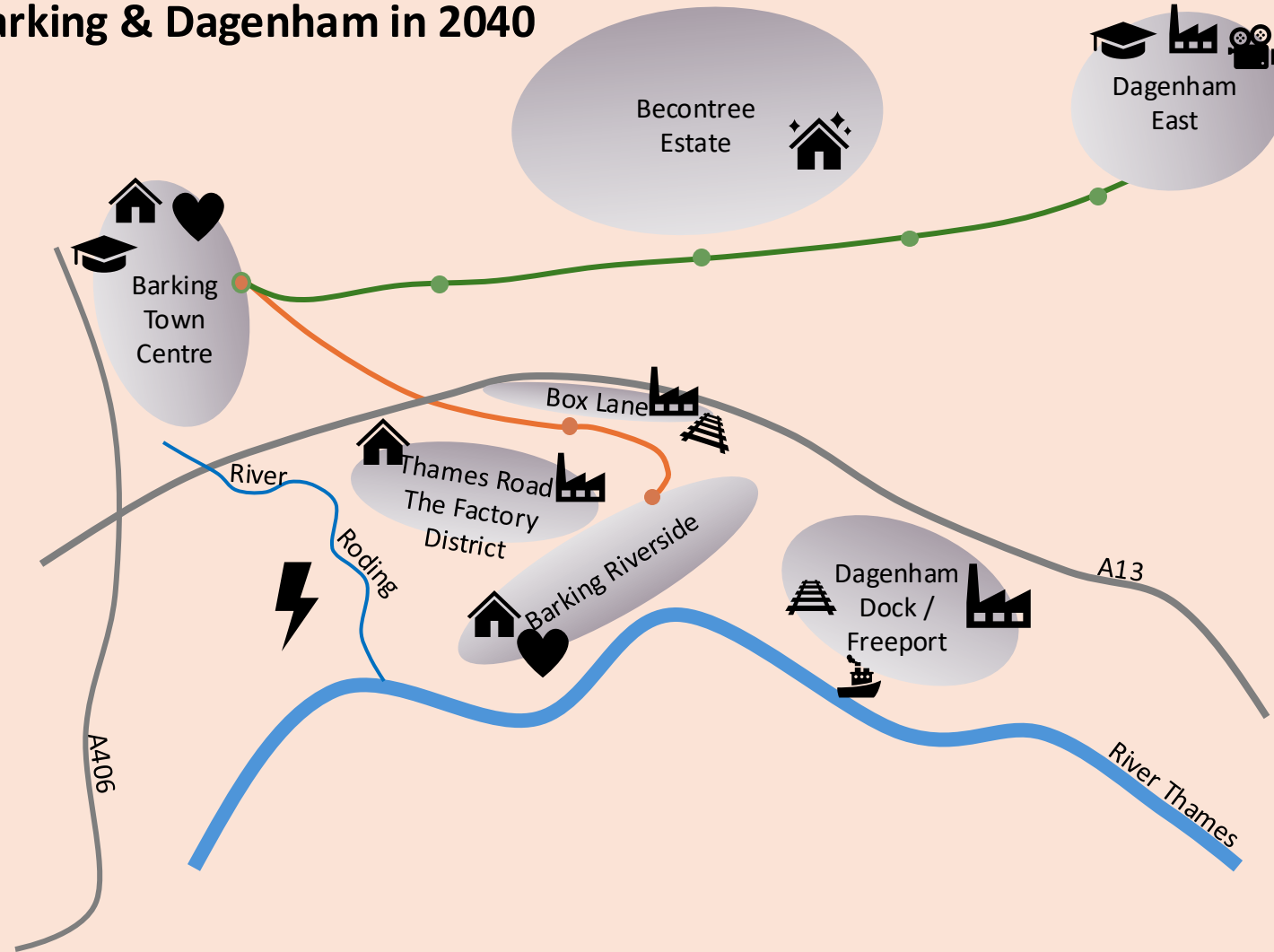
Sustainable Investment & Partnerships:
Driving change through partnerships

Caroline Harper, Interim MD, Be First

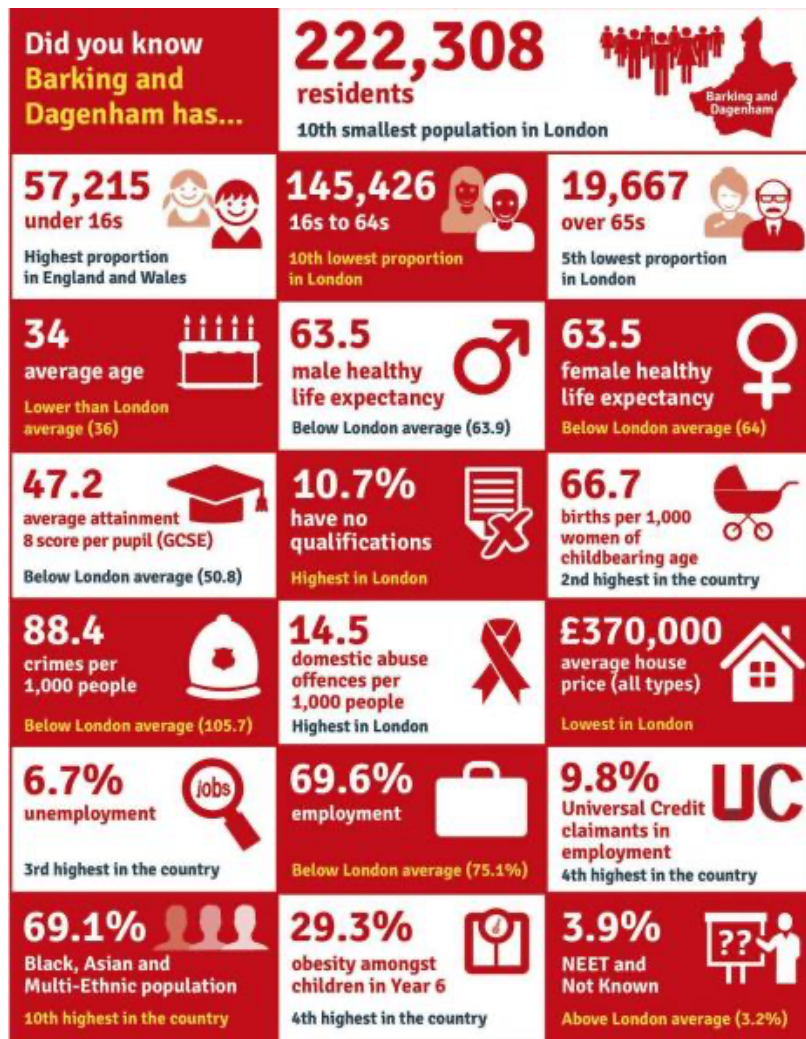
February 2025



Barking & Dagenham in 2040



Strong social impacts to ‘good growth’



- Over 62% of households have at least one measure of deprivation, the highest in England and Wales
- Significant health challenges
- Bucks national demographic trends:
 - Growing under 15 population
+17.3% compared to +5% in England
 - Growing working age population
+20.8% compared to +3.6% in England
 - Contracting 65+ population
-1.7% compared to +20.1% in England
- Borough undergoing change:
 - Increasing proportion of the Borough's households have a household income of £50k+
17.8% in 2018 compared to 35.6% in 2023

Ranked No.1 for
council-owned
housing company
Completions
Inside Housing



BARKING INDUSTRIA - NEW LONDON AWARDS 2024 WINNER



BeFirst



2025

2026

12 Thames Rd
156 homes
100% affordable
5,000m² industrial floor
space

Woodward Rd
56 homes
100% affordable
651m² community use space

Transport House
149 homes
52% affordable

Town Quay Wharf
69 homes
42% affordable

Gascoigne East Ph 3b
334 homes
100% affordable

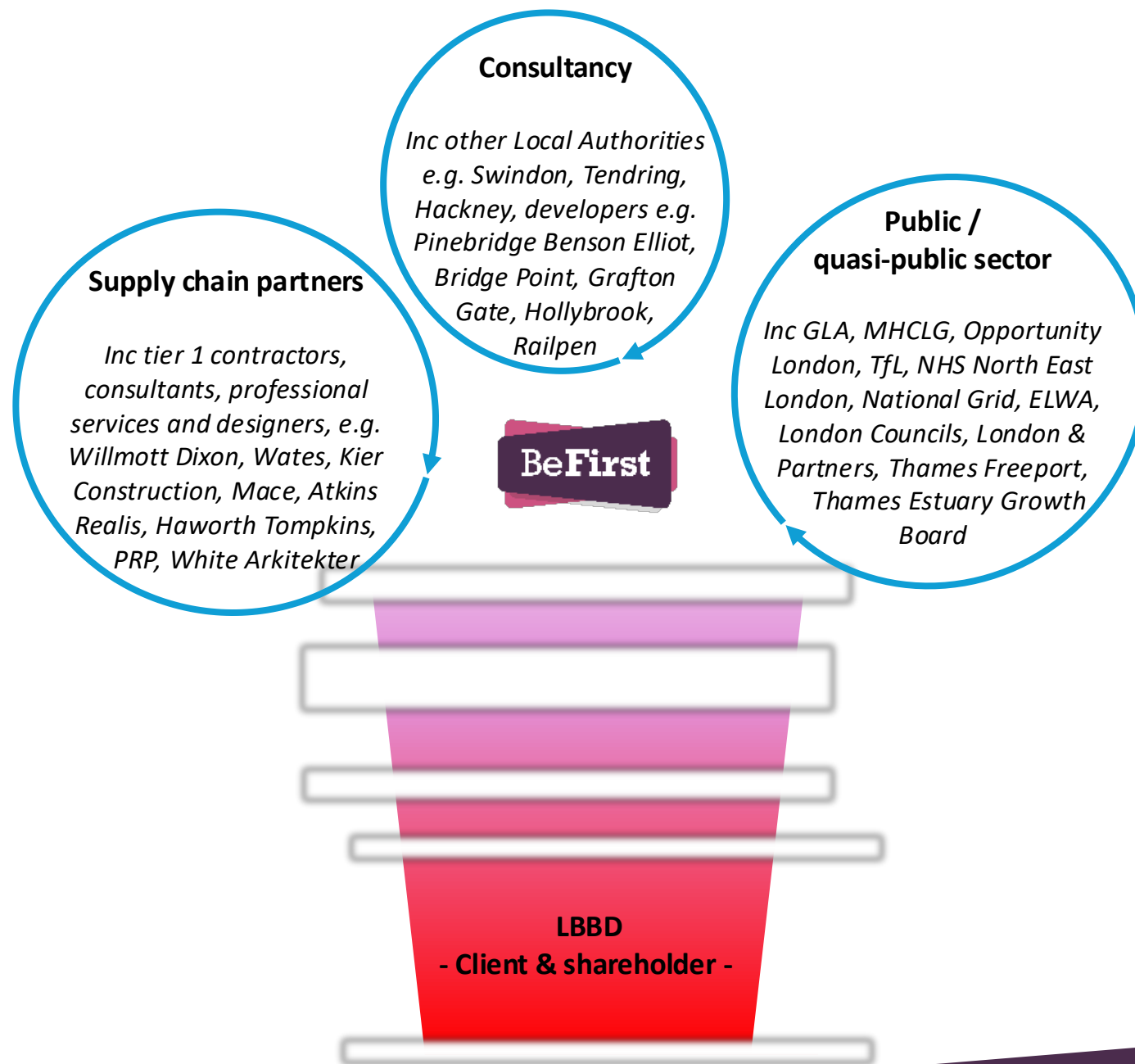
Roxwell Rd
87 homes
100% affordable

Beam Park Phase 6
520 homes
74% affordable

2028

Trocoll House
198 homes





**Commercial portfolio
- Thames Road -**

Estate renewal sites

**Retrofit
- The Becontree -**

**LBBD property
portfolio**

- Recognise those locations where there is the most bang for buck
- Go beyond planning policy to ensure delivery at pace and scale
- Think bigger, think differently, think comprehensively
- Keep a watching brief on Be First and Barking & Dagenham