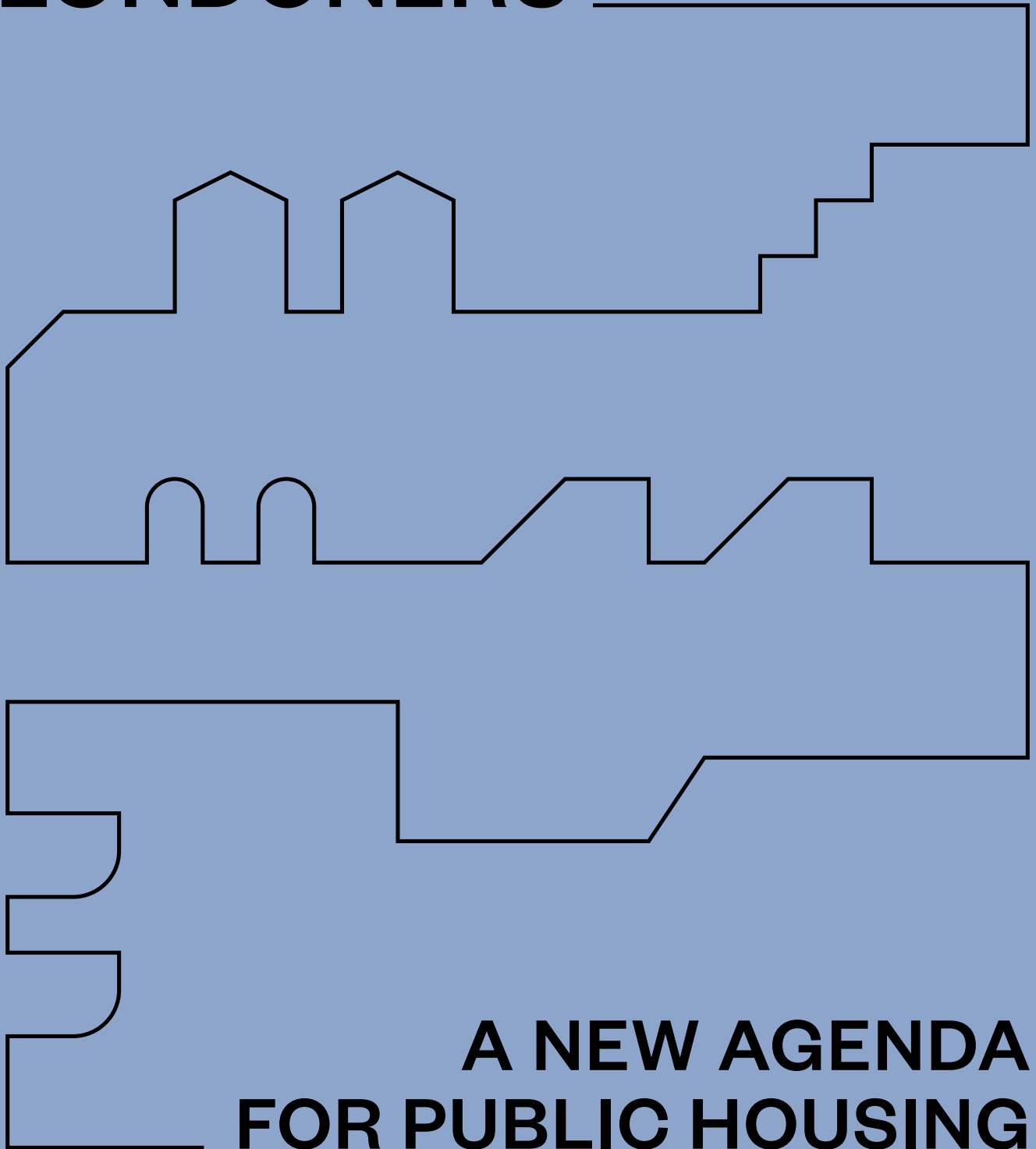


HOMES FOR LONDONERS



**A NEW AGENDA
FOR PUBLIC HOUSING**

HOMES FOR LONDONERS:

nla

A NEW AGENDA FOR PUBLIC HOUSING

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Nick McKeogh
Chief Executive, NLA

London faces a housing emergency. As we approach the end of 2025, new housing starts have almost ground to a halt — while one in twenty-one children in our capital are growing up in temporary accommodation.

And yet, we know London can deliver. Over the past decade, our city has built some of the largest volumes of high-quality homes of any in the developed world. These homes don't stand alone — they sit within excellent public spaces, are well woven into local communities, and are often made possible by genuine partnership between the public and private sectors.

Much of the social housing built in that period was enabled by a unique mix of conditions: supportive planning policy, government grants, housing associations able to access low-cost capital, strong overseas investment providing cross-subsidy, and a lower cost construction environment.

But in recent years, those conditions have fallen away. At the same time, stricter safety regulations have — quite rightly — been introduced following the tragic loss of life at Grenfell Tower on 14 June 2017.

Planning policy has not kept pace with these realities, leaving development unviable in all but the rarest circumstances. Meanwhile, demand has only risen. The government's target for London housing delivery now stands at 88,000 new homes a year — just to keep up.

We need new ideas. We need new investment. We need policies that unlock capital at scale.

This report draws on a wealth of expert insight — recognising what has been achieved but also setting out the key areas where we must now focus. Above all, it makes clear that we cannot rely on market sales and government grants alone to deliver the homes Londoners need.

In the Autumn of 2022, NLA started working with Arup, JLL and Related Argent to develop new thinking about attracting investment into affordable housing at scale. This work has been built upon over the last two years alongside Place Partners and Quod under the auspices of Opportunity London — the capital investment partnership that we run jointly with London & Partners.

The result of this work is bold but simple: the proposal for a **Homes for Londoners Impact Fund**.

A fund that could be championed by the Mayor of London and London Councils. A fund that acquires homes at scale across the capital. Rents them at a mix of social and intermediate levels. Holds them for the long term. And delivers both secure homes for Londoners and stable returns for investors.

The model would be a City Hall landlord, not a City Hall developer — backed by a major institutional investor that is also a registered provider, ensuring grant funding can be deployed. In most cases, day-to-day management would be outsourced to housing associations.

This new source of capital could first be directed at schemes closest to delivery and viability — supported by policy, available grant, and trusted partners across the city. An immediate priority: building new social housing for families in temporary accommodation. The result: saving London boroughs tens of millions of pounds every month.

Over time, this could grow into a large-scale, market-driving force. It would shift the forward funding model away from costly, hard-to-secure individual transactions, and towards an investment vehicle with long-term, shared aims alongside the Mayor of London — delivering high-quality, affordable homes for Londoners.

The benefits are clear — for every part of the system:

- **For the Mayor and Borough Leaders:** a vehicle they can champion — one that delivers on priorities, unlocks a failing system, and aligns with emerging planning and policy shifts.
- **For investors:** the opportunity to back London's housing market, earn sustainable long-terms returns, change lives, and help secure the long-term prosperity of the city.
- **For boroughs:** three wins — more homes built, fewer families in temporary accommodation, and higher-quality housing for communities at social and intermediate rents.
- **For developers:** access to a major new purchaser — providing simple forward funding, template terms, and reduced delivery risk.
- **For registered providers:** the opportunity to continue to expand their management platforms and impact, without additional balance sheet pressure.
- **For the supply chain:** a stronger, more predictable pipeline of work that secures skills, supports innovation, and sustains jobs.

London housing delivery has no single solution. All the factors highlighted in this report are essential. But without new capital at scale in a simple and transparent form, there will be no solution at all.

This is our moment to act — to mobilise investment, unlock delivery, and secure the homes Londoners so urgently need.



Brent Cross Town is a new 'park town' illustrating how infrastructure-first financing can unlock delivery at scale through its joint venture. When complete, it will deliver a new town centre in the heart of the neighbourhood and up to 6,700 mixed-tenure homes. Completion in 2035, London Borough of Barnet, Allies and Morrison with Makower Architects for Related Argent. © London Borough of Barnet

We need a renewed public housing agenda.

Over the past decade, London has seen a revival in local authority-led housing delivery. This period has in turn brought forward some of London’s most successful public housing schemes, delivered in partnership with their communities to create places that people are proud to call home.

But despite this progress, the effects have been scattered, and local authority self-build has recently slowed again, with the private sector and housing associations often jointly stepping in. This has played out within the context of the wider housing market, where delivery is stalling, viability gaps are widening, and housing targets appear increasingly out of reach without significant intervention.

London needs a renewed public housing agenda if we are to meet London’s growth needs.

By learning from the most successful public housing initiatives of the past decade, this NLA publication points towards the models, partnerships and strategies that can unlock delivery at pace and scale — ensuring London’s next chapter of public housing is not only ambitious in numbers, but transformative in quality, sustainability and long-term social value.

Success will hinge on new models of public–private partnerships able to mobilise investment and capacity at scale, supported by long-term government commitment. Revitalising the public housing sector will also require fresh approaches to land assembly, financing and delivery, together with reforms to ease regulatory bottlenecks and strengthen the connection between national ambition and local implementation.

Attract and deploy patient capital with a Homes for Londoners Impact Fund

Public housing requires sustained public grants and investment over the long term, yet current programmes remain short-term in nature, undermining the development of strategic pipelines. A new centralised fund, championed by the Mayor of London and London Councils, could be used to acquire homes at scale, rent them at a mix of social and intermediate levels, hold them for the long term, and deliver both secure homes and stable returns for investors.

Harness strong city leadership

City government needs to play a stronger role in unlocking, assembling and remediating land for development, de-risking sites, and providing infrastructure. Using their powers to convene key partners will further unlock delivery at scale.

Innovate procurement to prioritise value over price

Procurement processes are often dominated by financial considerations. While financial credibility is essential, it should be treated as a baseline requirement rather than a competitive factor. Procurement processes should prioritise partners whose values align to create impact where it most matters. Doing so will broaden the pool of potential bidders, enabling more SMEs to come forward who can deliver on the strategic ambitions for the site.

Recognise public housing as national infrastructure

Tackling the housing crisis requires a long-term approach to governance, funding, planning and delivery with greater collaboration between national, city wide and local initiatives. This should be underpinned by cross-party collaboration to provide a stable platform for institutional investment. With a 25-year, rather than 10-year, settlement, businesses and supply chains will have the certainty they need to grow.

Empower local authorities as attractive business partners

As councils increasingly deliver public housing through public-private collaborations, success depends on securing the right partner. Councils need to be empowered to lead the early stages of development, developing robust briefs, parcelling delivery into phases, and bringing in different partners for different elements.

Diversify the housing market

London’s housing crisis demands a reset in how the city – and the built environment industry – defines, delivers and sustains public housing. This means embracing a broader definition that spans social rent, mid-market and specialist tenures, and diversifying the market to meet the needs of small households, older residents and new living models.



Kidbrooke Park Road is set to become part of the largest new council housing development in England, showcasing how local authorities can lead in delivering affordable, high-quality homes with lasting social and environmental value. *Completion in 2024, Royal Borough of Greenwich, HTA for Greenwich Builds and Durkan, NLA Awards 2025 Shortlist. © Kilian O'Sullivan*

INTRODUCTION

The pace and scale of housebuilding required to meet the London Mayor’s target of 88,000 new homes annually will demand a fundamental shift in how housing is conceived and delivered. Success will hinge on new models of public–private partnerships able to mobilise investment and capacity at scale, supported by long-term government commitment. Revitalising the public housing sector will also require fresh approaches to land assembly, financing and delivery.

Labour has placed public housing at the heart of its economic renewal strategy, announcing a £39 billion Affordable Homes Programme in June 2025 alongside the Prime Minister’s 2024 Plan for Change pledge to deliver 1.5 million new homes by 2029. The pledge comes amid a marked slowdown in the UK housing and construction sector, with London in particular struggling to meet even existing affordable housing targets. A convergence of pressures — from the post-Brexit ‘triple squeeze’ of labour shortages, material supply issues and rising costs, to regulatory complexities and ongoing uncertainty in the planning system — has constrained both capacity and innovation. These pressures, combined with stretched local councils, wavering developer confidence and the challenge of aligning national ambitions with local delivery, make the path to 1.5 million homes steep and uncertain.

In the post-war decades, housing was treated as a public good. Central and local governments directly commissioned and funded large-scale building programmes, ensuring a stable supply of genuinely affordable homes insulated from market volatility. Since the 1980s, however, public housing in Great Britain has shifted from state-led provision to a market-driven model — a structural change that has played a major role in today’s supply and affordability crisis. As central government funding for local authority building was cut, output fell, leading to a decline in consistent public sector building and a lasting deficit in public housing stock. Today, affordable homes are increasingly delivered via private developments through Section 106 agreements, making the private market the primary gatekeeper of social housing supply.

Despite persistent challenges, the past decade has also brought notable successes in public housing, with stronger collaboration between the public and private sectors delivering more innovative, mixed-tenure developments. Local authorities have begun rebuilding in-house expertise and forging deeper partnerships with developers, while the rise of long-term stewardship models — supported by institutional funders — has shifted the focus towards resilience, regeneration and social value rather than short-term returns. The transformation of monolithic estates such as the Aberfeldy Village in Tower Hamlets and Burridge Gardens in Wandsworth into thriving, connected neighbourhoods illustrates how design-led approaches can hold communities together, reshape perceptions of place and create convivial spaces of belonging with character. Building on these successes provides a foundation for the greater ambition now required.

The pace and scale of housebuilding required to meet the London Mayor’s target of 88,000 new homes annually will demand a fundamental shift in how housing is conceived and delivered. Success will hinge on new models of public–private partnerships able to mobilise investment and capacity at scale, supported by long-term government commitment. Revitalising the public housing sector will also require fresh approaches to land assembly, financing and delivery, together with reforms to ease regulatory bottlenecks and strengthen the connection between national ambition and local implementation. Labour’s challenge is to ensure its pledge to deliver a new wave of affordable homes is not held back by entrenched structural barriers but instead becomes a catalyst for a more resilient, equitable and future-focused housing system.

Building on NLA's 2019 publication *Public Housing: A London Renaissance*, this publication examines how London can meet its growth needs through a renewed public housing agenda. The challenge is twofold: delivering new affordable homes at scale while also retrofitting existing stock to meet net-zero targets — balancing environmental ambition with quality and affordability so that housing underpins London's equity, resilience and long-term prosperity.

The research brings together industry leaders from across the built environment and public sector to identify barriers, showcase best practice and highlight innovative approaches. By learning from the most successful public housing initiatives of the past decade, it points towards the models, partnerships and strategies that can unlock delivery at pace and scale — ensuring London's next chapter of public housing is not only ambitious in numbers, but transformative in quality, sustainability and long-term social value.



Top: Blackwall Reach is a well-considered response to the redevelopment of Robin Hood Gardens, showing the importance of a collaborative approach to estate regeneration. Completed in 2022, London Borough of Tower Hamlets, Metropolitan Workshop and Haworth Tompkins for Swan Housing Association. © Fred Howarth

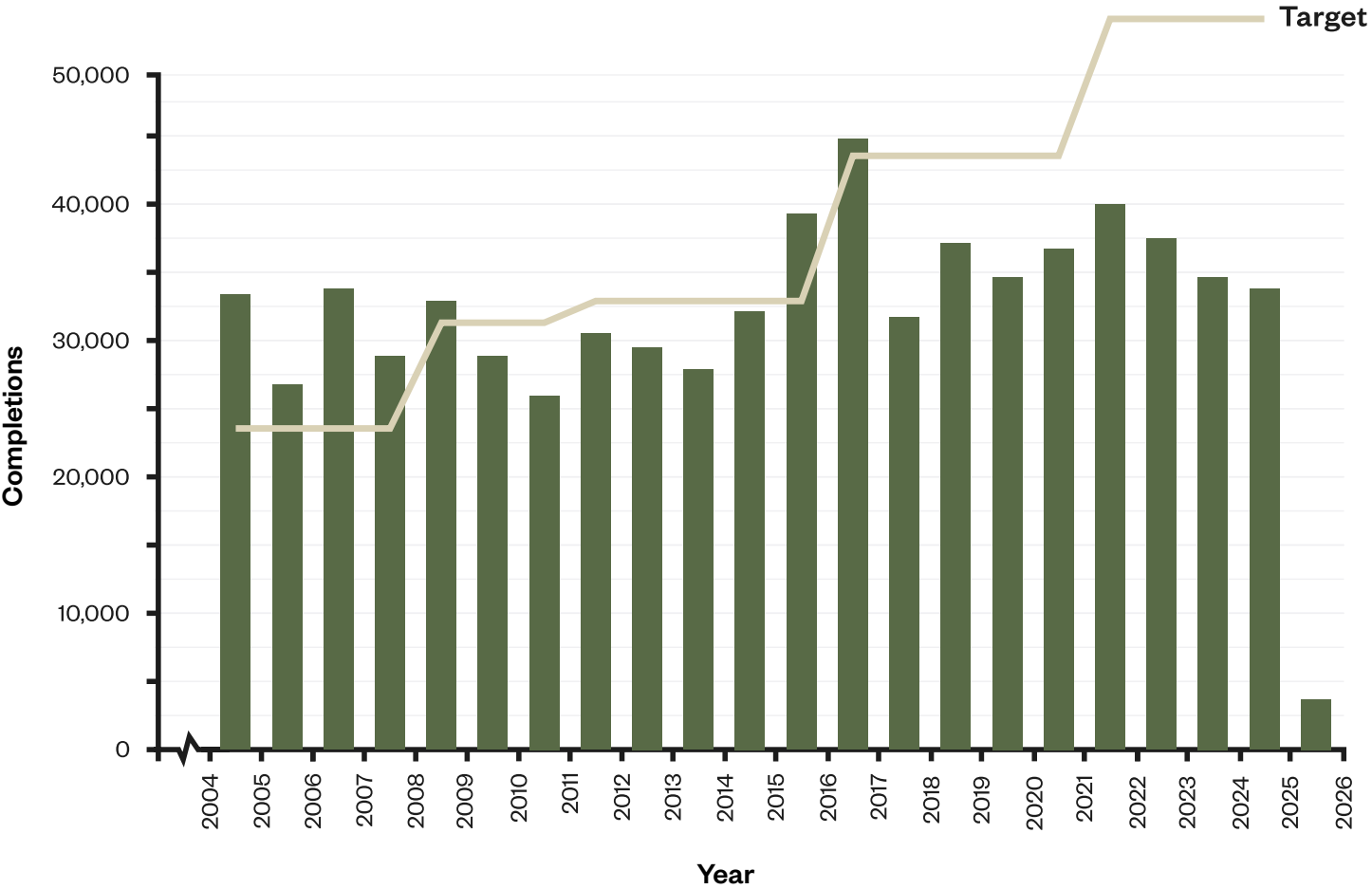
Bottom: Wingspan Walk will transform a disused brownfield waste depot into a vibrant neighbourhood with 272 new affordable homes. Completion in 2026, London Borough of Haringey, Levitt Bernstein for London Borough of Haringey. © Kimbo Fidelo Sito



Aberfeldy Village shows how design-led approaches can create convivial spaces for the community. Completed in 2024, London Borough of Tower Hamlets, Levitt Bernstein for EcoWorld London and Poplar HARCA. © Levitt Bernstein

PUBLIC HOUSING THEN AND NOW

London's overall housing completions and target by year



Source: Planning London Datahub

Public housing in the UK has shifted from post-war council delivery to a complex mix of regulated tenures led by partnerships between councils, housing associations and developers. The challenge now is to rebuild capacity, ensure fairness and create enduring, high-quality homes that meet diverse needs across generations.

Historically, public housing in the UK meant government-built homes. Local authorities directly delivered high-quality, affordable housing for those unable to buy or rent privately. This model peaked in the post-war era, when councils maintained in-house architecture and development teams, building substantial numbers of homes each year.¹

The 1980s saw a radical shift. Under the Thatcher government, much public sector capacity was dismantled with the expectation that the private sector would take over housing delivery. Instead, the result was a sharp decline in public housing, especially in the 1990s. The early 2000s saw partial recovery under Gordon Brown's reforms, but the loss of local authority expertise was a lasting setback.²

Today, public housing is a broader concept, reflecting a mix of tenure types and governance structures. Claire Bennie serves as Director at Municipal, which advises public sector clients on how to deliver long-lasting, attractive housing for their communities.³ She explains that public housing is now best understood in regulatory terms given the complexity of the landscape: "There's 'regulated housing,' with certain rules around the rents you can charge for a social-rented home or an affordably-rented home. And then there's 'intermediate housing' with rules and audits. The word 'public' is therefore a bit loose... it's essentially all about whether it's regulated by government." Bennie said.

Adding to this nuance, public housing is now delivered by a mix of local authorities, housing associations and private developers, often working in partnership. No longer strictly about ownership, public housing is defined today by different categories of rent regulation and tenure.

In the past decade, London has seen a modest revival in local-authority-led housing delivery. Councils are rebuilding in-house



As Westminster's landmark development, 300 Harrow Road was delivered by the Council and provides 100% affordable rent. Completed in 2024, City of Westminster, Child Graddon Lewis for City of Westminster. © Anthony Coleman

Models of public housing in the UK

Public and affordable housing in the UK covers several tenures, funding models and policy eras



At St Leonard's Court, a tenure-blind design ensures no visual distinction between private and affordable properties. This provides the unique opportunity to be part of a true, mixed-tenure community. Completed in 2020, London Borough of Hackney, Child Graddon Lewis for London Borough of Hackney and Countryside Partnerships (Vistry Group). © Allan Williams

capacity, aided by policy changes such as the devolution of the Housing Revenue Account (HRA) to council-house-owning local authorities. The HRA is the account in which a council's housing revenue — from rents, service charges, property management and maintenance — is kept, meaning that authorities can borrow against this income to finance the development of new homes. In 2018, Theresa May announced the lifting of the HRA borrowing cap, which formerly restricted public expenditure, enabling councils to bring forward schemes through improved levels of financing.⁴ Local authorities are increasingly creating in-house departments and setting up companies to deliver new housing.

Setareh Neshati, Director of Regeneration and Development at City of Westminster, added that for councils who haven't exercised their powers in direct delivery for decades, entering "a territory that is a bit unknown is quite brave. Local authorities should be praised for and acknowledged about realising the role they can play in all of this." Neshati said.

Support from the Mayor of London has been instrumental. Its Home Building Capacity Fund provides boroughs with skills and resources, while social enterprise Public Practice enhances capacity by boosting public-sector placemaking expertise. While "it's not quite the Greater London Council" of years prior, these initiatives are rebalancing the way housing is delivered across the capital.⁵

But despite this progress, the effects have been scattered, and local authority self-build has recently slowed again, with the private sector and housing associations often jointly stepping in.⁶ Daniel Thorpe, Director of Communications and External Affairs at Clarion Housing Group, warns that budget pressures remain a constraint. "There is a big question to future leaders about how we can get into an enabling position rather than direct delivery, because with the proposed government funding cuts, direct delivery won't be possible," Thorpe said.



Under the backdrop of the QE Olympic Park, Chobham Manor provides a diversity of housing types formed by extensive engagement and an inclusive design code. Completed in 2022, London Borough of Newham, PRP, Make, muf architecture/art for Chobham Manor LLP and London Legacy Development Corporation (Taylor Wimpey and L&Q). © PRP Architects

Who is public housing for?

Section 106 agreements and other affordability mechanisms often restrict public housing to narrow eligibility, excluding many who would otherwise benefit, including key workers, early-career professionals and older residents in need of assisted living. Emma Davies, Director at engineering consultancy AtkinsRéalis, argues for wider definitions.

“We need to encourage different product types to suit different types of lifestyles, and we need more classes of housing,” Davies said. “They have different requirements in terms of layout, amenities, parking... But the way that the system works at the moment, it’s all just residential.”

Social housing comprises just over 21 per cent of London’s stock and is heavily oversubscribed.⁷ Between the lowest-income households and high earners lies a growing “missing middle” — the “wealth poor,” who can afford mortgage payments but not the £125,000 average deposit, and the “income poor,” who may raise a deposit but cannot sustain mortgage costs. Both groups are reliant on the private rented sector, which accounts for nearly 28 per cent of homes, with average two-bed rents at £1,570 and 40 per cent of tenants needing housing benefit. Mid-market rent and affordable sale tenures make up only 1.6 per cent of London’s housing, leaving most with no choice but costly private rentals.⁸

Affordability challenges are compounded by inequities in rent-setting. Jennie Coombs is a member of the NLA Expert Panel on Housing and serves as Head of Affordable Housing at Be First, the development company established by the London Borough of Barking and Dagenham. She highlights that London Living Rent for a one-bedroom can vary from £800 to £1,200 across the same borough: “There just needs to be a lot more fairness and transparency and education for the public around what they can expect,” she said.

Current models such as affordable rent, shared ownership and London Living Rent must adapt to serve a broader demographic — including key worker housing, discounted rents and later living options to encourage downsizing and innovative co-living. Ben Williamson, Director at PRP Architects, stresses the importance of designing long-lasting, adaptable homes, such as multigenerational estates like East London’s Chobham Manor.

“The industry has a massive blind spot when it comes to longevity,” Williamson said. “The simplicity of what we build is key to buildings lasting longer, not just building quickly. We need more universal approaches to home design, not only designed for people with particular tenure and mobility needs, but for all. Getting rid of Right to Buy means we can maintain these homes.”⁹

A future-proof strategy must serve both those in the deepest need and those priced out of homeownership, offering diverse, affordable, adaptable stock that reflect London’s varied

resident needs. While local authority housebuilding has seen a modest recovery in recent decades, London’s housing crisis demands a reset in how the city — and the built environment industry — defines, delivers and sustains public housing. This means embracing a broader definition that spans social rent, mid-market and specialist tenures; continuing to foster partnerships between the public and private sectors; and diversifying the market to meet the needs of small households, older residents and new living models.

“Current models such as affordable rent, shared ownership and London Living Rent must adapt to serve a broader demographic.”

Ben Williamson, PRP Architects

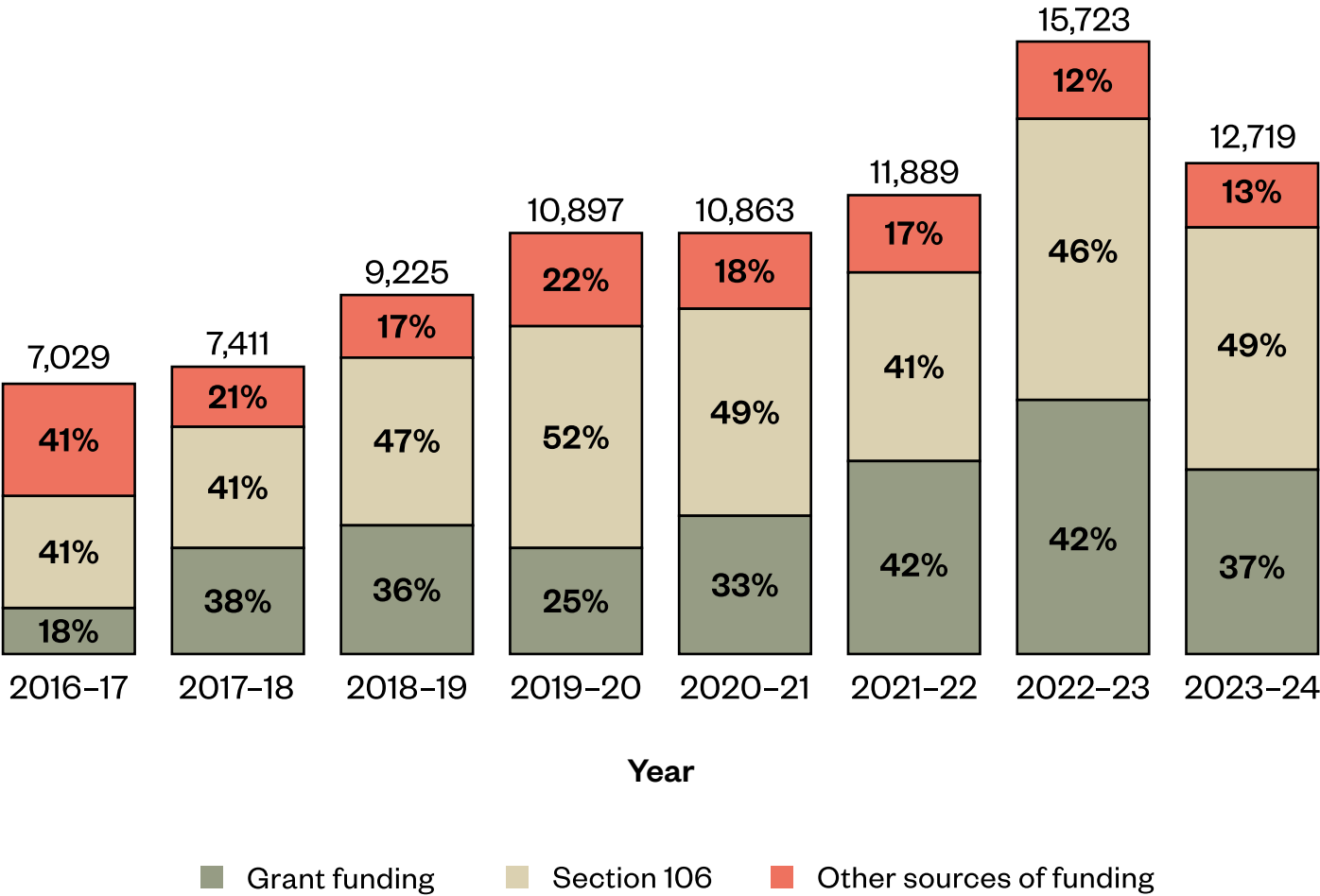
Quality must be prioritised alongside speed, drawing on proven design principles to create adaptable homes that endure. Strengthening local authority capacity, reforming policy to tackle land value inflation and planning delays and investing in infrastructure are essential foundations. As London works toward achieving 88,000 new homes a year, the real test will be delivering at scale while building a housing system that is fair, resilient and that can stand the test of time.

Local authorities with direct provision for housing

<div>Barking and Dagenham</div> <div>Company: Be First Established: 2017 Ownership: Wholly Owned</div>	<div>Greenwich</div> <div>Company: Greenwich Builds Established: 2018</div>	<div>Lewisham</div> <div>Company: Lewisham Homes Established: 2017 Ownership: Wholly Owned</div>
<div>Bexley</div> <div>Company: BexleyCo Established: 2017 Ownership: Wholly Owned</div>	<div>Hackney</div> <div>Established: 2017 Ownership: Wholly Owned</div>	<div>Merton</div> <div>No Special Purpose Vehicle recorded at the time of printing</div>
<div>Camden</div> <div>Company: Camden Living Group Established: 2016 Ownership: Wholly Owned</div>	<div>Haringey</div> <div>Company: Haringey Council Established: 2018 Ownership: Wholly Owned</div>	<div>Newham</div> <div>Company: Populo Living Established: Renamed in 2020 Ownership: Wholly Owned</div>
<div>City of London</div> <div>No Special Purpose Vehicle recorded at the time of printing</div>	<div>Hounslow</div> <div>Company: Lampton 360 LLP Ownership: Wholly Owned</div>	<div>Richmond</div> <div>No Special Purpose Vehicle recorded at the time of printing</div>
<div>Croydon</div> <div>Company: Croydon Affordable Homes Established: 2017 Ownership: Joint venture</div>	<div>Islington</div> <div>No Special Purpose Vehicle recorded at the time of printing</div>	<div>Sutton</div> <div>Company: Sutton Living Established: 2016 Ownership: Wholly Owned</div>
<div>Ealing</div> <div>Company: Acton Gardens Established: 2018 Ownership: Joint venture</div>	<div>Kensington and Chelsea</div> <div>No Special Purpose Vehicle recorded at the time of printing</div>	<div>Waltham Forest</div> <div>Company: Sixty Bricks Established: Currently dormant</div>
<div>Enfield</div> <div>Company: Housing Gateway Ltd Established: 2014 Ownership: Wholly Owned</div>	<div>Lambeth</div> <div>Company: Homes for Lambeth Established: 2017 Ownership: Wholly Owned</div>	<div>Westminster</div> <div>Company: Westminster Builds Established: 2017 Ownership: Wholly Owned</div>

Source: Data received from local authorities as of September 2025

Funding sources for affordable homes in London,
by year of completion (per unit)



Source: GLA, Affordable Housing Monitor 2025

LEARNING FROM PAST SUCCESSES

2



Noele Gordon House exemplifies an innovative and inclusive approach to supporting older residents through adaptable design. Completed in 2024, London Borough of Newham, Mae Architects for Populo Living.
© Timothy Soar

Over the last 10 years we’ve seen a modest revival in the delivery of public-led housing. Lessons from past projects emphasise the importance of stewardship, continuity, and maintaining community bonds during redevelopment. They show us that long-term thinking is needed to ensure that housing remains resilient for decades to come.

Public housing in the UK has always been about more than project delivery. It has represented a testing ground for new design philosophies, a lifeline for families in need and a reflection of the country’s social priorities. At times, it has been celebrated as visionary, while lamented by others for its shortcomings. As the demand for genuinely affordable, high-quality housing grows, the question must not only how to build for the future but also what we can learn from exemplary projects that came before.

Landmark examples from the past show what is possible when technical viability challenges are met. Jo McCafferty, Director at architecture practice Levitt Bernstein and Chair of the NLA Expert Panel on Housing cites Camden’s Highgate Newtown, designed by Peter Tábori and Ken Adie in the 1970s, as part of “a golden era of delivering housing” that remains valued today. “It’s easy to write that off as times past, but we must not dismiss these projects because they mattered, and we want to build more of them in the future,” McCafferty said. “Often, we look back at projects that are three or four years old, asking communities, ‘how do you feel about this space’? Why aren’t we going back to projects that are many years older and properly learning from their successes and failures, and how they evolved?”

Reflecting on previous successes, Jacqueline Esimaje-Heath, Director for Growth & Sales of developer and housing association L&Q Group, similarly recounts the Golden Lane Estate in the City of London.

“I walked through it the other day and just had to stop. There were kids playing basketball, kids having swimming lessons in the pool, two kids riding a skateboard. I thought, ‘Gosh, this is in the middle of Central London.’ This is what good quality looks like,” Esimaje-Heath said. “It’s not in the best of conditions and

it needs investment, but it’s got what I call ‘good bones.’ It’s got the right ingredients.”

These past successes also demonstrate the importance of community cohesion, shared spaces, design innovation and long-term stewardship. Across a range of sites, learnings from historic projects are being leveraged and applied today.

Continuity and community cohesion

One of the strongest lessons from past and present housing projects is the value of continuity: retaining community bonds through change. Too often, estate renewal has been synonymous with displacement, scattering residents while fracturing social networks, distorting land values and ultimately replacing one community with another. But examples across London demonstrate that regeneration can be done differently, offering better outcomes while improving trust.

Over the past 14 years, McCafferty of Levitt Bernstein has led the transformation of Aberfeldy Village in Tower Hamlets, delivered through a joint venture between Poplar HARCA — an award-winning housing and regeneration community association in east London — and property developer EcoWorld London. The project has already delivered over 900 homes, shops, a faith centre, community centre and Primary Care Trust (PCT) as well as a new park. The driving force behind the project was to create a better environment with and for the local community, rehousing all residents onsite to keep friends and neighbours together. McCafferty says that working on a project throughout its many life stages allows you to get to know the community well and earn their trust. “You understand what works and doesn’t, and where you as a team can make the biggest impact. Our industry is very fragmented now, so unfortunately this way of working is rare.”

Similarly, as part of the South Kilburn Regeneration, Brent Council has led on one of the city’s most ambitious recent housebuilding programmes. Phased over 15 years, thousands of homes are being rebuilt alongside new schools, healthcare facilities, green spaces and public realm initiatives. The project seeks to deliver 2,400 new high-quality homes, more than 1,400 of which will be made available to existing South Kilburn secure tenants.¹⁰ Crucially, the process has been guided by the principle of rehousing residents on-site: no one has been required to move, and those who choose to move have been offered support to be re-housed in either a new build or an existing council home across the borough. These efforts have helped maintain social bonds while sustaining local residents’ connection to the place they call home.

The shared lesson is that, beyond logistics, strategic phasing can bolster community cohesion in the process of providing public housing. Trust is not earned through consultation alone, but through the lived experiences of residents who see promises fulfilled, with their homes provided or re-provided with improvements to safety, quality and sustainability. Future schemes should look to these examples to treat community continuity as a core design and programming principle.

Shared spaces and social infrastructure

Beyond physical units, the places in between them — like gardens, community centres, workshops or play areas — often determine whether public life in a neighbourhood thrives. Past successes like the Golden Lane Estate demonstrate the enduring power of vibrant shared spaces, and contemporary projects are rediscovering their importance.

Designed by Hawkins\Brown, Burridge Gardens in Wandsworth has regenerated a 1930s Peabody estate over three phases. The project will result in 658 new homes for existing residents and newcomers, alongside 13,000 sqm of open space. Through deep engagement with the residents’ steering group, the designers learned that people were forever getting lost on the old estate; new wayfinding and placemaking initiatives give each block its own identity, making it easier for locals and visitors alike to get around. The second phase will deliver a community centre, new public square and children’s play area, open and welcoming to everyone on the estate and in the wider neighbourhood.¹¹

Similarly, at Royal Albert Wharf in the Royal Docks, Maccreeanor Lavington are working to deliver an integrated, sustainable development for the East Beckton community that harnesses the public realm opportunities offered by its dockside setting. The design has formed around three distinct character areas: the riverfront with its expansive views, the dockside with its historic pumphouses, and its residential heart with a more protected, green public realm. As a result, the buildings balance

scale with intimacy, providing active ground floor units for creative use by groups like Bow Arts Trust.¹²

These projects highlight that shared spaces shape how communities live together. When social infrastructure is neglected, estates risk disconnection; but where it is nurtured, they can grow into characterful places of identity and belonging.

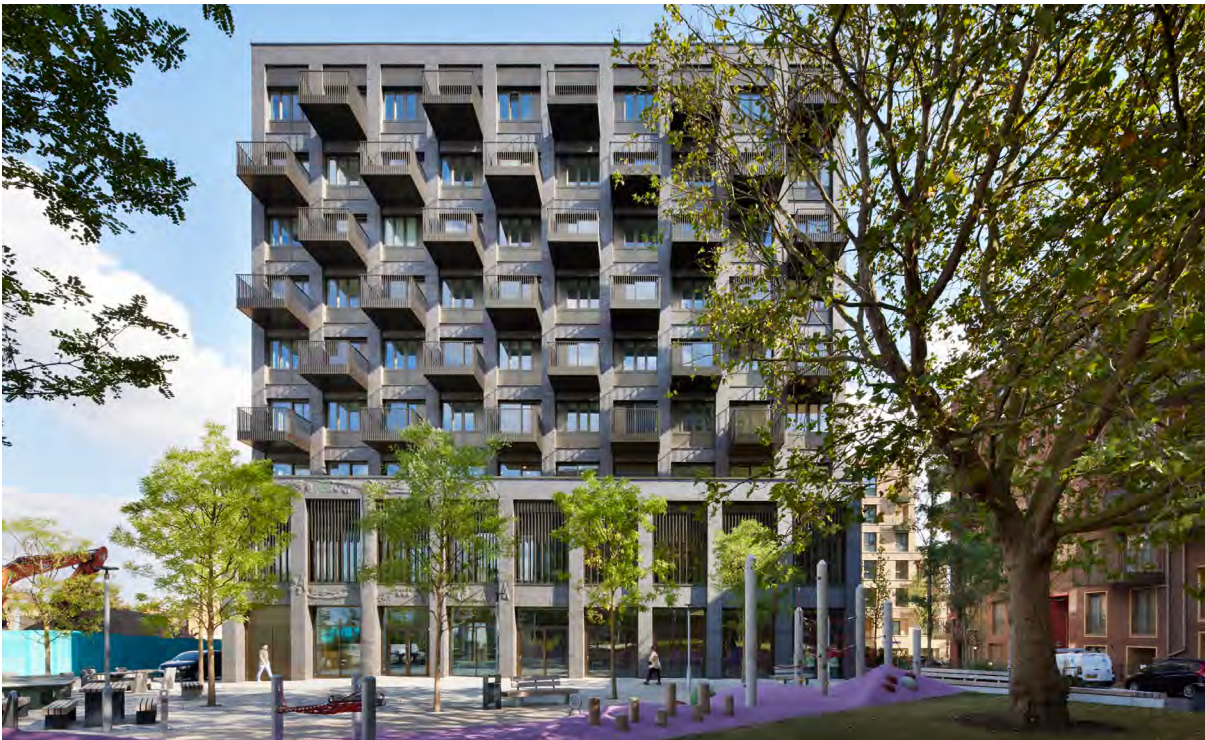
When social infrastructure is neglected, estates risk disconnection; but where it is nurtured, they can grow into characterful places of identity and belonging.

Innovation in design and delivery

Another lesson that emerges across time is the role of innovation — not for its own sake, but as a way of reconciling social ambition with technical viability. From prefabrication to ecological design, innovation has shaped public housing delivery for decades.

In the 1970s, Highgate Newtown embodied innovation through its adaptability. Design was shaped by close engagement with residents, many of whom were young families. Rather than imposing a rigid architectural template, the scheme offered a mix of maisonettes, family-sized flats and smaller units arranged around shared courts and play spaces. Layouts prioritised natural light, overlooking for safety, and flexible internal plans that could adapt as households changed. Community facilities like nurseries and workshops were also woven into the housing fabric, reflecting the everyday needs of those who would live there. This responsiveness meant that the estate could evolve with its residents — establishing longevity and resilience as forms of innovation.

More recently, Bowness Close in Greenwich has leveraged these learnings by demonstrating the potential of modern methods



Top: Burridge Gardens offers a range of amenities and social infrastructure for residents and the wider community. Completed in 2023, London Borough of Wandsworth, Hawkins\Brown for Peabody. © Jack Hobhouse

Bottom: Alongside new homes, the regeneration of South Kilburn highlights the importance of community facilities and well-designed public realm to sustain local residents' connection to the place they call home. Completion in 2040, London Borough of Brent, Feilden Clegg Bradley Studios for London Borough of Brent. © London Borough of Brent



As one of several sites across Greenwich, Bowness Close demonstrates the innovative potential of prefabricated housing techniques. Completed in 2021, Royal Borough of Greenwich, shedkm for Greenwich Builds. © shedkm

of construction (MMC). It is one of several sites across the Royal Borough of Greenwich, as part of the borough's ambitious plans to provide more than 750 high-quality homes. Architecture practice shedkm used prefabricated housing techniques to deliver quality at speed while reducing environmental impact. The team developed adaptable technologies which can be applied to diverse site conditions and contexts while maintaining the principles of standardisation and repetition. For residents, this translates into energy efficiency and lower running costs: technical gains that directly improve everyday life and financial planning.¹³

At Hale Wharf in Tottenham, Allies and Morrison have similarly shown how creative design solutions can integrate housing delivery with environmental stewardship. Built alongside the Lea Valley wetlands with land owned by the Canal and River Trust, the predominantly residential development had to meet various requirements for access, high-density designation and an interstitial location between town and green belt. The resultant scheme protects and enhances biodiversity while delivering new homes. The site has a significant role to play as a link in the borough's 'Green Grid' — Haringey's commitment to improving the provision and quality of green spaces in the borough and connecting them together. A green link runs through the shared street at the heart of the island, offering a child-friendly environment in a low-car neighbourhood with well-overlooked spaces for play. By embracing the site's ecological context, Hale Wharf highlights how ecologically conscious urban housing can also provide climate adaptation.¹⁴

The broader lesson is that innovation in public housing design can serve social and environmental as well as technical goals. Prefabrication matters not only because it is faster, but also because it can deliver quality affordably. Biodiversity matters not only as an ecological metric but as a lived experience of riverside walking, birdwatching and green respite. The housing sector's most successful projects will be those that continue to merge technical solutions with social outcomes.



The 'Green Grid' of Hale Wharf provides and connects the green spaces throughout the borough. Completed in 2024, London Borough of Haringey, Allies and Morrison for Muse with Canal and River Trust Waterside Places. © Tim Crocker



Long-term stewardship and adaptability

Good design at handover is only the beginning. The long-term success of housing projects depends on stewardship: who looks after the buildings and public spaces, how they adapt to changing needs, and how they are supported financially and institutionally over decades. Evaluation and cultural memory are integral to this process: without effective and meaningful mechanisms for feedback and adaptation, stewardship risks becoming reactive rather than generative.

The Golden Lane Estate illustrates both the strengths and challenges of stewardship. Its “good bones” observed by Esimaje-Heath have carried it through more than half a century, but it now requires investment to remain fit for purpose. Without reinvestment, even the most visionary design can fall into disrepair.

Moreover, the South Kilburn regeneration programme underscores the importance of long-term governance. Brent Council’s sustained involvement has provided continuity and accountability, preventing the drift that can occur when responsibility is passed between agencies. Similarly, Royal Albert Wharf’s mixed-use design has embedded adaptability from the start. By incorporating creative industries and small businesses, it has avoided the risks of mono-functional decline. Economic as well as social resilience has been designed in.

Crucially, evaluation turns stewardship into a living system of learning. Post-occupancy studies and institutional memory help prevent repeated mistakes and build on proven successes. McCafferty stresses the importance of investment in post-occupancy research: “We have to invest in this, alongside mass-housing delivery. Otherwise, in 30 years’ time, we will be reflecting on opportunities missed.” The Aberfeldy Village shows the benefits of long term, consistent involvement, where lessons from each phase inform the next.

A housing system without stewardship is condemned to short-termism. One that embeds long-term thinking can evolve intelligently, ensuring housing remains relevant, resilient and meaningful for decades to come.

Top: Royal Albert Wharf embeds adaptability with its mixed-use design, incorporating a range of businesses and industries. Completed in 2025, London Borough of Newham, Maccreanor Lavington for GLA, Notting Hill Genesis, Telford Homes and Countryside Partnerships (Vistry Group). © Robert Greshoff

Bottom: The Golden Lane Estate demonstrates the importance of community cohesion and long-term stewardship, with its community centre in the heart of the estate. Completed in 1962, City of London, Chamberlin, Powell & Bon for the City of London Corporation. © Studio Partington

THE SCALE OF THE CHALLENGE 3



Hale Wharf in Tottenham shows how creative design can be integrated with housing delivery and environmental stewardship. Completed in 2024 | London Borough of Haringey | Allies and Morrison for Muse with Canal and River Trust Waterside Places. © Tim Crocker

London’s goal to deliver 88,000 new homes a year faces mounting economic, regulatory and structural barriers. Rising costs, labour shortages, planning uncertainty, and safety legislation have undermined both public and private sector delivery, widening viability gaps and stalling development.

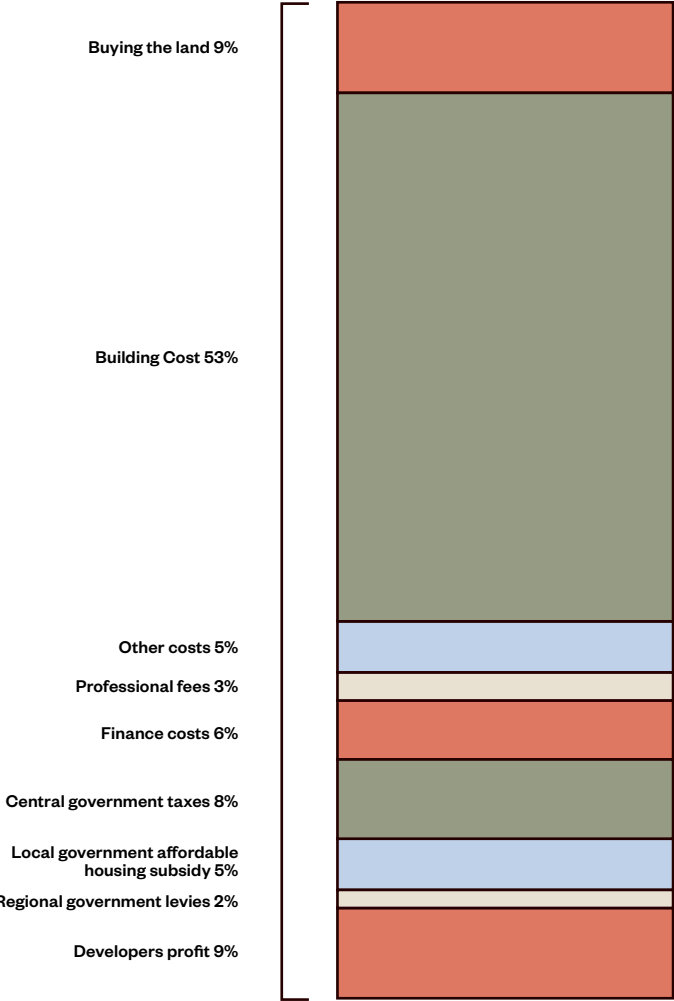
The Mayor of London’s Growth Plan seeks to ‘turbocharge’ the city’s economy by delivering 88,000 new homes annually across all tenures to meet overall demand. This forms part of the wider ambition set out in the emerging London Plan to inform the delivery approaches that best support an increase in housing supply for London.

But delivery faces persistent barriers: macro-economic instability, rising construction costs from global supply shocks, labour shortages, unfunded infrastructure, limited utility capacity and a narrow pool of housebuilders.¹⁵ These pressures are compounded by Brexit, the Covid-19 fallout, the cost-of-living crisis, higher financing costs and inflation, all within a policy landscape marked by the drive to net zero, ongoing safety reforms,, and uncertainty in the planning system. Combined with restricted land supply and insufficient funding, delivery is stalling, viability gaps are widening and housing targets appear increasingly out of reach without significant intervention. The result is a system in which neither the public nor private sector can deliver at scale with confidence.

Jennie Coombs of Be First agrees that cumulative economic pressures post-pandemic, exacerbated by the related cost of living and energy crises and fallout of the 2022 mini-Budget, have “created an intense vortex of cost challenges across the housing spectrum.”¹⁶

“We had that perfect storm and viability was severely hit. Since then, things have not been quite so simple,” Coombs said. Demand-side factors add to the problem. High rents, the loss of Help to Buy, punitive stamp duty and tax changes for landlords have all weakened the private sector.¹⁷

The price of a home
Based on a recently completed scheme by Ballymore with an average home purchase cost of £617,174



Source: Ballymore, *Proposals to Accelerate Housing Delivery in London, 2025*



Acton Gardens is an 11-phase regeneration project for G15 members L&Q that exemplifies the importance of integrating collaboration between all partners from the very start. Completion in 2028, London Borough of Ealing, GRID Architects for L&Q with Countryside (Vistry Group). © Mickey Lee

Public and private sector interdependence

Historically, public housing delivery has required substantial public investment. Cities like Vienna and Stockholm continue to build homes at scale and pace because their municipalities have access to working capital and a strong borrowing ability. In contrast, councils across the UK are financially constrained by a range of factors — including retrofitting challenges and rising bills for temporary accommodation — while having limited capacity to invest directly in new development. This has forced them to turn to the private sector as the principal delivery mechanism for affordable housing, often conditioned under Section 106 agreements in the process of granting planning permission. Today, almost half of all public housebuilding is delivered by private housebuilders in this vein.¹⁸

But the private sector is struggling, too. Developers are contending with high land costs, volatile sales markets and rising construction expenses. In many cases, the price they can achieve for private homes no longer generates enough cross-subsidy to fund affordable housing.¹⁹

The government has signalled support through promises to simplify planning and offer more loans to the sector. But many within the industry argue that loans do little to resolve the core issue: the viability gap between what it costs to build and what homes can be sold or rented for. Developers can access finance, but without sufficient grant funding to de-risk projects, schemes aren't stacking up.

“Probably every house builder you talk to will say that they don’t have any problem getting money: They don’t need a loan,” said Davies of AtkinsRéalis. “They’ve got a viability gap so grant funding is the way forward, and that’s not really front and centre of the government’s proposals at the moment.”

The interdependence between the public and private sector creates a cycle of delay. If private development slows, the affordable housing tied to it through planning obligations also dries up. In December 2024, the Home Builders Federation reported that more than 17,000 affordable homes slated for the pipeline under Section 106 agreements were not being delivered because housing associations were not bidding for them. Concerns over location, design quality, tenure mix and delivery timelines led social landlords to reject homes that technically met their obligations but fell short of practical viability.²⁰

Recognising these issues, groups like the G15 — a collection of London’s leading housing associations — have sought to create frameworks for earlier collaboration between developers, local authorities and housing associations. The idea is to shape schemes at the pre-planning stage, ensuring that design standards, pricing expectations and management considerations are integrated from the start.²¹



Ambitious 20th century European public housing projects such as Vienna’s Karl Marx-Hof spearheaded successful affordable housing through substantial public investment. © Ralph Deakin / RIBA Collections

The Building Safety Act and gateway bottlenecks

Among the most significant regulatory changes shaping the sector is the Building Safety Act (BSA) and its associated Gateway process. Introduced to address historic failings in building safety, the Act has created new requirements such as second staircases, evacuation lifts and more stringent oversight of design and construction. While the aims of the legislation are widely supported, its implementation has caused major delays and cost escalations. Many argue that the Act has created a painful pinch point that adds significant uncertainty to approval processes — and, in some cases, 6-12 months to construction programmes. Registered providers have had to divert finances and attention away from new development towards upgrading existing stock to comply with the Building Safety Act. The knock-on effect is reduced capacity to acquire new affordable homes from private developers.

“It used to be planning that was slowing things down, but now, planning feels easy compared to getting through the Gateways,” said Esimaje-Heath of L&Q.

The Act has also impacted scheme financing. Requirements for additional staircases and lifts reduce net-to-gross floor area ratios, sometimes by as much as eight percentage points. Developers are responding by limiting building heights, often capping schemes at six storeys rather than pursuing taller, more dense designs that are now caught in a regulatory dead zone.

“If you look at that in the context of a £100 million build cost, the issues around the increased net-to-gross inefficiencies are meaningful. In no way are we saying the changes are not required but the impact in viability terms need to be acknowledged,” said Duncan Cumberland, Director of Development Management at Muse. “We will continue as best as we can to deliver 50per cent affordable housing, but in the current world, that demands grant support, and significant amounts of it.”

There are calls for reforms to the Gateway process, including greater clarity, faster turnaround times and potential exemptions for certain types of public housing or retrofit projects.²² Robbie Erbmman, Assistant Director for Housing at Haringey Council and NLA Expert Panel member on Housing, said that a building safety regulator which could get projects through planning in, for example, six weeks would “make a big difference.”

“London’s not only not delivering because of the BSA, even with so many buildings caught up in it — the issue is we do not have a financial model that works for public housing delivery at the moment,” Erbmman said. “A different business model would involve more institutional capital and people taking a lower profit — but they would make it up in volume.”

McCafferty of Levitt Bernstein echoes these difficulties and additionally stresses their impacts on place quality. She argues that a shift is needed to prioritise what makes a good home first and to then accommodate requirements.

“I sit on lots of design review panels and see projects coming in that are designed to comply with new BSA regulations. But actually, how usable and intuitive circulation spaces are for residents; how joyful and sociable they are, has not been considered” McCafferty said. “You can see the projects where new regulations have impacted the quality of housing, rather than thinking about what it is to design a good home. The best outcomes start from good design principles, which also work with policy, rather than being fundamentally dictated by regulatory compliance.”

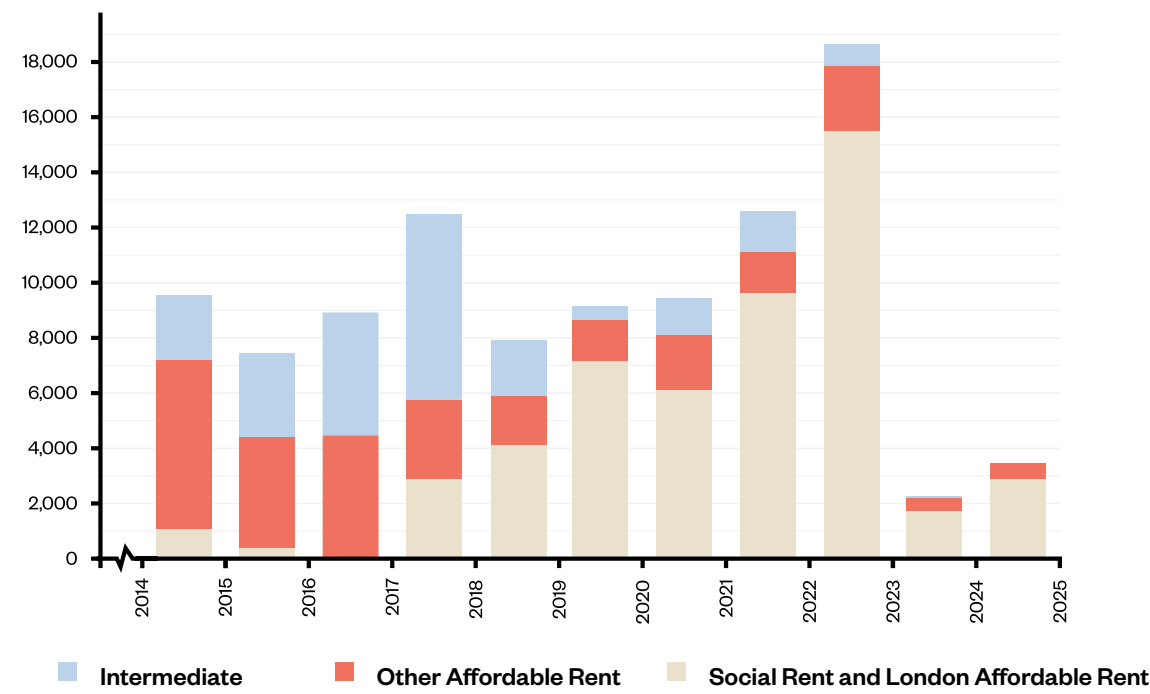
“You have to ask yourself: ‘Would I live here?’” McCafferty continued. “If you can say yes with a spring in your step, then you know you are on the right path.”

Success can only be achieved “by putting residents at the heart of the process.” Working closely with residents at all development stages and beyond for maintenance and management can address immediate issues while fostering a more people-centred system.²³

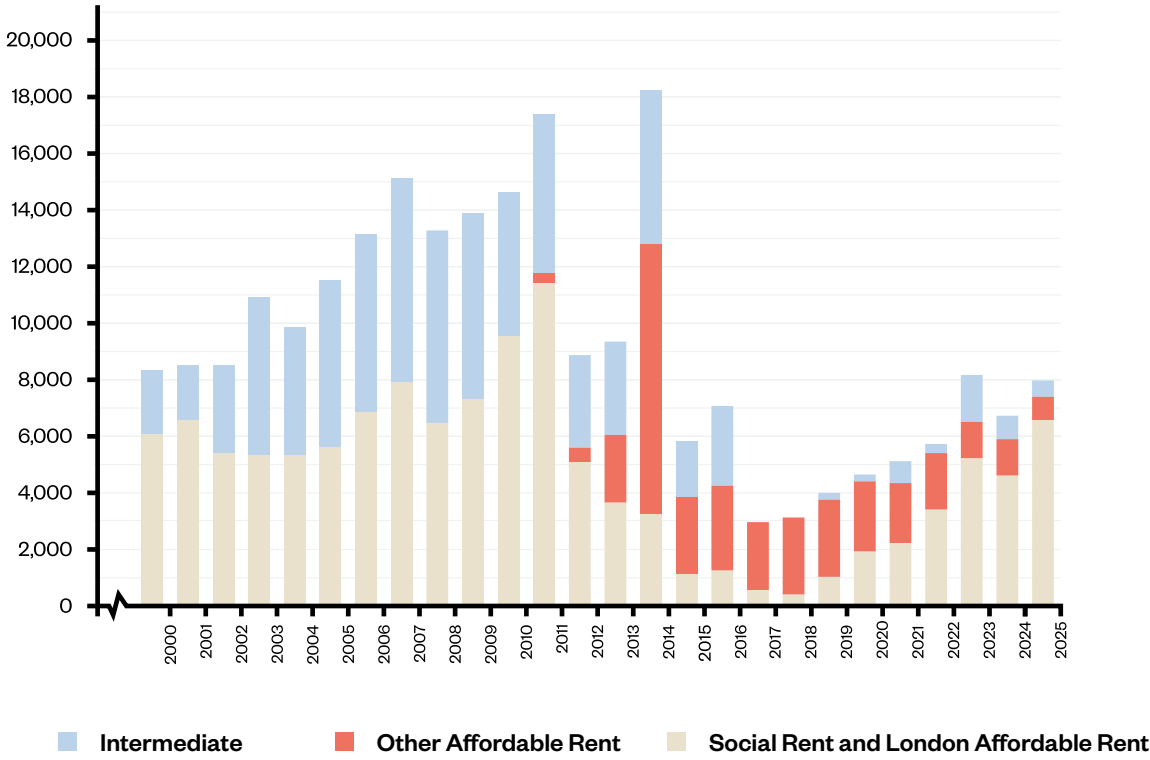


Co-design was central to the design of Melfield Gardens, an intergenerational scheme that houses older residents and postgraduate students. Completed in 2025, London Borough of Lewisham, Levitt Bernstein for Phoenix Community Housing. © Kimbo Fidelo Sito

Affordable housing starts funded by the GLA/HCA* from 2014/15 to 2024/25



Affordable housing completions funded by the GLA/HCA* from 2014/15 to 2024/25



Source: GLA *Homes and Community Agency

Affordable housing starts 2023–25

	Starts	Completions
Barking and Dagenham	315	3161
Barnet	94	3472
Bexley	1	1773
Brent	45	5337
Bromley	36	914
Camden	209	1527
City of London	1	37
Croydon	129	3445
Ealing	253	5404
Enfield	369	2089
Greenwich	991	3878
Hackney	238	1252
Hammersmith and Fulham	246	1713
Haringey	178	2390
Harrow	6	1610
Havering	168	1204
Hillingdon	356	1473
Hounslow	64	3613
Islington	93	1876
Kensington and Chelsea	12	753
Kingston upon Thames	116	849
Lambeth	212	2429
Lewisham	322	2681
Merton	106	928
Newham	206	6370
Redbridge	352	1112
Richmond upon Thames	14	324
Southwark	428	4234
Sutton	18	660
Tower Hamlets	434	6715
Waltham Forest	41	3019
Wandsworth	185	3194
Westminster	110	1809

Source: GLA, Affordable Housing statistics, Affordable Housing Monitor 2025



The redevelopment of the Bancroft Estate in Tower Hamlets exemplifies a collaborative approach to shaping homes, incorporating offices for the Tenant Management Organisation and a new community space. *Completed in 2024, London Borough of Tower Hamlets, FBM Architects for London Borough of Tower Hamlets. © Tim Crocker*

The cost of managing housing

Even when new homes are built, questions of long-term affordability remain. Service charges are rising sharply, driven by compliance costs, complex building systems and the maintenance of public realm spaces that local authorities are reluctant to adopt. Esimaje-Heath of L&Q said that, in some schemes, service charges for affordable homes reach £700 per month — higher than for private homes in the same development.

This raises profound questions about affordability. A home may meet rent benchmarks but still be unaffordable once service charges are factored in. Local authorities and registered providers alike therefore stress that service charges must be considered from the earliest design stages. Upskilling housing management teams and involving them early in the design process can also help to avoid unaffordable outcomes. David Joyce, Corporate Director for Housing and Regeneration at the London Borough of Tower Hamlets, said that “a problem is often that housing management has not been involved from the start.”

Experts across the sector echo the importance of early, collaborative conversations. When developers, local authorities and housing associations work together from the outset, they can anticipate design, management and financial challenges before any of these aspects derail a project. This approach can also ensure that the voices of residents and local communities are included in shaping new homes.

Paul Karakusevic, Founding Partner of Karakusevic Carson Architects, who specialise in social and public housing design, argues that the pursuit of quality is not a luxury but a necessity: high standards of design and durability reduce long-term costs and ensure that housing investments remain viable for decades.

“Everything that we build with the public purse has to stand the test of time,” argued Karakusevic in a recent NLA Public Housing Roundtable.²⁴ “We must build beautifully, and with better maintenance.”

Lasting progress depends on the government’s commitment to long-term funding, stronger public leadership, and treating housing as national infrastructure. Empowering local authorities, streamlining funding, and investing upfront in infrastructure can unlock delivery at scale and build homes that endure.

The government’s commitment to invest £39 billion in public housing over the next decade — with £11 billion allocated to London — represents the largest investment in public housing in a generation.²⁵ This step change in grant funding stands in stark contrast to the limited financial support of recent decades, though it still falls short of the scale of post-war programmes that delivered millions of affordable homes across the UK.

Richard Meier, co-founder and CEO of Stories, a purpose-led development company and registered B-Corporation, argues that the central government must play a far more active role if public housing is to be delivered at scale: “Going back 80–100 years, that was the model, and it would be a good outcome if we could revive it. The government must be much more interventionist and create opportunities for many more organisations to help them deliver public housing,” Meier said.

Emma Davies of AtkinsRéalis concurs: “Delivering at scale — whether through a new town or major urban regeneration — hinges on bringing key delivery partners together. The government must play its part in large-scale initiatives by convening stakeholders, forming project boards and acting as a facilitator to align interests. The private sector cannot deliver these homes on its own.”

The need for long-term perspectives

There are calls for public housing to be recognised as national infrastructure, reflecting its central role in driving economic prosperity and growth. Tackling the housing crisis requires a long-term approach to governance, funding, planning and delivery with greater collaboration between national, city wide and local initiatives, underpinned by cross-party collaboration to provide a stable platform for institutional investment. While

developers work within the constraints of political cycles, the homes they deliver will serve generations to come; long-term perspectives must therefore prevail over short-term agendas and bureaucracy. To unlock investment at scale, clarity, certainty and commitment are essential, ensuring that policy and regulatory goalposts remain fixed and reliable.

Claire Bennie of Municipal notes that the government’s 10-year funding commitment is welcome, but falls short of the long-term certainty needed to build confidence across the sector. “We need the assurance of a pipeline. With a longer settlement (equivalent to infrastructure projects), businesses and supply chains will grow, knowing there will be homes to build. It’s about creating confidence from the outset,” she said.

Quality housing is not only a social necessity but also a powerful driver of economic growth and wellbeing. For every 100,000 homes built, the economy gains 200,000 jobs and around £2 billion in tax revenue, while the cost of under-delivery is measured in lost jobs, reduced tax income and diminished talent attraction.²⁶ Even before the Covid-19 pandemic, the housing crisis was undermining business productivity and staff wellbeing, with nearly half of large employers reporting negative impacts.²⁷ Poor housing also places a heavy burden on public services, costing the NHS £1.4 billion annually.²⁸

Duncan Cumberland of Muse notes that institutional investors must balance financial returns with the core purpose of affordable housing delivery — to provide secure homes for vulnerable and less well-off people. “Good housing gives individuals the best possible opportunities in life, it strengthens communities and should never be reduced to a mere commodity.”

Public leadership

London's public housing challenge will require strong political leadership at both national and local levels. Lessons can be drawn from mainland Europe, where city authorities play a proactive role in unlocking, assembling and remediating land for development, providing enabling infrastructure and securing outline planning consent before releasing it to developers through bidding processes centred on quality rather than price.

But London boroughs face significant constraints — from weak compulsory purchase powers and limited borrowing capacity to the lack of public-sector ability to lead projects at scale. To overcome these barriers, local authorities will need sustained support: not only funding, but also investment in skills development and access to a pool of expert advisers to guide housing delivery and negotiations with the private sector.²⁹

Another barrier is the two-tier planning process involving both local boroughs and the Greater London Authority (GLA), which requires large-scale projects to gain dual approval. More

public spending on housing and infrastructure stood at 6 per cent of GDP; today, it has fallen to just 3 per cent.³¹

Grant funding plays a vital role in unlocking affordable housing, particularly where major upfront infrastructure costs would otherwise stall delivery. Schemes such as Brent Cross, Meridian Water and Silvertown demonstrate how affordable finance can make complex sites viable when private developers alone could not. In the UK, decisions on grant and loan funding sit with central government, in contrast to some European cities with greater fiscal autonomy. Vienna, for example, raises around 1 per cent of residents' income to support public housing an approach that, if replicated in London, could generate around £1.6 billion annually, though such powers are not available to the Mayor.³²

Brent Cross Town is one of London's largest regeneration projects, set to deliver 6,700 homes — around 30 per cent affordable — through a joint venture between Barnet Council

“In Europe, developer bids are centred on quality, not money. That drives better places. In London, quite often the land receipt competition tops quality.”

Claire Bennie, Municipal

empowerment at borough level could build trust in local planning processes and help streamline decision-making, relieving pressure on already overstretched planning departments.

Other reforms include clearer rules for releasing public land — where owners often prioritise maximising returns to fund services — expanding community land trusts, and giving local authorities stronger compulsory purchase powers over vacant sites.³⁰

Grant funding to de-risk development

Public housing requires sustained public grants and investment over the long term, yet current programmes remain short-term in nature, undermining the development of strategic pipelines. Grant funding has failed to keep pace with rising construction costs, and without a significant and well-directed injection of resources, it will be impossible to deliver the scale of public housing needed to meet demand. The last time the UK achieved comparable levels of housing delivery was in the 1970s, when

and Related Argent. It illustrates how infrastructure-first financing can unlock delivery at scale. A £419 million central government package, blending grants with borrowing underpinned by business-rates retention, funded the new Thameslink station and enabling works, cutting costs and attracting investment.³³ Alongside this, a £148 million Homes England loan provided patient capital for land and infrastructure, absorbing early risks and repaid as phases complete.³⁴ Together, these mechanisms de-risked the scheme and safeguarded public housing that might otherwise have been lost under conventional, high-cost finance.

Upfront investment is critical, yet public funding often arrives only once affordable homes are about to start construction. As Darren Parker, Executive Director of Development for London Legacy Development Corporation (LLDC) and NLA Expert Panel member on Housing, explained: “It’s about government providing long-term seed funding to local authorities and long-term stewards, like the LLDC. Allow us to take that long-term view and invest upfront — in infrastructure, roads, schools, health centres — because the rewards will come in the long term.”



Brent Cross Town illustrates how infrastructure-first financing can unlock delivery at scale, and the pioneering Flourishing Index was established to ensure that the regeneration meets the evolving needs of people, business and environment. Completion in 2035, London Borough of Barnet, Allies and Morrison with Makower Architects for Related Argent. © London Borough of Barnet

NEW MODELS OF PUBLIC HOUSING DELIVERY



The partnership between Ballymore and Places for London for the regeneration of Edgware Town Centre enables the long-term stewardship of public land, which also reinvests value back into the infrastructure and transport networks. Completion in 2036, London Borough of Barnet, Howells for Places for London with Ballymore. © Tom Burnage

Accessing such funding, however, is often complex and fragmented. Dermot Whelan, Assistant Director of Regeneration & Estate Renewal at the Royal Borough of Greenwich noted that “there isn’t a funding champion in the GLA — no one-stop shop. Make our job easy and nominate one person that we can speak to.” Sharon Strutt, Assistant Director of Regeneration at London Borough of Harrow, added: “We usually go to the GLA, but how many different people and pots do we need to negotiate with? There should be a single, strategic conversation.”

Borrowing costs are challenging for the public housing sector where predictable and low-cost borrowing is needed. Robbie Erbmänn of Haringey Council argued that a next level of ambition for gap funding is needed, which can be achieved either through grant or borrowing rates. “If we could borrow at 1.5 per cent, we wouldn’t need grants at all. HRA rates are 0.4per cent above guilt, which goes to the Treasury for the price of loaning us the money. If you took that 0.4per cent away, that would be enormously helpful as a starting point.”

Current financial strain makes it harder for councils to innovate. “Pilot studies would help,” argues Jo McCafferty of Levitt Bernstein, “but commissioners are understandably cautious

about untested approaches.” Emma Davies of AtkinsRéalis suggests government-backed pilots could provide the solution: “Private developers aren’t good at taking unknown market risks, but they might participate in a pilot. That’s where partnerships and the responsibility of the public sector come in.” New models of public housing delivery are therefore essential. Darren Parker of LLDC argues that the focus must shift from development economics to financing models: “We need to bring in funders who are interested in long-term, stable returns, which public housing can offer.”

The scale of London’s housing delivery should act as a catalyst for systemic change and new forms of public-private partnership. Partnerships must evolve through clearer frameworks, fairer risk-sharing, and long-term collaboration.

Neither the public nor private sector can meet London’s public housing targets alone; the scale of delivery required should act as a catalyst for systemic change and new forms of public-private partnership. Over the past decade, collaboration between the sectors has deepened, with higher levels of trust now in place. To address future challenges, however, partnership models must continue to evolve — supported by clearer legal frameworks, innovative funding mechanisms and more equitable approaches to risk-sharing. Crucially, moving from project-to-project engagement to long-term, embedded collaboration, will be essential to unlocking the public housing delivery London urgently needs.

Equipping local authorities for effective partnerships

In this context, local authorities must position themselves as “competitive and attractive partners, creating the conditions to secure development expertise and investment ahead of other boroughs” explains Dermot Whelan of the Royal Borough of Greenwich. He outlines a three-pronged framework — the ‘three Ps’ — for councils seeking to strengthen their competitiveness (shown in diagram to the right).

With these considerations in mind, Westminster City Council has restructured its regeneration and development functions, merging them into a single team and bringing in expertise spanning project management, sales and marketing, building and finance management, regeneration and community engagement. This integrated approach is designed to position the council as a trusted and capable development partner. As Setareh Neshati, Director of Regeneration and Development at City of Westminster explains, “the council’s in-house team is vital to enabling and facilitating joint venture partnerships. If





Throughout the transformation of Gascoigne Neighbourhood, Be First has actively built new ways to deliver housing and are now delivering through investment partnerships. Completion in 2026, London Borough of Barking & Dagenham, White Arkitekter for Be First. © Paul Riddle

“We have to meet partners’ needs while ensuring the right balance of risk, so that local authorities are not carrying it all. Commercial funders are naturally risk-averse, so models must reflect that reality.”

Jennie Coombs, Be First

partners arrive and sense the local authority doesn’t understand the process, why would they put their skin in the game? Partners need confidence that the council can honour commitments, make timely decisions and contribute meaningfully throughout. Without that, the relationship risks slipping into a transactional contractor–client model, which is a very different proposition.”

Neshati echoes that there is a lot for councils to learn from others: “We don’t always need to experiment ourselves — many decisions become easier if we expand our horizons and look at what has worked elsewhere. Genuine, face-to-face conversations are invaluable, but we should also create structured frameworks for knowledge transfer, such as secondments. Sending staff for six months to learn from other organisations could bring back vital insights. After all, there are things local authorities cannot learn directly from private developers, as they approach challenges from very different perspectives.”

Claire Bennie of Municipal advises public sector clients on how to deliver long-lasting, attractive housing for their communities, at the right pace and price. She recommends that councils focus on four fundamentals: the right culture and skills, well-researched and coherent development briefs, the right partners and robust scrutiny. Richard Meier of Stories similarly highlights the importance of new partnership models, noting that local authorities are beginning to move away from the traditional approach of appointing a single delivery partner at the outset for larger sites. Instead, there is growing recognition of the value in completing more internal thinking upfront, parcelling delivery into phases, and bringing in different partners for different elements. This creates space for new entrants (including SMEs) and alternative delivery models, while helping councils share risk more effectively and retain greater control over outcomes.

Innovating delivery through partnerships

Barking and Dagenham is only one of several London boroughs that has set up their own development company to secure public housing for their residents. Initially, Be First operated a direct delivery model funded by low-cost financing from the Public Loans Board and GLA grants, enabled by low interest rates.

The transformation of the Gascoigne Estate is central to Barking & Dagenham’s ambition to create one of London’s greenest, most affordable and sustainable neighbourhoods. Originally built in the 1960s, the estate had fallen into decline, with ageing high-rise blocks, poor public realm and limited community space. Through Be First, the regeneration is delivered directly rather than outsourced, allowing tight control over design, affordability and social value. The project replaces the old estate with modern, tenure-blind homes — from apartments to townhouses — alongside new community facilities and a central park. Influenced by Scandinavian urban design principles, brought in by Swedish architects White Arkitekter, the scheme prioritises social wellbeing and inclusivity. It embeds play and activities for all ages, while sustainable design features such as microclimate optimisation, daylight penetration and wind mitigation enhance comfort, outdoor use and community life. The result is a shift from “estate” to “neighbourhood,” raising the bar for public housing in London.

Today, the council’s position, like so many other local authorities, has changed, with low-cost borrowing becoming unavailable. Be First are now looking to deliver through investment partnerships. In response, their in-house team has grown with new colleagues equipped with the skills and expertise to progress those partnerships with institutional investors and banks.

Jennie Coombs of Be First notes that housing delivery now requires a more proactive and balanced approach to partnerships. “We have to meet partners’ needs while ensuring the right balance of risk, so that local authorities are not carrying it all. Commercial funders are naturally risk-averse, so models must reflect that reality. We’re hopeful we’ve developed an approach that suits the current market, but it means moving beyond expecting private developers to deliver affordable housing as an add-on, and instead actively shaping new ways to make delivery happen.”

Patricia Cazes-Potgieter, Head of Planning & Design at Places for London — Transport for London’s (TfL’s) property company — explained that the organisation quickly recognised the importance of sharing risk with partners, adopting a more flexible approach than traditional development corporations that seek to bring masterplanning entirely in-house. Its model combines straightforward site disposals with larger, placemaking-led projects, underpinned by clear frameworks that set industry benchmarks for partners. By working with a diverse mix of collaborators — from Barratt to smaller, more

agile players — Places for London ensures it can adapt to shifting market conditions and draw in fresh expertise. This partnership-led approach is designed to set a new standard for how public land under TfL’s stewardship can be regenerated at scale.

Managing 5,500 acres of land across the capital, much of it around transport hubs, Places for London’s mission is to transform underused sites into new neighbourhoods, delivering thousands of homes, half of them affordable. Work has started on sites across London, delivering more than 4,400 homes, of which more than 1,600 are complete and 56per cent are affordable. Delivery is accelerated through joint ventures as well as direct development, enabling Places for London to act as a long-term steward of public land while reinvesting value back into the transport network. Flagship projects demonstrate this strategy in practice: at Kidbrooke in Greenwich where 50per cent of homes are affordable, across many sites (Blackhorse Road, Wembley, Bollo Lane, etc) through a partnership with Barratt London (the West London Partnership) ; at Limmo Peninsula near Canning Town, a former Crossrail site is being redeveloped with Ballymore to provide 40per cent affordable housing (part of the East London Partnership); and over-station schemes at Nine Elms, Arnos Grove, Cockfosters and Southwark (through the Helical joint venture) showcase TfL’s unique ability to build above and alongside key transport infrastructure.

“We want our schemes to leave a positive legacy for London. We’re building communities, so we are selective in choosing our partners. While we allow a degree of flexibility, there are also non-negotiables. With projects spanning up to 15 years, so much can change — from regulations to policies — and we need to ensure sites don’t stall as a result. It’s about finding a balance: a compromise that is flexible enough to keep delivery moving while safeguarding our core principles.”

Harnessing public powers through partnership

Darren Parker of LLDC highlighted the importance of joint venture partnerships in sharing both risk and reward. “Through joint ventures, we’ve been able to use our public powers and funding to secure partners who share our ambitions and are contractually bound to deliver them – as seen at Pudding Mill Lane and Stratford Waterfront.” For Parker, success lies in the complementarity of skills that each side brings: “There’s a danger that a public body sets undeliverable standards, commercially. The right partner provides a harder-nosed view on deliverability. It’s about compromise, clarity of values and getting the balance right — and when that happens, it’s a great mix.”

In West London, the Old Oak and Park Royal Development Corporation (OPDC) — one of London’s Mayoral Development Corporations — is leading the creation of a new urban district around the future HS2 super-hub station at Old Oak Common.

With significant public landholdings and ambitions to deliver large volumes of housing of all tenures including affordable housing, OPDC highlights that their success will depend on flexibility in partnerships and funding rather than rigid ideology. Delivery at Old Oak is complex, not least because of the number of stakeholders involved – three host boroughs, two government departments (MHCLG and DfT), the GLA, TfL, and Network Rail – each of which have their own governance structures, priorities and regulations, creating a risk of misalignment if there

“It’s about compromise, clarity of values and getting the balance right — and when that happens, it’s a great mix.”

Darren Parker, LLDC

is not strong collaboration. Mayoral Development Corporations are well placed to provide coordination, but stability, trust and clarity of strategic direction are essential to ensure all partners pull in the same direction. OPDC’s ability to take a long-term and patient approach, balancing the delivery of public housing and public infrastructure with value creation over time will be critical for overall success. It is important that short term returns are not prioritised over longer term social and economic outcomes, explained Marianne Brook, Development Director at OPDC.

Diversifying the market

Effective public-private collaboration depends more on securing the right partner than on producing a flawless brief. While it may seem counterintuitive, a flexible brief can broaden the pool of potential bidders, drawing in partners who might not otherwise come forward. Allowing room for interpretation also creates space for fresh thinking and innovative approaches to shape the project.

In the UK, procurement processes are often dominated by financial considerations. Typically, councils appoint an agent to identify a development partner, which naturally skews the process towards money and deliverability. Claire Bennie of Municipal argues that while financial credibility is essential, it should be treated as a baseline requirement rather than a competitive factor: “Of course, you need someone with enough money and the ability to deliver, but that’s a hygiene question — it shouldn’t be scored. We should shortlist developers who are credible in that space and then focus on what they can actually deliver on a site. If a bidder claims they



Central Middlesex Hospital provides 158 new affordable homes, and the partnership between OPDC and the Sovereign Network Group (SNG) enables value creation over time. Completed in 2025, London Borough of Brent, Haworth Tompkins for OPDC, SNG and Durkan. © Fred Howarth

SLOW CAPITAL, LASTING CHANGE

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can create thriving places and communities, go and visit their schemes to see what they’ve achieved.”

The UK housebuilding sector is highly concentrated compared to international norms. According to the Competition and Markets Authority, 40per cent of all new homes are delivered annually by just 11 major housebuilders.³⁵ At the same time, the contribution of small and medium-sized enterprises (SMEs) has fallen sharply, from 39 per cent of output in 1988 to only 10 per cent by 2020.³⁶ The 2018 government-commissioned review of build-out rates, led by Oliver Letwin, similarly stressed the need for greater diversity in housing delivery.³⁷ It found that large sites in high-demand areas were slowed by the uniformity of housing type and tenure, with market absorption rates acting as the key constraint on build-out speed.³⁸

Richard Meier of Stories highlights the barriers facing small and mid-sized developers, noting that despite frequent discussion about government support, there are still relatively few active SME players in the market. Local authorities often encourage smaller firms to tender, but procurement processes remain a major obstacle, with requirements such as turnover tests effectively shutting out SMEs. As Meier explained, “local authorities are not evolving their procurement processes, so they are losing SMEs that could help deliver more public housing, leaving the field to a small pool of larger entrants.”

He also pointed to the challenge of upfront equity. Securing planning permission can cost several million pounds, even for a modest scheme of around 150 homes, creating a significant barrier for smaller developers. Meier argued that the central government could play a role in de-risking this stage of the process: if public support were directed towards the costly pre-construction phase, rather than the more accessible build financing, it would enable SMEs to take forward more schemes. “There’s plenty of opportunity to support SME developers to deliver more public housing,” he said.

Other measures to diversify the market and de-risk development include fast-tracking SME schemes and self/custom-build housebuilders through the planning process, subdividing larger sites and using ‘permissions in principle’ to reduce the number of documents required for submission.³⁹

With the ability to deploy large volumes of capital over extended periods, patient capital provides stability while supporting delivery at scale. The UK’s reputation for political stability, transparency and strong investment performance remains a key attraction.

Patient investment, underpinned by a long-term perspective on returns, offers a powerful means of strengthening the public housing sector. Unlike short-term, speculative funding models, patient capital recognises that housing delivery and regeneration projects unfold over decades. This approach allows investors to align with the slow but steady value generated by public housing — from land assembly and infrastructure to placemaking and community development — while supporting stable growth rather than quick financial gains.

Patient investment and the Modern Great Estate

Stewardship has long defined London’s Great Estates, where careful, long-term management of place has balanced commercial value with social and cultural vitality. The same principle is now guiding modern regeneration schemes, where building resilient neighbourhoods means nurturing the social and economic ecosystems that underpin them. Earl’s Court — the largest remaining regeneration site in central London — illustrates this shift. After years of stalled plans, the Earls Court Development Company — a joint venture between developer Delancey, the Dutch pension fund manager APG and TfL — has adopted a stewardship-led approach, reconnecting the 40-acre site with surrounding communities and embedding social value from the outset. Central to the masterplan is the delivery of around 4,000 new homes, including a significant proportion of affordable housing, ensuring the scheme contributes directly to London’s public housing needs alongside private and market-rent tenures. With a vision to “bring the wonder back,” the programme spans cultural activation, local skills and employment initiatives, and a neighbourhood plan that opens up the site with new homes, jobs, green spaces and cultural venues. By placing climate resilience, inclusivity and

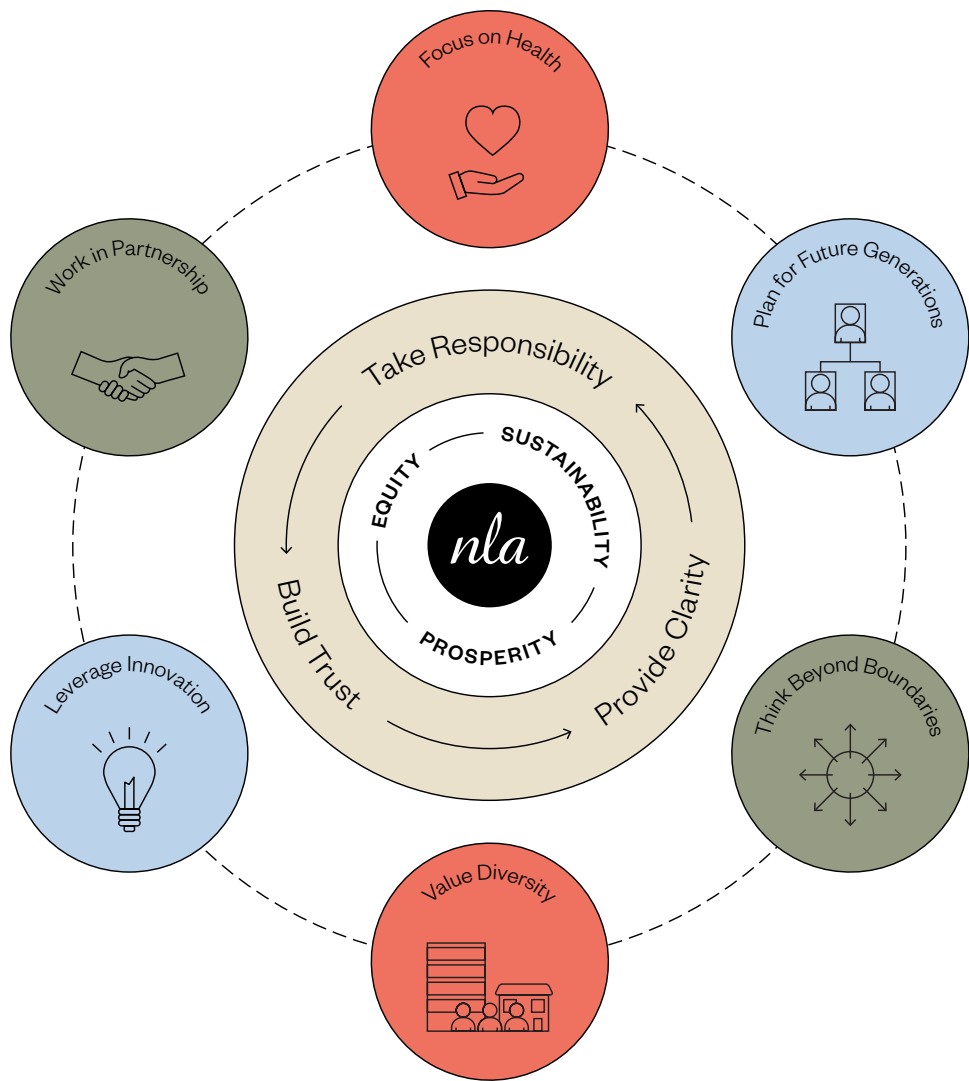
long-term value creation at the heart of its plans, Earl’s Court reflects a modern interpretation of the Great Estate model: one where sustainability and community benefit are as important as financial return.

In east London, the Royal Docks regeneration is grounded in long-term public stewardship of 1,200 acres of land and water in Newham. The area remains largely in public ownership, with the Royal Docks Team — a joint venture between the Mayor of London and the Mayor of Newham — overseeing development since 2017. Backed by a £314 million investment programme, the plan aims to deliver up to 25,500 homes and 60,000 jobs by 2038, with affordable housing embedded across major sites. At Silvertown alone, 6,000 homes are planned, half of them affordable, alongside workspace, schools and restored heritage assets. Royal Albert Wharf and Thameside West will add further affordable provision within mixed-use neighbourhoods. Underpinning the regeneration is a programme of new public infrastructure — from DLR extensions and river crossings to schools, parks and community hubs — that unlocks land for development and integrates new housing with employment, services and civic life.

For investors, patient investment provides reliable and sustainable returns. Affordable housing offers long-term rental income streams, low vacancy risks and strong demand fundamentals, making it a resilient and future-proof asset class. By combining financial returns with measurable social outcomes, patient investment not only supports the delivery of much needed homes but also builds investor confidence in housing as a secure, future-proof asset class.

For local authorities, patient approaches to ownership and management can yield more lasting financial and community benefits than land disposal.⁴⁰

The NLA’s New London Agenda reinforces this stewardship approach by calling for long-term, joined-up thinking to guide the capital’s growth.⁴¹ Central to the Agenda is the principle that housing, infrastructure, public space and social value must be planned and delivered as part of an integrated vision rather than through piecemeal, short-term interventions. By prioritising resilience, equity and sustainability, the Agenda aligns closely with the logic of patient investment: recognising that the benefits of regeneration emerge over decades, and that enduring value comes from creating well-designed, inclusive neighbourhoods where communities can thrive. In this sense, the Agenda provides a framework for embedding stewardship in practice — linking investment in public housing and infrastructure to broader social and environmental returns for London.



Through its pillars, the NLA’s New London Agenda provides a framework for embedding stewardship in practice. © NLA

The role of institutional investors

Institutional investors are increasingly drawn to the UK housing market as a means of diversifying their portfolios, reducing exposure to cyclical risks and securing long-term, inflation-linked returns. With the ability to deploy large volumes of capital over extended periods, this form of investment provides stability while supporting delivery at scale. The UK’s reputation for political stability, transparency and strong investment performance remains a key attraction, although this must be balanced against the challenges of complex regulation and the inherent risks of development.

Institutional investors could play a much larger role, bringing the kind of patient, long-term capital that public housing attracts. Under this model, public housing providers could continue to deliver services and manage communities but would not necessarily own all of the housing stock. Darren Parker of LLDC pointed out that the priority is scale: “in 20 years’ time, significantly more affordable homes can exist and residents will still interact with their local council or housing association as service provider, it matters less whether the underlying ownership sits with a pension fund or other long term investor. What is essential, however, is creating structures that allow such investment to flow in at scale — and for public providers to be open to more flexible ownership models.”

Structuring investment vehicles

One way forward could be the creation of a simple public grant and patient capital vehicle to attract private funds already seeking opportunities in affordable and sustainable housing.⁴² As Emma Davies of AtkinsRéalis noted, the challenge lies in developing the right product: mechanisms such as rent guarantees or other forms of securities will be essential to give investors’ confidence. Since the government is unlikely to provide direct guarantees, greater cooperation will be needed to balance interests — aligning the state’s need for private capital with investors’ need for predictable, stable income streams.

Richard Meier of Stories explained, “in partnership models you are trying to allocate risk in different ways, to bring down the cost of money, and that ultimately means you can achieve better outcomes.” At Bunns Lane on Mill Hill Broadway in North London, Stories has partnered with Aviva to tap into long-term patient capital. Aviva has created a dedicated business unit, Aviva Capital Partners, which invests its own balance sheet funds at the earliest stages of projects. This enables them to absorb higher upfront risks such as planning and early design, before drawing in wider pension and insurance funds once schemes are de-risked. Typically, institutional money only arrives at the point of planning consent and procurement, leaving developers reliant on high-cost capital to get to that stage. By contrast, Aviva’s model seeds projects with lower-

cost finance, reducing the burden of expensive early borrowing and freeing up more resources in the appraisal to deliver affordable housing.

Another mechanism used to unlock institutional investment is the covenant of the local authority, often structured through what is known as a leaseback arrangement. In the Mill Hill model, the council owns the land, leases it to Aviva, which in turn leases it back to Barnet Council, who then rents the homes to residents. This structure inserts the council as an intermediary between Aviva’s long-term pension and

“In partnership models you are trying to allocate risk in different ways, to bring down the cost of money, and that ultimately means you can achieve better outcomes.”

Richard Meier, Stories

insurance funds and the individual tenants, reducing the investor’s exposure to risk. With Barnet guaranteeing the lease, Aviva has the security it needs to commit patient capital, while the model channels more of the financial stack towards public housing rather than high finance costs. However, the challenge is that such arrangements depend on councils having a strong covenant, and in recent years many have faced financial pressures and, in some cases, near-bankruptcy. As a result, fewer local authorities are now in a position to use this mechanism to access low-cost funding.

Meier said that a patient scheme delivering 50 per cent affordable housing would, with conventional finance, likely achieve only 10–15 per cent. “Patient capital makes a material difference, but even with the lowest-cost funding available, grants are still essential given today’s build costs and viability challenges.”

One of the challenges of patient investment is that it ties up capital for long periods, making it essential to be highly selective about where to invest. Jacqueline Esimaje-Heath of L&Q explained, “you have to be very circumspect in your choices, which is why our pipeline is a mix of projects. We also work with smaller housing associations that may not have the same

UNTAPPED OPPORTUNITIES FOR HOUSING GROWTH

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The Royal Albert Wharf development has maximised affordable homes with a diverse mix of tenure that includes social rent and shared ownership, developed on public land with the GLA Land and Property Ltd. *Completed in 2025, London Borough of Newham, Maccreanor Lavington for Notting Hill Genesis, Telford Homes and Countryside Partnerships (Vistry Group).* © Countryside Partnerships

development capacity, helping them to bring forward schemes. Having that balance — large projects supported by patient capital alongside smaller developments — is one of the ways we make the portfolio work.”

But ultimately, the success of patient, partnership-led approaches depend as much on people as on finance. Contracts can only go so far — long-term delivery rests on trust, relationships and continuity of leadership to see projects through. The wider impact of getting this right is substantial. Darren Parker of LLDC emphasised that investment in public housing not only creates social value but also delivers a powerful economic multiplier, supporting jobs across the supply chain and generating new skills. Together, these factors underscore why housing investment must be viewed as both a long-term social commitment and a driver of national prosperity.

With around 20,000 sites in public ownership across London alone, and with the potential to deliver close to 700,000 homes, unlocking London’s housing growth demands both new settlements and smarter use of existing land. This needs to be supported by the retrofit and reuse of existing stock, showing how affordable, high-quality homes can enhance homes and neighbourhoods.

Labour’s New Towns initiative — led by its dedicated taskforce — aims to deliver a new generation of large-scale, well-planned communities of at least 10,000 homes, with a minimum of 40 per cent affordable or social housing.⁴³ Designed as vibrant, connected settlements, these towns are intended to complement urban extensions and regeneration projects across England. The New Towns Taskforce report, released in September 2025, has recommended 12 sites to government which includes sites in the London Borough of Enfield and Thamesmead in Royal Borough of Greenwich.⁴⁴ If realised, the programme could deliver hundreds of thousands of additional affordable homes over the coming decades.

Yet, history shows how challenging such schemes are to deliver at scale: “in the past 20 years, virtually no viable proposals have progressed,” says Emma Davies of AtkinsRéalis, “and with housing needs intensifying, we cannot afford to wait decades for results.” What is required is a twin-track approach — pursuing the long-term vision of new, well-connected settlements while also regenerating brownfield and under-used urban land, upgrading existing assets and accelerating the delivery of affordable homes and infrastructure in established communities. “This moment demands bold action, not caution — combining long-term ambition with immediate delivery,” said Davies.

Beyond new towns: a twin-track approach

There is considerable untapped potential within existing urban areas. Research by Sovereign Network Group highlights the scale of opportunity for renewal in towns across southern England, where targeted regeneration could deliver substantial housing growth without the need for entirely new settlements. While brownfield redevelopment carries its own complexities and infrastructure demands, Richard Meier of Stories stressed

the rewards: “There is so much existing opportunity. Whilst there will be some long-term planning and the occasional new town, I would encourage greater focus on smaller-scale regeneration and existing assets.”

Savills estimates that there are around 20,000 sites in public ownership across London alone, with the potential to deliver close to 700,000 homes.⁴⁵ Public authorities are uniquely placed to unlock this land, either by developing it directly, through joint venture or releasing it at values that reflect broader social and environmental benefits — an approach particularly well suited to public housing.

The GLA’s Small Sites, Small Builders programme demonstrates this principle by releasing smaller, overlooked plots that are often unattractive to major housebuilders. TfL’s Beechwood Drive scheme shows how such sites can be optimised to diversify delivery partners and stimulate SME activity. But challenges remain: many councils are uncertain whether they can legally dispose of land at ‘social value’, and negotiations on such deals are often lengthy and complex. Clearer guidance from the central government is therefore needed to give local authorities confidence to use these powers effectively and to unlock greater levels of public housing delivery.⁴⁶

Albert Jacob House on Roman Road in Bethnal Green demonstrates how small, underused public sites can be reactivated to deliver much-needed housing. Built on the site of the council’s former offices, the scheme will provide 53 new affordable homes — split evenly between London Affordable Rent and Tower Hamlets Living Rent — alongside workspace in a well-connected location. By introducing new landscaping and high-quality design, the project not only delivers public housing but also enhances the surrounding streetscape, showing how smaller infill sites can play a vital role in meeting housing needs while improving neighbourhood character.



Despite its modest scale, Albion Street shows how infill housing can deliver affordable homes and meaningful placemaking for residents and the local community. Completed in 2025, London Borough of Southwark, Bell Phillips Architects for Southwark. © Killian O'Sullivan

A cross-borough, cross-portfolio and cross-sector approach would help bridge funding gaps, reduce fragmentation and enable longer-term planning, while supporting more sustainable urban growth.

Albion Street in Rotherhithe is a 26-home small infill development delivered through Southwark’s council housebuilding programme, with 100 per cent of the homes provided at social rent and shared ownership. Despite its modest scale, the scheme plays a key role in the regeneration of Rotherhithe High Street, introducing a new public square and flexible ground-floor space to support community uses and local businesses. Designed to a high standard, the dual-aspect homes feature generous balconies and a shared roof terrace, ensuring quality of life for residents, while the architecture carefully responds to the character of two neighbouring listed Scandinavian churches. By making intelligent use of a compact site, Albion Street shows how council-led infill housing can deliver both much-needed affordable homes and meaningful placemaking benefits.

Prioritising active land assembly and clarifying the rules on public land valuation and disposal are essential to maximising public benefit.⁴⁷ One proposed aggregation model suggests that London’s boroughs could pool land across boundaries to create larger regeneration zones with greater collective impact.⁴⁸ A cross-borough, cross-portfolio and cross-sector approach would help to bridge funding gaps, reduce fragmentation and enable longer-term planning, while supporting more sustainable urban growth. However, the complexity of the planning system remains a major barrier to achieving this vision.

Making public land work harder

Emma Davies of AtkinsRéalis points to major public landowners such as Network Rail, London & Continental Railways Limited (LOR), TfL and the NHS, who continue to hold significant amounts of underused land. Defence estates also present opportunities: “There are swathes of MOD land across the UK. Near where I live, most of the base is closed. It could deliver

several hundred homes, but there is no pressure on the MOD to release vacant land.” For Davies, encouraging these bodies to bring forward surplus land represents a series of “quick wins” that could help ease public housing pressures.

Transport investment also plays a critical role in unlocking housing. Davies highlighted that extending the Bakerloo Line alone could release sites for around 10,000 new homes, by improving connectivity and raising PTAL ratings. To capture this potential, she argued, the government needs to move beyond high-level policy and draw on specialist expertise to identify which sites could come forward, when, and at what scale. “The government should work with the private sector to explore innovative funding models that can help deliver shovel-ready projects such as the DLR to Thamesmead and the Bakerloo Line extension, which have the potential to unlock tens of thousands of new homes in London.” Alongside transport, she suggested that faster planning processes and targeted tax incentives for brownfield development could accelerate delivery and bring more sites forward for public housing.

Thamesmead, spanning 1,800 acres across Bexley and Greenwich, is London’s largest single regeneration project and a test case for how long-term stewardship can transform public housing at scale. Since 2014, Peabody has acted as landowner and custodian, directly managing 5,000 existing homes, while investing in new homes, enhanced public spaces and cultural facilities. Its joint venture with Lendlease at Thamesmead Waterfront has the capacity to deliver up to 15,000 new homes — a substantial proportion of them affordable — but unlocking this potential depends on major infrastructure investment. Central to the vision is an extension of the Docklands Light Railway under the Thames from Gallions Reach to Thamesmead, which would not only connect Thamesmead into the wider London economy but also enable additional regeneration across the river.

Retrofit and reuse

Retrofitting and reusing existing properties is a vital element of London’s housing and sustainability agenda. In 2024, 87,000 homes were registered empty across the UK, many of which could be brought back into use.⁴⁹ Alicia Egan, Head of Regeneration at the London Borough of Bromley and NLA Expert Panel member on Housing, has called for a reform on VAT for retrofit projects, as current policy creates unintended consequences, such as motivating new build when we could refurbish.⁵⁰

Retrofitting public housing is both essential and challenging. While some buildings are well suited to reuse, others prove too costly or inefficient to convert. In many cases, retrofit costs do not stack up, offering limited returns in usable space or only marginally extending a building’s lifespan. This is especially true for older homes and estates built to low standards, where even extensive investment may fail to secure meaningful longevity.

Jacqueline Esimaje-Heath of L&Q stressed that while investment in existing stock is needed for safety and energy efficiency, not all homes are suitable: “The technical understanding of every intervention is critical — poor decisions can have horrific consequences.” Some typologies, such as small 1980s houses, cannot be effectively insulated, while others, like those built to Parker Morris standards (a set of minimum mandatory standards for new public sector housing in the UK from the late 1960s until 1980), present more cost-effective opportunities.

This calls for a mixed strategy: retrofitting where viable, regenerating or redeveloping where it is not, and using infill to generate future revenue and enhance placemaking. Taken together, these perspectives highlight the need for a balanced approach — combining renovation, densification and new build — to unlock the full potential of London’s existing public housing stock.

The refurbishment of four residential blocks at Chelsea’s 100-year-old Sutton Estate, owned by Clarion Housing Group, is a leading example of retrofit and estate renewal. Outdated studios have been transformed into spacious, low-carbon homes with new balconies and access to a central landscaped garden. Communal green spaces, including rain gardens within an estate-wide sustainable urban drainage systems (SuDS) strategy, earned the project London’s first Building with Nature accreditation, delivering a 39 per cent biodiversity net gain. An innovative energy strategy demonstrates the feasibility of ground source heat pumps on dense urban sites, reducing the estate’s carbon footprint while providing affordable energy. Double-glazed windows have improved daylight, ventilation and thermal performance, cutting energy use by 57 per cent, while wood-fibre insulation, airtightness and MVHR (Mechanical Ventilation with Heat Recovery) together achieve a projected 51 per cent reduction in carbon emissions and a 75 per cent drop in annual energy demand. Residents were extensively consulted throughout the retrofit process and have since returned to their refurbished homes.

Another challenge is the lack of retrofit skills. Dermot Whelan of Royal Borough of Greenwich highlighted that “we didn’t use to speak about retrofit as a career, that was something we did to solve a bad building, but now it is a way forward. That should encourage conversations with schools, and the built environment should be on the national curriculum.”

Be First has placed skills at the heart of its retrofit agenda, working in partnership with Barking College to link training directly to live projects. A retrofit scheme on Lodge Avenue in the Becontree Estate has been used as a teaching tool, with the college temporarily leasing properties so students can carry out the work as part of their construction courses. “It becomes a classroom,” explained Jennie Coombs of Be First, “where we can show how to install heat pumps and deliver retrofits to modern standards.” This collaboration not only supports

Be First’s social value commitments around employment and apprenticeships but also builds the specialist workforce needed to meet London’s retrofit challenge.

Enhancing lived experiences through retrofit and regeneration

Jo McCafferty of Levitt Bernstein argues that the question around retrofit should not be whether it is too difficult, but how it can be achieved: “we can’t afford not to do it,” she said. While new development has its place, she cautioned against defaulting to demolition and replacement, noting that refurbishment can deliver wider benefits beyond the fabric of the building — from preserving communities to supporting health and wellbeing. She calls for “radical new

“ ... refurbishment can deliver wider benefits beyond the fabric of the building — from preserving communities to supporting health and wellbeing.”

Jo McCafferty, Levitt Bernstein

interventions” to make existing public housing estates work from a placemaking perspective, stressing that keeping certain buildings within a scheme can strengthen continuity and cohesion. Yet, she acknowledged the complexity of retrofit in practice, with solutions such as build-overs becoming harder to pursue under the current regulatory environment.

The redevelopment of Agar Grove in Camden has transformed a 1960s estate into a connected, human-scaled neighbourhood of 496 homes, including affordable council housing, temporary accommodation and homes for refugees. Designed around a ‘streets and squares’ concept shaped by resident consultation, the scheme prioritises liveability through street-level entrances, active frontages and generous communal spaces. New homes open onto courtyards, gardens or terraces, while communal play areas, growing spaces and wildlife-friendly landscapes encourage social interaction and a stronger sense of place. High-quality materials and naturally lit entrances and stairwells enhance everyday experience, while tenure-blind design ensures equal standards across all housing types. With 100 per cent of new homes built to Passivhaus standards and careful



Sutton Estate is a leading example of retrofit and estate renewal, with its innovative energy strategy for low-carbon housing and extensive resident consultation. Completed in 2023, RB Kensington & Chelsea, HTA and Civic for Clarion Housing Group. © Hokum

CROSS-SECTOR COLLABORATION

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attention to daylight, ventilation and comfort, Agar Grove is both a model of sustainable design and an exemplar of how estate renewal can improve quality of life.

In central London, Westminster City Council has transformed the Ebury Estate into a development with high sustainability standards, bringing both environmental benefits and lower living costs. “Previously, residents lived in 1930s blocks with single-glazed windows, damp conditions and unaffordable heating bills. Now, they enjoy modern, energy-efficient homes that not only look impressive but also foster a sense of pride and belonging. This is a place that people are proud to call home,” said Setareh Neshati of Westminster City Council.

Caroline Pillay of L&Q stressed the importance of “understanding your stock and taking a systematic approach before embarking on costly or complex interventions.” Starting with a fabric-first strategy allows quick, scalable improvements across multiple sites, while also providing the volume needed to support supply chains. She pointed to the value of collaborative working, such as London Councils’ efforts to build a shared database of retrofit case studies, which can help authorities pool resources and data. But challenges remain around skills shortages, limited capacity and resident engagement — particularly in gaining access to homes and building trust that retrofitting will genuinely reduce costs. Pillay also noted that aligning retrofit programmes with wider regeneration initiatives, and bidding collectively for funding, can simplify processes and unlock opportunities.

Esimaje-Heath of L&Q emphasised that successful regeneration and retrofit projects rely as much on people as on the physical work. Temporary decanting requires sensitivity to residents’ circumstances and clear, honest communication about timelines and risks. “Really good, empathetic people on the ground that have the trust of the community make all the difference,” she noted. But decanting also adds significant cost and complexity: sometimes homes must be acquired or rented locally to rehouse families, with L&Q covering rent differentials where necessary. “Each scheme demands bespoke solutions, making the process as much about careful planning and relationship-building as construction,” Esimaje-Heath said.

Agar Grove is an exemplar of how estate renewal can improve residents’ quality of life, with active frontage, generous communal spaces and new Passivhaus housing. Completed in 2024, London Borough of Camden, Hawkins\Brown with Mae for London Borough of Camden and residents of the Agar Grove Estate. ©Francesco Montaguti



Against a backdrop of stalling delivery, widening viability challenges and unmet housing targets, a renewed public housing agenda is urgently needed.

The following pages contain a series of cross-sector viewpoints written by industry leaders, who emphasise that success in public housing delivery depends on new models of partnerships.

Peter Barber

Founder and Director,
Peter Barber Architects

Nearly half of the UK population once lived in social housing. Today, that figure has dwindled to around 17 per cent. Behind that stark decline lies the root of our housing crisis: we have shifted the responsibility for homes from the state to the private sector — and the private sector simply cannot deliver at the pace we need.

The scale of the challenge is enormous. Since the late 1970s, councils have been stripped of the power and resources to build, while housing associations and private developers have struggled to fill the gap. Pockets of good work exist, but too often social housing delivery feels like a sticking plaster on a much bigger wound. The only lasting solution rests with the central government, which must once again fund and prioritise a new generation of public housing.

In the meantime, we must be opportunists. We work with the sites we’re given — often small, awkward or overlooked plots at the edge of London. Edgewood Mews on the North Circular is one such example: a patch of land most had written off. By rethinking the architecture, we turned a constrained plot of land into a neighbourhood, using a protective design to shield homes from noise and pollution, and shaping a shared mews as the heart of the community. This approach shows what can be achieved when architecture is used creatively to overcome obstacles.

Our philosophy is simple: street-based housing, intensively using land without resorting to towers on isolated patches of grass. With innovative layouts — double-stacked units, minimal shared circulation and careful detailing — we can match the density of taller blocks while reducing costs. The street itself becomes the primary space for movement and meeting, supporting neighbourliness and resilience.

This is not just about efficiency. It’s about society. The way we design and connect homes matters profoundly. A city built on streets — not segregated blocks — helps weave neighbourhoods together, creating subtle but powerful opportunities for people from different backgrounds, ages and walks of life to interact. Architecture shapes how we live alongside each other.

We also believe the wholesale demolition of post-war estates is misguided. Communities rooted in these places for generations deserve careful consideration and targeted investment. At Kiln Place in Camden, we showed how sensitive infill can improve public space, connect streets and add new homes — without displacing people. Refurbishment and light-touch interventions



Through street-based housing and creative urban design, 97 homes were built at Edgewood Mews, half of which are affordable. Completed in 2023, London Borough of Barnet, Peter Barber Architects for London Borough of Barnet © Morley von Sternberg

can deliver ecological and social benefits while protecting established communities.

But design alone cannot solve a structural crisis. We need policy change: ending Right to Buy, exploring cooperative housing models, introducing rent controls in the short term, and — most importantly — investing in a large-scale programme of new social homes. After the Second World War, Britain built 150,000 council homes a year while also founding the NHS. If we could do it then, we can do it now. It is a matter of political will and priorities.

Looking to the future, we need to think big again. Britain has 8,000 miles of coastline and half a million empty homes in depopulated towns. With integrated policies for housing, energy, food and industry, we could reinvigorate these communities and reduce pressure on the Southeast. This kind of bold, joined-up thinking is not utopian — it is exactly how we rebuilt the country in the post-war years.

What we need now is the same ambition: to build homes, strengthen communities and invest in a fairer future for everyone.

Joanne Drew
Executive Director, Housing and Regeneration,
London Borough of Enfield and Co-Chair of the
London Housing Directors Group

London Boroughs are playing a pivotal role in addressing London’s housing needs, including through regeneration and development. We focus on what existing communities need and involving them in the design and delivery of new homes and regeneration that will transform places, opportunities and life chances.

At Enfield we are landowners and master developers. With projects like Meridian Water — we’re uniquely positioned to lead the creation of vibrant new places. We don’t just respond to the national housing crisis; we confront it head-on, driven by a strong local mandate and deep relationships with our residents.

Our 3,500-home programme is built on a mixed economy delivery model. This allows us to intervene where necessary, particularly to secure family homes, accessible properties, and regeneration that benefits existing communities first. We’re open-minded about tenure, mix, and affordability — what matters most is the relevance and quality of what we deliver. Our approach is not about box-ticking; it’s about ensuring homes and neighbourhoods genuinely meet local needs.

For partnerships to work in the Borough we are looking for the following three main things:

- Values led relationships — We believe great partnerships are built on shared values. Our partners need to share our values which are: listening and learning, flexibility and working together to find solutions, being open, honest and respectful and having a willingness to make decisions and be accountable for them.
- A focus on partnership outcomes — we have a strong commitment to delivering financially viable schemes in the round — we respect the financial models of our partners — together we must create viable, financially sustainable outcomes — maximising the quantum and flow of AHP grant and other capital funding sources, as well as lower cost funding and guarantees that enable more efficient delivery.
- Expertise and know how — partners that have put in the time and learning to build from the lessons of the past and to meet changing expectations are key. The new building safety gateway process is one example. The uncertainty and delays in the system are not helpful for delivery programmes but we all have a responsibility to be pro-active and drive what success looks like. We are an active client in supporting this.

Every borough will have guiding principles about working in partnership, with different approaches to delivery and risk sharing.

In London, we need a strong development sector and are interested in the different business models being adopted and importantly the transparency of financial reporting regardless of company status. As we procure providers, we need to ensure that we are building in meaningful ways of assessing partnership financial strength so this transparency is important. As clients including in our master developer roles we need to ensure we hold firm to the vision for the schemes we are creating and that they can be delivered by the market — but equally that our schemes do not become products of the market at any given point in time. That is why close working and creative strategic thinking underpins public housing schemes.

Looking ahead, the role of Councils is unlikely to stop when schemes are completed. We plan for long-term stewardship— keeping places clean, green, and well-managed. We want our new communities to be places where residents thrive, and where the council continues to play an active role in enabling all residents to access new homes and to shape quality of life.

In short, London Boroughs are not just building homes — we’re creating vibrant neighbourhoods, backed by a progressive council that listens, leads, and delivers.



The Meridian Water redevelopment programme exemplifies long-term stewardship, as it is planned for the next 25 years and more. Completion in 2040, Client: LB Enfield, Developer: Vistry Partnerships, Architects: Hawkins Brown with HTA Design, Visuals: Pillar Visuals

Philip Jenkins

Chief Investment Officer, Peabody

For Peabody, the answer lies in combining our historic mission - providing affordable homes for the people who need them - with an approach to partnerships that looks forward as well as back.

London faces immense pressures: a chronic shortage of affordable housing, rising construction costs, and the urgent need to decarbonise ageing homes. No single organisation can meet these challenges alone. Successful delivery depends on coalitions across sectors, funding streams and disciplines, with residents’ voices at the centre.

As one of London’s oldest housing associations, we are more than a landlord: we are a long-term custodian of places. In Thamesmead — where we own around 65 per cent of the land — partnerships are at the heart of the approach to improving, growing, and looking after the town for the long-term, working alongside communities. Restoring lakes and green spaces alongside delivering new homes shows how renewal can improve biodiversity, climate resilience and wellbeing, while also expanding housing supply. Partnerships are not just about bricks and mortar; they are about aligning health, environment, and housing goals into one shared vision.

Equally urgent is the need to retrofit London’s existing homes. With more than 108,000 homes, many of which are historic buildings, the scale of the challenge for Peabody is significant. We are tackling it by combining our own investment with external finance and public grants. Our £60m National Wealth Fund-backed retrofit loan with Lloyds will help fund energy upgrades across thousands of homes, while collaborations with councils and contractors through the Social Housing Decarbonisation Fund show how retrofit can be made scalable and resident-focused.

We are also embracing innovation to make retrofit smarter and more efficient. With Kestrix and United Living, and support from Innovate UK, we are piloting drone-based thermal imaging powered by AI. This allows us to assess the thermal performance of homes quickly, identify where heat is escaping, and target works more effectively.

But retrofit is only half the story. London also needs more affordable homes, and Peabody is determined to build wherever we can. That means working hand in hand with the Greater London Authority (GLA), boroughs, and private partners to unlock complex sites. At Holloway, in partnership with London



Through strong partnerships comes lasting social value; Dagenham Green will create over 10 acres of public realm and celebrate the rich local cultural heritage. Completion in 2039, London Borough of Barking & Dagenham, PRP Architects with HTA Design for Peabody. © HTA Design

Square and with support from the GLA, we are building nearly 1,000 new homes — 60 per cent of them affordable, including more than 400 for social rent — alongside a Women’s Building and new community facilities.

In Dagenham, we’ve partnered with the Hill Group on the first phase of a major regeneration, delivering hundreds of much-needed homes alongside new green spaces. At St Ann’s in Tottenham, our collaboration with Hill and the GLA will create nearly 1,000 homes — most of them affordable — set within welcoming new public spaces. These projects demonstrate how joint ventures and public-private partnerships can deliver both scale and lasting social value.

Partnership is also about trust. We are clear that renewal must mean no net loss of social housing and ensuring meaningful engagement with residents and the local community throughout. The projects that succeed are those where communities feel they are shaping their future, not simply having change imposed upon them.

Looking ahead, London needs housing that is both more plentiful and more sustainable. Partnerships that blend public and private finance, combine retrofit and regeneration, and put residents at the heart are the best way to achieve this. For Peabody, the challenge is to remain true to our founding mission while adapting delivery models to today’s realities. If we succeed, we will not just deliver homes, but help shape healthier, greener, and fairer neighbourhoods for generations to come.

Emma Hatch

Head of Property Development, Places for London

One in every 21 children in London are homeless — that’s the equivalent to at least one homeless child in every London classroom. No matter how many times we read them, statistics like this don’t get any less shocking. As one of the capital’s largest landowners, we, at Places for London, can play a leading role in helping solve this crisis.

We’re already making huge progress. Work has started on sites across London that are delivering more than 4,000 homes, and more than 1,600 homes have been completed, of which 58% are affordable homes. But we can’t do any of this alone.

In June, we saw the completion of our first 100 per cent affordable site — in partnership with Lambeth Council. Forty-six new social rent homes on the Fenwick Estate in Clapham North are now ready to house 150 people from the housing waiting list and in temporary accommodation.

In the summer of 2025, we announced that Ballymore has been selected as the joint venture partner for our development at Limmo Peninsula in Newham. The scheme will comprise 1,400 homes, 40 per cent of which will be affordable. It will also see a new bridge from the Limmo to Canning Town, as well as the construction of new publicly accessible green open space and river walkway.

Increasingly, we’re establishing multi-site partnership vehicles to enable us to accelerate the pace and scale of delivery: we have formed a strategic partnership with Barratt London, which has the potential to provide over 4,000 homes and create almost 10,000 jobs. By combining our land and skills with Grainger’s expertise and experience in the Build to Rent sector, we are providing thousands of homes including 40 per cent affordable housing across multiple sites.

We work strategically with Network Rail, combining land, funding and resource, with collective potential to bring forward transport improvements and many thousands more homes across London — especially when we combine our joint land with other public land - with boroughs like Westminster and Greenwich. As two of the most significant landowners in London - together with Network Rail we own 14,000 acres in London and 654 stations across the capital - it makes perfect sense for our organisations to work together.

The key to the success of all our partnerships — is having aligned values, ambitions and commitment. With our partners,

we are focused on building high-quality, affordable, and sustainable homes in accessible locations often above or near transport hubs. That doesn’t mean that we always agree — we, as partners, are open and willing to challenge each other — but in a constructive way.

We also bring different things to the party. As the public sector partner, we bring the land, the access to stakeholders and a long-term view. Our private sector partners bring a delivery mindset, commercialism and a necessity for pace. Typically, we both contribute significant financial investment, and share in risk and return.

We are also always encouraging our partners to do better. For example, through early adoption of our Sustainable Development Framework - we are setting expectations that the projects deliver best-in-class outcomes cross three core sustainability objectives.

Working jointly with likeminded partners helps unlocks our own expertise, skills and talent. Collaboration also helps to empower our people and further encourage innovation and creative problem-solving.

We all want a better-connected London with housing for all and that starts with great relationships today.

Luke Tozer
Founding Director, Pitman Tozer Architects

London's housing crisis is not new, but the pressures we face today, from affordability, to sustainability, to delivery at scale, demand fresh approaches to regeneration. At Architects' Action for Affordable Housing (AA4AH), we argue that the current model of relying on private development contributions to fund affordable homes is fundamentally broken. Regeneration, if it is to meet the needs of London's future generations, must be underpinned by direct public investment, long-term stewardship, and design strategies that place social value at the core.

Over the past decade, we have seen both successes and failures in public housing delivery. Schemes such as Citizens House in Lewisham, London's first community land trust homes delivered with the London CLT, demonstrate what can be achieved when land is secured affordably and communities have a stake in long-term management. By contrast, many estate regeneration programmes have struggled to reconcile the tension between commercial viability and social outcomes, often leading to displacement, community distrust, and reduced levels of social housing.

One key lesson is that design adds most value at the earliest stages. Strategic design work, looking not just at the building but at the viability of the site, the mix of tenures, and the long-term management model, can unlock efficiencies that make more affordable housing deliverable.

At AA4AH, we champion early collaborative feasibility studies that bring together architects, local authorities, housing associations and communities. These studies show that by optimising layouts, density, and phasing at the outset, regeneration can achieve higher quality and more inclusive outcomes.

Partnership is also central. While the public sector must play a stronger role in land assembly and direct funding, collaboration with private and community partners remains essential. The Marklake Court scheme in Bermondsey is a strong example. Here, a resident-led management organisation partnered with architects and a local authority landowner to deliver genuinely affordable homes that respond directly to community need. This model of co-production has proven its ability to deliver long-term trust and stewardship.

Looking ahead, regeneration must also respond to the climate emergency. Public housing cannot be delivered at the expense of environmental performance. The Agar Grove Estate in

Camden illustrates the potential of combining ambitious sustainability targets with social housing delivery. As one of the UK's largest Passivhaus schemes, it shows that long-term savings in energy bills can directly support affordability for residents. Sustainability, in this sense, is not an add-on but a central driver of equity.

For London to achieve the scale of housing it needs, the government must shift its approach. Affordable housing should not be a by-product of private schemes but a national infrastructure priority, directly funded and delivered through local authorities, housing associations and community partnerships, working collaboratively with private sector partners. Regeneration, when underpinned by long-term public investment, early strategic design, and genuine collaboration, can deliver homes that are not only affordable but socially and environmentally sustainable.

At AA4AH, we believe the next decade must be defined by a move away from fragmented, site-by-site negotiations and towards a systemic, values-driven model of delivery. Only then can regeneration meet the test of providing good homes for all and securing London's future as a fair, liveable city.



Marklake Court is a great example of a community-led direct delivery project. It was delivered by the Leathermarket Community Benefit Society (LCBS) in partnership with Southwark Council and the GLA. Completed in 2018, London Borough of Southwark, Bell Phillips Architects for London Borough of Southwark and the Leathermarket Community Benefit Society LCBS. © Kilian O'Sullivan

PROJECT SHOWCASE

Jacqueline Esimaje-Heath

Director for Growth & Sales, L&Q

There has never been a better a time to talk about estate regeneration than now. With the government’s ambitious 1.5m homes target and the Mayor of London announcing £11.7bn to deliver the new Social and Affordable Homes Programme 2026-2036, regeneration has to be one of our top considerations. Particularly in London, where land is both scarce and expensive, and project viability remains a concern.

But to harness that opportunity and secure the funding we need, we can’t be afraid of having the difficult conversations — with residents, with planners, and sometimes, with our colleagues.

This means that we have to appreciate that, sometimes, what we have planned — and what we think we know — doesn’t always marry up with residents’ expectations, their lived experience or their aspirations. As a housing association with a social purpose, we always have to think about the residents of today and of tomorrow. And, ultimately, while we all want to get residents on board, we need to prioritise doing what’s right over what’s easy.

In other words, any early planning needs to first consider who lives on each estate and truly understand — rather than prescribe — the local need. What might a beneficial offer to residents really look like? And then following through with well-conceived redevelopment and regeneration, and ensuring those benefits are actually realised. Bonus points if they get delivered early on in the programme.

Households on our estates could be experiencing severe overcrowding, or a lack of private amenity spaces, homes fallen into disrepair or housing structure or fabric that just isn’t workable by modern standards — or a combination of all of these issues. So our beneficial offer to residents could include something more or something different, but will always mean something better.

This mindset has informed L&Q’s strategic approach to regeneration and it has allowed us to support the creation of successful and thriving communities across a number of London Boroughs.

While we can’t claim to have found the panacea, I am very proud of some of our recent regeneration schemes, a few of which have also been featured in this report. In particular, I’m proud of the community-centric approach our team have taken in ensuring that regeneration is done with — not done to — residents. And that we have carefully weighed-up all options before putting spades in the ground.

On our largest and most ambitious estate regeneration scheme to date, Acton Gardens — carried out in partnership with Ealing Council and Vistry — we have regularly been surveying residents and actively amending our plans — based on their feedback. From placemaking, to community investment and social value deliverables.

Suggested change to A survey published in early 2025, unequivocally showed that the regeneration is having a meaningful and positive impact on the lives of residents in South Acton.

A clear majority of residents at Acton Gardens support the regeneration and feel it is improving their quality of life — a feeling which has increased year on year since the start of the first phase of the project. Residents report significantly better wellbeing, reduced safety concerns, and improved perceptions of the built environment compared to those in the older estate. Moreover, the themes of community cohesion and integration were recurrent in the report’s findings.

This has come after over 12 years of intense work in the area, not only in delivering the proposed 3,463 homes at Acton Gardens, but also supporting the building of a successful, resilient neighbourhood. And that is how success should be measured.

Estate regeneration, as a six-word-story, is absolutely about: better homes, better services, better futures. However, successful estate regeneration is about more than providing new and improved homes. It’s about having the difficult conversations, being open and adaptable, listening and then working together with residents, local authorities and their communities to create places that can help them to live better lives.

300 Harrow Road

Harrow Road, London W2
City of Westminster

Built
Completion: 2024
Scale: Estate regeneration
Number of homes: 112
Height: 16 storeys / 53m
Procurement: Two-stage design and build / council delivery
Tenure mix: 100% affordable
Percentage of affordable housing: 100%

New housing in Westminster, the tenure was changed mid-construction by the elected Labour council from being 50% for private sale to 100% affordable rent — the majority for social rent.

300 Harrow Road is an estate regeneration project in North Paddington, Westminster that has transformed under-utilised Council land to deliver critical new public housing and social infrastructure within the Borough. Comprising three new blocks that rise to 16-storeys, the scheme delivers 112 homes (100% affordable), two new nurseries, new community centre, canal-side café, and start-up office space.

More than simply new buildings, the project implements comprehensive new public realm and landscaping to transform this corner of the Harrow Road and Regent Canal. Succinctly, the project is based around a new green heart at the centre of the scheme. Designed as a playable landscape, these new facilities provide an attractive focal point for the local community. A new pedestrian route has additionally been formed from the south, opening up new physical and visual links to the canal. As well as significantly widening the pavement along Harrow Road, a new plaza space at the junction further provides much improved access into the park, alongside a generous civic space with spill-out from the new café.

All the 112 new homes have been designed to meet the Council's most pressing needs, including family-sized accessible dwellings. Views to the canal and park have been prioritised, with 89% of dwellings dual aspect. A complex and rich mix of uses have been woven into a highly-constrained site, supporting community need, educational provision and economic growth — key components of a thriving neighbourhood.

Project Team:
Client: Westminster City Council
Architect: Child Graddon Lewis
M&E / Sustainability Engineer: Stantec
Contractor: Willmott Dixon
Project Manager: WSP
Landscape Architect: Gillespies

With a 100% renewable energy strategy comprised of air source heat pumps and PVs, the scheme is one of the UK's first operational ambient loop systems. This technology leverages the broad mix of uses within the overall development to deliver a highly sustainable strategy.

“The proposals for 300 Harrow Road are some of the best I’ve seen, it is a remarkably good scheme, very imaginative, and the overall development is so impressive.”

Cllr Guthrie McKie, City of Westminster Planning Committee



Agar Grove Phase 1C

Agar Grove, London NW1
London Borough of Camden

Built
Completion: 2024
Scale: Estate regeneration, Masterplan
Number of homes: 125
Height: 6 storeys / c.18m
Procurement: Single-stage design and build
Tenure mix: 44% private sale, 66% affordable
Percentage of affordable housing: 66%

Regenerating a 1960s estate for the London Borough of Camden, Agar Grove is the largest Passivhaus development in the UK. The latest phase, designed by Hawkins\Brown and Mae, delivers 125 new homes.

Built in the mid-1960s, Agar Grove has long been a popular place to live, but its layout was outdated and disconnected. The masterplan delivers 496 new homes in Camden, including affordable council housing, temporary accommodation, refugee housing, and private sale units to fund the scheme. So far, 220 homes have been completed, and Phase 1c delivered 125 units in 2024.

The redevelopment addresses overcrowding and increases affordable housing floorspace by 95%. Energy performance is a priority, with 100% of new homes and 70% overall built to Passivhaus standards using a ‘fabric first’ approach—making it the UK’s largest Passivhaus development.

Homes feature active frontages, double-height communal entrances, and naturally lit stairwells. Bedrooms face courtyards or are placed on upper floors. Learning lessons from the previous phases, the thermal envelope building has been simplified, reducing the area exposed to the elements. Recessed balconies are glazed to form ‘solariums’, and large triple-glazed windows enhance comfort.

Ground-floor flats and maisonettes have private gardens, and some units have roof terraces. Communal gardens, play areas, and growing spaces are secure and wildlife-friendly. High-quality brick and GRC facades complement Camden’s character.

Project Team:
Client: LB Camden, Residents of the Agar Grove Estate
Architect: Hawkins\Brown with Mae
Structural Engineer: Stantec
Contractor: Hill Partnerships Ltd.
Project Manager: Arcadis
Quantity Surveyor: Arcadis
Landscape Design: Grant Associates
Services Engineer: Max Fordham
Passivhaus Assessor: Max Fordham
Passivhaus Consultant: WARM
Acoustic Consultant: RPS Group
Fire Engineers: Affinity Engineers

Pedestrian navigation is improved with connected routes, softened highway impacts, and landscaped buffers. The design, shaped by resident consultation, follows a ‘streets and squares’ concept with street-level entrances and liveable spaces.

The development is tenure-blind, ensuring equal quality across housing types. Heating systems evolved through post-occupancy evaluations: communal MVHR in Phase 1a, individual units in 1b, and ambient loop heat pumps in 1c.

“Camden and Hawkins\Brown worked as a team collaborating with the residents who eventually moved into the completed buildings to ensure that their vision and aspirations for a new home were met. The completed blocks include flats and maisonettes utilising a number of layouts to meet the differing views from residents in how they wanted to live and use their new homes. Hawkins\Brown helped Camden to achieve this through constructive collaboration with the wider design team and appropriate compromise where needed.”

Michelle Christensen, Senior Development Manager,
London Borough of Camden



Burridge Gardens

Monarch Square, London SW11
London Borough of Wandsworth

Built
Completion: 2023
Scale: Estate regeneration
Number of homes: 198
Height: 11 storeys / 35m
Procurement: Design and build
Tenure mix: affordable
Percentage of affordable housing: 100%

Project Team:
Client: Peabody
Architect: Hawkins\Brown
Structural Engineer: Ellis & Moore
Contractor: Sisk
M&E Engineer: Max Fordham
Landscape Architect: Farrah Huxley

The regeneration of Burridge Gardens - a 1930s Peabody estate in Wandsworth - will result in 658 new homes for existing residents and newcomers and over 13,000 sqm of open space. The second phase of this project provides 198 affordable homes over three buildings, with 54 designed specifically for older people and situated above a new community centre overlooking a large public square. Eight of these homes are fully wheelchair accessible.

Developed with LB Wandsworth, the building is managed by Peabody for people already living in the borough, helping the local authority provide suitable, high quality, accommodation for an ageing population.

Every property is larger than before. All apartments in this building have generous balconies, staggered to maximise opportunities for neighbourly conversation. Communal areas on the third floor include lounges and a terrace overlooking the main square allowing the residents to be close to all the action, not tucked away from it.

Here, you can also find assisted bathrooms, a laundry, spa and hairdressers and a guest suite. These spaces help to create a community within a community.

The building is wrapped in a distinct black wire cut brick. We have collaborated with sculptors Valda Jackson and Rodney Harris, and the residents to create a 7 metre high sculpted brick relief. Forming part of the building fabric, "Espalier" is a tree of life, complete with symbols of the community and what it means to be at home.

All three phases and every building in the masterplan have been designed by Hawkins\Brown, with the third phase completing in 2026. We have nearly doubled the number of homes, whilst increasing the amount of external space, introducing retail and commercial space, and providing Peabody offices and a community hub at its heart.

"Working with Peabody over all three phases and on every aspect of the development, from its footprint to its fixture and fittings, has enabled the design to evolve, flex and adapt to the shifting needs of the existing residents, as well as the aspirations of a new generation of occupants."

Opening up Burridge Gardens not only benefits its residents but also those in the neighbouring streets. The new routes through the estate from the Common to the station reconnect the wider neighbourhood too."

Phil Catcheside, Partner and Residential Sector Lead,
Hawkins\Brown



Greenwich Housing

Bowness Close, London SE9
Royal Borough of Greenwich

Built
Completion: 2021
Scale: **Infill & small sites** (urban and brownfield)
Number of homes: **86 built**, and 230 designed
Height: **2-4 storeys**
Procurement: **Term Alliance Contract (TAC-1)**
Tenure mix: **100% social rent**
Percentage of affordable housing: 100%

Project Team:
Client: **Royal Borough of Greenwich, Greenwich Builds**
Client/Main Contractor: **Elkins Construction**
Architect: **shedkm**
Planning Consultant: **DP9**
Landscape Architect: **BCA landscape**
Services Engineer: **CES Group**
Structural Engineer: **Conisbee**

This housing scheme is part of the Royal Borough of Greenwich's ambitious plans to provide more than 750 high-quality, socially rented homes.

The homes are situated across a variety of sites – including infill, urban, and brownfield locations – with a mix of family housing and apartments. In response, shedkm has developed adaptable typologies that can be applied to diverse site conditions and contexts while maintaining principles of standardisation and repetition.

Designed and delivered using volumetric offsite manufacturing methods (MMC Category 1), these homes challenge traditional design stereotypes of socially rented housing, placing a strong emphasis on the quality and generosity of interior spaces. Despite the constrained nature of the sites, each home features spacious interiors and a minimum dual-aspect design, with large picture windows to maximise natural light.

As well as beautifully designed, practical homes, the scheme also addresses complex contextual issues, improving and repairing the existing urban fabric with a strong focus on the public realm. The projects prioritise well-being and connectivity, catering to both residents and the wider community. Thoughtfully designed shared spaces encourage social interaction through landscaped communal areas, engaging play spaces, and newly planted streetscapes which are balanced against areas of private amenity for each new dwelling.

The scheme represents a forward-thinking approach to socially rented homes, balancing efficient design, sustainability, and high-quality living environments for local communities.

Seven sites are now complete – Bowness Close, Strongbow Road, Pulteney Mews, Charles Folkard Mews, Halsbrook, Sam Manners and Well Hall Road, providing 86 much needed homes in total across the borough.

"Seeing the first of this new generation of council homes completed is a great vindication of our ambitious Greenwich Builds programme. After too many years where councils were prevented from building new homes, we are proud that, together with exemplary partners like shedkm and Elkins Construction, we're now able to deliver sustainable, high-quality, and truly affordable council homes for local people."

Cllr Anthony Okereke, Leader of the Council,
Royal Borough of Greenwich



Hale Wharf

The Paddock Pedestrian Bridge, Ferry Lane, London N17
London Borough of Haringey

Built

Completion: **2024**

Scale: **Masterplan**

Number of homes: **503**

Height: **21 storeys / 84m**

Procurement: **Design and build (with McLaren)**

Tenure mix: **38% social rent, 28% market sale, 34% market rent**

Percentage of affordable housing: **38%**

Project Team:

Client: **Muse and the Canal and River Trust (Waterside Places)**

Architect: **Allies and Morrison**

Planning: **Quod**

Struotural Engineer: **Ramboll UK Ltd**

Services Consultant: **Hilson Moran**

Contractor: **McLaren Construction**

Project Manager: **Stace LLP**

Landscape Architect: **Landscape Projects**

Cost: **Core Five LLP**

Transport: **Odyssey Markides**

Bridges: **Stephen James Architects**

Hale Wharf is a major regeneration project that has transformed a once-isolated site into a thriving, sustainable waterside neighbourhood. Delivered by Muse with the London Borough of Haringey and the Canal & River Trust, and designed by Allies and Morrison, it plays a key role in supporting Haringey’s long-term housing strategy and exemplifies best practice in delivering public housing in London.

Situated between the River Lee and Pymmes Brook, the site posed complex logistical and environmental challenges. These were addressed through a phased approach and close collaboration with public partners. Over 500 new homes have been delivered, including a significant proportion of affordable housing managed by Haringey Council.

With a strong focus on placemaking and sustainability, the scheme prioritises public realm, biodiversity, and climate resilience. Three new pedestrian bridges, improved landscaping, and enhancements to The Paddock Nature Reserve, redeveloped voluntarily by Muse and McLaren, create a green link to Tottenham Hale station. These improvements, supported by Section 106 contributions, benefit the wider community, not just Hale Wharf residents.

Extensive public consultation helped shape the masterplan, reflecting the aspirations of local people. Hale Wharf demonstrates how long-term, innovative public-private partnerships can unlock challenging sites to meet housing demand while setting new standards for design, sustainability, and social value.

Delivered by Muse and the Canal & River Trust (Waterside Places), in partnership with Grainger and Haringey Council. Designed by Allies and Morrison. Main contractor: McLaren.

“Hale Wharf has arguably the best affordable homes in the UK. It is now a thriving neighbourhood of 503 new homes, including 191 for affordable rent, integrated with nature. This bold regeneration has delivered tangible improvements in living conditions and is a fantastic example of partership working between Muse, London Borough of Haringey, supported by the Mayor of London and the GLA.”

David Joyce, former Director of Placemaking & Housing, Haringey Council



Royal Albert Wharf

Gallions Road, London E16
London Borough of Newham

Built
Completion: 2025
Scale: **Masterplan**
Number of homes: 1,856
Procurement: **Public procurement (developer-led)**
Tenure mix: **20% London affordable rent/social rent, 4% London Living rent + 21% shared ownership, 25% market rent, 29% market sale**
Percentage of affordable housing: **45%**

Royal Albert Wharf is an inspirational example of a successful new neighbourhood in the Royal Docks, Newham. Led by Notting Hill Genesis working with Joint-Venture partners, Telford Homes and Countryside Partnerships, the development secured private investment and public grant funding to deliver a total of 1,856 homes, of which 45% are genuinely affordable.

This project increased housing supply and maximised affordable homes with a diverse mix of tenure that includes social rent and shared ownership, developed on public land with the GLA Land and Property Ltd.

Integrating 9,000sqm of commercial space at ground floor provides activation and amenity, to create a well-functioning neighbourhood. The inclusion of affordable artist studios managed by Bow Arts Trust has led to a creative placemaking partnership at the heart of this community which is documented in a post-occupation Impact Study for others to learn of the benefits of artist and resident participation in housing-led regeneration.

Commenced in 2015, this multi-phase development has spanned and persevered through significant market challenges to reach a practical completion in 2025. Maccreeanor Lavington Architects were appointed as the lead architect and masterplanner, later acting as a design guardian in future phases.

Project Team:
Client: **Greater London Authority, Notting Hill Genesis, Telford Homes, Countryside Partnerships (Vistry Group)**
Architect / Masterplan: **Maccreeanor Lavington**

It was named 'Resident Project of the Year" at the RICS Awards (London category 2018), won both RIBA National and London Awards in 2018 for phase 1, the Brick Awards Large Housing Development in 2018, was shortlisted for the Housebuilder Awards 2022 for Best Regeneration Initiative, and shortlisted for a housing design award in 2018. The final phase is due to complete later this year and overall is an exemplar of the type of quality the Mayor of London expects across developments on public land.



South Side

South Street, Isleworth TW7
London Borough of Hounslow

Built
Completion: 2025
Scale: Infill & small sites
Number of homes: 12
Height: 1011
Procurement: Design and build
Tenure mix: Social and London affordable rent across all sites
Percentage of affordable housing: 100%

As part of a strategic commitment to address a shortage of accessible homes, Habinteg partnered with the London Borough of Hounslow to deliver three high-quality, inclusive housing developments. Located on constrained sites, the schemes prioritise accessibility, energy efficiency, and efficient use of land. South Street, Isleworth delivered 10 M4(2) homes and 2 M4(3) wheelchair user homes.

All homes meet or exceed Building Regulation standards for accessible and adaptable homes and demonstrate how smaller sites can deliver accessible homes. The schemes delivered homes that enable independent living for disabled and older people while integrating seamlessly into existing neighbourhoods.

The design was shaped by close collaboration with Habinteg’s technical consultancy team, the Centre for Accessible Environments (CAE), ensuring best practice in inclusive housing and following principles from Habinteg and CAE publication, the Inclusive Housing Design Guide 2024.

Key design principles included:

- Optimising density while preserving privacy and amenity
- Delivering a mix of adaptable and wheelchair-accessible dwellings
- Ensuring homes are future-proofed with flexible layouts and can be adapted as needs change
- Designing for a strong sense of place with thoughtful urban character

Project Team:
Client: London Borough of Hounslow
Developer: Habinteg Housing Association
Access Consultant: Centre for Accessible Environments

Passivhaus Principles: All homes were designed with a fabric-first, low-carbon approach - for example, triple-glazed windows, air-source heat pumps and insulated envelopes - to reduce energy costs and improve indoor air quality and thermal comfort - especially important for residents with limited mobility or fixed incomes.

This project exemplifies how collaborative delivery, inclusive design, and sustainable construction can work together to address local accessible housing need.

“This development is a great example of how we’re making the best use of small sites to meet the needs of our residents—including those with mobility challenges...We are pleased to be working with Habinteg to deliver high-quality, accessible homes for local families in Hounslow.

This project not only transforms underused land into valuable housing but also reinforces our commitment to inclusivity and environmental responsibility, making significant strides towards meeting the housing needs of our residents.”

Cllr Tom Bruce, Hounslow Council's Deputy Leader, and Cabinet Member for Assets, Regeneration and Development



Sutton Estate

Ixworth Place, London SW3
Royal Borough of Kensington Chelsea

Planning Granted
Completion: 2023
Scale: Estate regeneration
Number of homes: 81
Height: Five storeys
Tenure mix: Social rented
Percentage of affordable housing: 100%

Project Team:
Client: Clarion Housing Group
Architect: HTA Design
Struotural Engineer: Civic

The refurbishment of four residential blocks at Chelsea’s Sutton Estate, a 100-year-old social housing development owned by Clarion Housing Group, is an outstanding example of retrofit, urban regeneration and estate renewal. It has transformed small, outdated studios into spacious, future-ready homes that are sustainable, affordable and low-carbon. Residents were extensively consulted ahead of planning and have returned to their refurbished homes.

The original studios were completely reconfigured to create a mix of 1, 2, 3 and 4-bedroom homes, including eight fully accessible ground-floor flats for wheelchair users. The installation of lifts in every block ensures full access to upper floors. New balconies provide outdoor space, while a central landscaped community garden encourages social connection and access to nature. Well-designed communal green spaces feature raingardens, forming part of the estate-wide SuDS strategy. The project achieved London’s first ‘Building with Nature’ accreditation, recognising its rich and diverse planting in a dense urban setting, delivering a 39% biodiversity net gain.

The innovative energy strategy significantly reduces the estate’s carbon footprint, demonstrating the feasibility of ground source heat pumps in dense urban sites, and providing affordable energy for older buildings. Twenty-seven boreholes provide the energy source to warm piped water, feeding ‘shoebox’ heat pumps in each flat. New double-glazed windows have been designed to improve ventilation, daylight, and thermal performance, reducing energy consumption by 57%. External walls are insulated with breathable wood-fibre, and improved airtightness combined with MVHR achieves a projected 51% cut in carbon emissions and a 75% drop in annual energy demand.

“The heritage-led refurbishment of The Sutton Estate is an outstanding example of retrofit, urban regeneration and estate renewal at one of the country’s oldest purpose-built social housing developments. The design has delivered modern, sustainable homes within a building that had become unfit for use, while respecting conservation area context. The project has greatly improved estate-wide drainage, green space and accessibility, with landscaped courtyards, play trails and places to sit out.”

Rob Westcott, Director, Civic



Trinity Park, One Woolwich

Glenalvon Way, London SE18
Royal Borough of Greenwich

Under Construction
Completion: 2028
Scale: Estate regeneration
Number of homes: 766
Height: up to 12 storeys
Procurement: Development agreement
Tenure mix: 50.5% affordable rent, 5.5% shared ownership, 44% market housing
Percentage of affordable housing: 56%

One Woolwich is an ambitious public housing regeneration scheme aiming to deliver over 1600 mixed tenure homes for the area. Working in partnership since 2013, the Royal Borough of Greenwich and Lovell are on track to complete all phases of the development by 2028. The vision for One Woolwich is to provide a high-quality development with a strong sense of place, ensuring new homes maintain and enhance existing connections to local communities, shared facilities, health, transport links and other infrastructure. The estate regeneration increases the amount of open space, introducing flexible public space for play, private gardens for houses, secure communal gardens for the apartments and defined spaces for moments of reflection through strategic resting points offering vistas towards the River Thames.

Trinity Park is one of three neighbourhood zones which comprise the One Woolwich scheme. The regeneration sensitively transforms the former Morris Walk North and South estates and carefully re-integrates the area with the surrounding context responding to the historic character, challenging physical topography and dissecting railway line to improve legibility, wayfinding and connectivity. New homes provide a high-quality inclusive design which strengthens the visual connection across the rail line and provides green links to Maryon Park. The scale and form of the new buildings respond to the existing homes in the immediate context and integrate new green squares for people to meet and play.

Project Team:
Client: Royal Borough of Greenwich
Developer: Lovell Partnerships London
Housing Association: Paragon Asra
Architect: PRP Architects

Of the 766 new homes delivered at Trinity Park there is a balanced mix of 1-to-4 bedroom homes. 253 of these will be affordable homes, including 177 affordable rent and 76 shared ownership homes. Nearly half of all homes on Morris South will be family homes.

“It has been fantastic to see first-hand the progress of the ambitious Woolwich Estates regeneration programme. The programme will see the building of a significant numbers of affordable homes for local residents, including 241 council homes – easing the housing crisis locally and helping the government deliver the biggest increase in social and affordable housebuilding in a generation. It is incredibly encouraging to see the Royal Borough of Greenwich at the forefront of housing delivery in London, having the highest number of new affordable homes started of any borough in the capital last year. I commend the council and its partners for their work in driving this particular programme forward.”

Matthew Pennycook, MP for Greenwich & Woolwich and Minister of State for Housing and Planning



Upper Butts

South Street, Isleworth TW7
London Borough of Hounslow

Built
Completion: 2025
Scale: **Infill & small sites**
Number of homes: 6
Height: **1 and 2 storeys**
Procurement: **Design and build**
Tenure mix: **Social and London affordable rent across all sites**
Percentage of affordable housing: 100%

This project demonstrates how small-site residential development can deliver innovative, high-quality, and fully accessible homes that transform local communities. Developed as part of the London Borough of Hounslow’s Small Sites Programme, Upper Butts at Brentside consists of six homes: three wheelchair-accessible bungalows (M4(3)) and three accessible and adaptable homes (M4(2)). Designed by Levitt Bernstein and delivered by Habinteg, the scheme illustrates how constrained urban plots can be optimised to create inclusive, sustainable, and community-sensitive living environments without disrupting neighbouring streets.

Accessibility is embedded at every stage. The Centre for Accessible Environments (CAE) provided expert access consultancy, ensuring the homes exceed regulatory standards and reflect best practice in inclusive design. The M4(3) homes feature adjustable kitchens, level-access bathrooms, power-assisted doors, and low-level glazing, enabling residents to live safely, independently, and with dignity. The M4(2) adaptable homes were designed for future flexibility, allowing simple and low-cost modifications to meet evolving needs. CAE also supported bespoke tenant fit-outs, tailoring layouts and specifications to individual requirements from the outset.

This scheme is a replicable model for innovation in small-site housing, showing that compact infill developments can deliver social justice outcomes. By combining universal design, expert access input, and community-led planning, Upper Butts supports intersectional EDI priorities and demonstrates how accessible small-site schemes can provide long-term social value, strengthening community hubs and giving Disabled residents greater choice, independence, and being part of an inclusive neighborhood.

Project Team:
Client: **London Borough of Hounslow**
Developer: **Habinteg Housing Association**
Access Consultant: **Centre for Accessible Environments**

“This development stands as a testament to our dedication to providing much-needed housing options. It’s a proud moment for us all as we witness the transformation of a garage site into accessible and affordable housing for our residents to thrive and prosper.”

Tom Bruce, Councillor, London Borough of Hounslow
(Cabinet Member for Regeneration and Development)

“We at Habinteg are thrilled to unveil the first of 13 accessible and adaptable schemes through our partnership with Hounslow. By transforming neglected spaces into vibrant, inclusive communities, we’re not just building homes, but opportunities for individuals to thrive. Upper Butts at Brentside is a testament to our dedication to creating spaces that empower and support all residents whatever their needs.”

Matthew Pennycook, MP for Greenwich & Woolwich and
Minister of State for Housing and Planning



Wingspan Walk

Park View Road Civic Amenity Site, Park View Road, London N17
London Borough of Haringey

Under Construction
Completion: 2026
Scale: Estate regeneration
Number of homes: 272
Height: 4 – 13 storeys - Typically 4/5 storeys across West & North Edges, and typically 6 storey across the Southern edge with tower gateway to South-East (13 storey tower & 9 storey tower), and 7 storey key corner building to South-west corner.
Tenure mix: 100% social rent
Percentage of affordable housing: 100%

Wingspan Walk is a housing regeneration project providing 272 new affordable homes, in a mixture of apartments and maisonettes for Haringey Council.

The project transforms a previously disused brownfield waste depot into a vibrant, green residential neighbourhood with new pedestrian links to Down Lane Park. It comprises three residential blocks, comprising 12 buildings, ranging in height from four to thirteen stories.

Designed to achieve Passivhaus certification, the homes feature exceptional energy efficiency, ensuring low running costs for residents and a comfortable environment.

The scheme is entirely socially rented homes, with the majority aimed at families. The development will also see the construction of new pedestrianised highways infrastructure, communal courtyards with play for young children and sustainable urban drainage (SuDS) features integrated into the landscape design.

In the early stages of design, several structural framing options were assessed, with RC frame and flat slab chosen as the most beneficial for low embodied carbon.

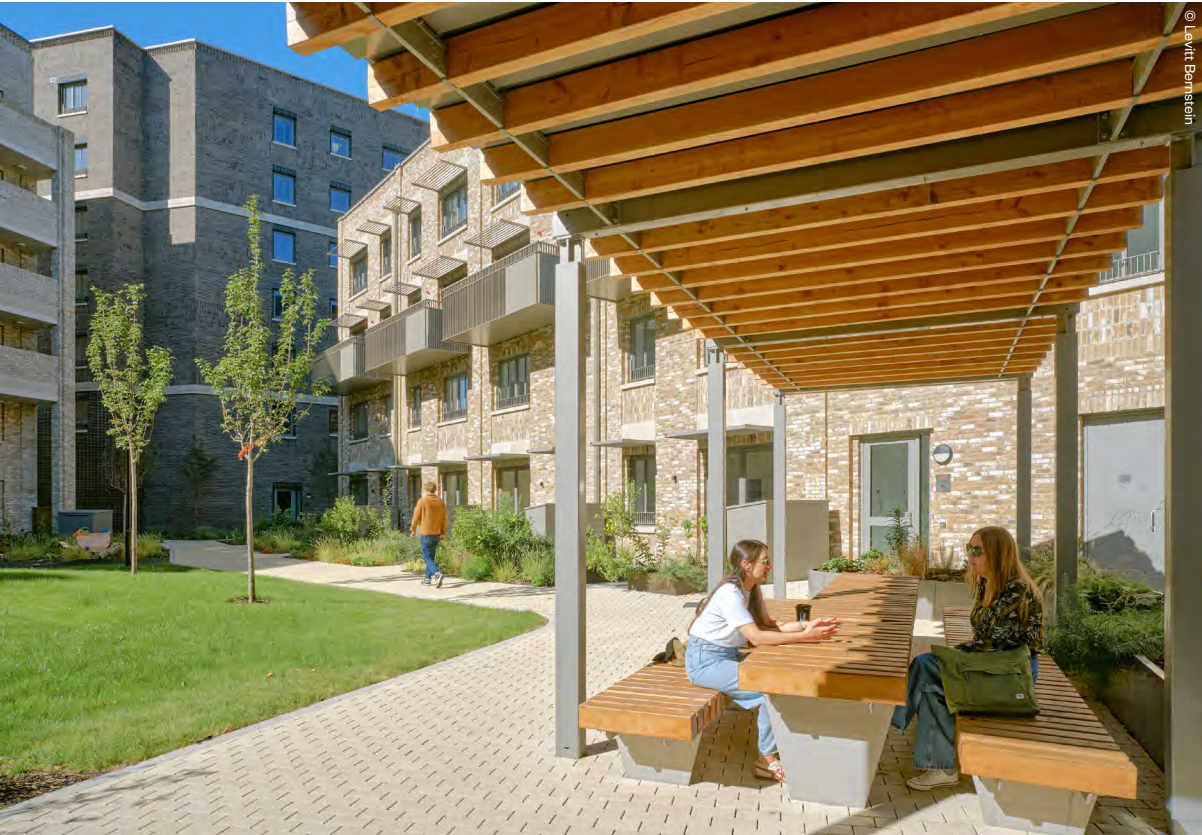
One of the challenges has been the constrained nature of the site, and an existing Thames Water sewer which runs under the corners of one of the buildings. Civic’s solution was to design the foundations for that building to cantilever over the sewer and engage in statutory consultation with Thames Water, who approved the proposals. The team guided the proposed surface water drainage strategy towards a ‘non-tanked’ attenuation strategy, which incorporated green SuDS drainage infrastructure

Project Team:
Client / Developer: London Borough of Haringey
Architects & Landscape Architect: Levitt Bernstein
Structural, Civil & Transport Engineer: Civic
M&E / Sustainability Engineer: Max Fordham & Etude
Contractor: Formation
Transport Consultant: Velocity Transport Planning

such as raingardens, permeable paving, flood detention basins and blue roof systems.

“Wingspan Walk is a great example of the positive impact that can be created through a system thinking approach to regeneration. Working in close collaboration with Levitt Bernstein, the London Borough of Haringey and wider design team, we’ve transformed a historically industrial site into a thriving, resilient and sustainable neighbourhood. Alongside the 272 Passivhaus homes which are designed to reduce energy use and running costs, we’ve reimaged the landscape with new pedestrian routes and infrastructure that supports active travel, as well as recreating nature with a series of nature-based SuDS features to help manage rainfall and encourage biodiversity. The design of the SuDS features ensured that no buried concrete or plastic tanks were required, helping to reduce embodied carbon and cost, and benefitting both planet and place.”

Rob Westcott, Director, Civic





1 & 2 MacFarlane Place, Television Centre

Wood Lane, London W12
London Borough of Hammersmith & Fulham

Under Construction
Completion: 2024
Scale: Masterplan
Number of homes: 142
Height: 31.2 m
Procurement: Joint venture
Tenure mix: 71 for London affordable rent, 34 for London Living rent (for key workers), 37 for shared ownership, offering a diverse mix of affordable housing for the local community.
Percentage of affordable housing: 100%

Part of the BBC Television Centre regeneration, this new housing development seeks to deliver high quality affordable housing on a site that acts as a gateway to the rest of the masterplan.

Project Team:
Client: Stanhope plc
Client: Mitsui Fudosan
End-user Client: Peabody
Architect: Maccleanor Lavington
Engineer: Arup
Project Manager: Avison Young
Cost Consultant: Core Five LLP
Planning: Gerald Eve
Building Control: BYL
Landscape Architect: Gillespies LLP
Aboriculturists: Treeworks
Surveyors: Daylight & Sunlight
Principal Designer: iM2



291 Harrow Road

Harrow Road, London W9
City of Westminster

Planning Granted
Completion: 2029
Scale: Large-scale mixed use
Number of homes: 144
Height: 15 storeys / 47m
Procurement: Design and build
Tenure mix: 50% affordable with 50% market sale, 70% affordable, 30% social rent, intermediate
Percentage of affordable housing: 50%

An exemplary residential led mixed use development providing new homes for the City of Westminster. The scheme delivers 144 homes across three buildings, in both market and affordable tenures. 24 of these homes are provided as adult social care homes in a dedicated building, providing high quality homes for those with additional needs. The building will be one of the first of its kind in Westminster and includes an innovative street facing covered public play space.

Project Team:
Client: City of Westminster
Architect: Carter Gregson Gray
Landscape Architect: Farrer Huxley
M&E / Sustainability Engineer: Hoare Lea
Structural Engineer: CRE8



Acton Gardens

*Hope Gardens, London W3
London Borough of Ealing*

Under Construction
Completion: 2028
Scale: Estate regeneration, Masterplan
Scale (if other): 10–11 hectares
Number of homes: 3,463
Height: 52.5m
Procurement: Joint venture (between Countryside Partnerships and L&Q)
Tenure mix: Private (market sale and rent), shared ownership, affordable rent
Percentage of affordable housing: 44%–50%

Acton Gardens is a joint venture regeneration delivering 3,463 homes (1,000 affordable) and over 11 acres of new or improved safe community space, with completion expected in 2028.

Project Team:
Client: L&Q and Countryside Partnerships (Vistry Group)
Client: London Borough of Ealing
Developer: Countryside Partnerships (Vistry Group)
Architect: GRID



Acton Gardens Phase 8

*Bollo Bridge Road, London W3
London Borough of Ealing*

Under Construction
Completion: 2023
Scale: Estate regeneration
Number of homes: 336 (partially complete)
Height: 2-10 storeys
Procurement: Acton Gardens LLP (Joint venture (between Countryside Partnerships and L&Q)
Tenure mix: 35.6% affordable rent, 8% shared ownership
Percentage of affordable housing: 43.6%

Stitch's Acton Gardens Phase 8 delivers 336 high-quality, mixed-tenure homes in a mix of mansion blocks and houses, framing new parks and tree lined streets at the heart of the regeneration project.

Project Team:
Architect: Stitch
Planning Consultant: Barton Wilmore
Landscape Architect: Philip Cave Associates Ltd
Structural Engineer: Curtins



Albert Jacob House

Roman Road, London E2
London Borough of Tower Hamlets

Planning Granted
Completion: 2025
Scale: Infill & small sites
Number of homes: 53
Height: 9 storeys / 29.9m
Procurement: Design and build
Tenure mix: 50% London affordable rent, 50% Tower Hamlets
Living rent
Percentage of affordable housing: 100%

A new mixed-use scheme designed by Child Graddon Lewis for Tower Hamlets Council, the project will provide 53 much-needed affordable homes at social rent, and workspace in a well-connected location.

Project Team:
Client: London Borough of Tower Hamlets
Architect: Child Graddon Lewis
M&E / Sustainability Engineer: Greengage Environmental Ltd



Albion Street

Albion Street, London SE16
London Borough of Southwark

Built
Completion: 2025
Scale: Infill & small sites
Number of homes: 26
Height: 5 storeys
Procurement: Design and build
Tenure mix: Social rent, shared ownership
Percentage of affordable housing: 100%

Albion Street is a 26-home development forming part of Southwark's council housebuilding programme. It includes a new public square and flexible ground floor space, contributing to the regeneration of Rotherhithe high street. Dual-aspect homes, generous balconies, and a shared roof terrace ensure high living standards, and the design responds to two neighbouring listed Scandinavian churches.

Project Team:
Client: London Borough of Southwark
Architect: Bell Phillips Architects
Structural Engineer: Hoare Lea
Landscape Architect: Anna French Associates



Andover Estate Phase 1

Newington Barrow Way, Finsbury Park, London N7
London Borough of Islington

Built
Completion: 2025
Scale: Estate regeneration
Number of homes: 45
Height: 6 storeys
Procurement: Design and build
Tenure mix: 100% social rent
Percentage of affordable housing: 100%

Project Team:
Client: London Borough of Islington
Architect: Studio partington
Structural Engineer: Sweco
Landscape Architect: Fabrik
Contractor: Geoffrey Osborne and Quinn London
Project Manager: calfordseaden

Community-led masterplan for Islington’s largest estate. Integrates new homes and employs public realm improvements. Initiated by the community and following extensive consultation, 45 social rent homes (16 houses and 29 flats) and 600 sqm community workspace across 5 sites including garage conversions, landscape amenity, play, community growing, safer legible routes, reconfigured parking, cycle parking. 1- and 2-bed flats and 2- and 3-bed houses. Wheelchair homes. All existing homes retained.



Aylesbury Estate

Beaconsfield Road, London SE17
London Borough of Southwark

Under Construction
Completion: 2027
Scale: Estate regeneration, Masterplan
Number of homes: 3,647
Height: 26 storeys
Procurement: Design and build
Tenure mix: 50% affordable housing, 50% private sale on habitable rooms - affordable housing comprises 37% social rent and 14% intermediate
Percentage of affordable housing: 50%

Project Team:
Client: Notting Hill Housing Group
Client: London Borough of Southwark
Architect: HTA Design LLP
Structural Engineers: Price & Myers

The Aylesbury Estate masterplan is one of London’s largest housing estate regeneration projects, delivering 3,647 mixed-tenure homes. A landscape-led approach prioritises streets and public spaces, supported by new community facilities and schools. The architecture draws on the character of traditional mansion blocks, with a rich material palette and varied building heights. Homes are designed to frame streets, parks and key views, and are generous, well-proportioned and carefully integrated.



Aylesbury Estate Regeneration - Phase 2B

*Alsace Road, London SE17
London Borough of Southwark*

<p>Planning Granted Completion: 2027 Scale: Estate regeneration Number of homes: 640 Height: 26 storeys / 85.5m (O4A), 5 storeys / 17.2m (O4B), 8 storeys / 27.94m (O4D), 10 storeys / 35.2m (O5A), 6 storeys / 20.87m (O5C) Procurement: Joint venture (LB Southwark & Notting Hill Genesis) Tenure mix: 173 social rent Percentage of affordable housing: 50%</p> <p>Phase 2B of the Aylesbury Estate Regeneration for Notting Hill Genesis. Led by Maccleanor Lavington in collaboration with Haworth Tompkins, Sergison Bates, East, and Architecture Doing Place.</p>	<p>Project Team: Client: JGP - Notting Hill Genesis Architect: Maccleanor Lavington Architect: Haworth Tompkins Architect: Sergison Bates architects Architect: East Architecture Landscape Urban Design Architect: ADoP Structural Engineer: Price & Myers</p>
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Bancroft TMC and Wickford Street

*Wickford Street, Bethnal Green, London E1
London Borough of Tower Hamlets*

<p>Built Completion: 2024 Scale: Estate regeneration, Infill & small sites Number of homes: 33 Height: 2-6 storeys (Bancroft TMC), 4-5 storeys (Wickford Street) Procurement: Design and build Tenure mix: Social rent Percentage of affordable housing: 100% (50% Tower Hamlets Living rent, 50% London Living rent)</p> <p>The Bancroft TMC and Wickford Street development transforms two derelict sites in Bethnal Green into 33 high-quality homes, new offices for community groups, and a 1,000sqm public park. Shaped through resident engagement, it delivers flexible, accessible housing, active street frontages, and safer public spaces, replacing neglected garages and service yards with inclusive facilities and improved public realm.</p>	<p>Project Team: Client / Planning Authority / Principal Designer: London Borough of Tower Hamlets Architect: Fraser Brown MacKenna Structural Engineer: Barden-Chapman Main Contractor: Formation Design and Build Planning Consultant: Wildstone Planning Landscape Architect: Farrer Huxley Services Engineer: NLY Building Services</p>
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Blackwall Reach

Leamouth Road, London E14
London Borough of Tower Hamlets

Built
Completion: 2022
Scale: Estate regeneration, Masterplan
Number of homes: 268 (Metropolitan Workshop), 1,575 (through masterplan)
Height: 8-10 storeys
Procurement: Construction management
Tenure mix: Mixed tenure (50% market sale, 50% social rent)
Percentage of affordable housing: 50%

Metropolitan Workshop were commissioned by Swan Housing to review the existing 1,500 home residential-led masterplan of the 1972 Robin Hood Gardens estate. Phase 2, recently completed, was designed by Metropolitan Workshop and Haworth Tompkins Architects as a collaborative response to the sensitive redevelopment of Robin Hood Gardens’ eastern wing. Replacing the now-demolished Brutalist structure, the scheme delivers 268 high-quality, mixed tenure homes — 50% of which are affordable.

Project Team:
Client: Nu Living (Development Arm of Swan Housing, now Sanctuary)
Architect: Metropolitan Workshop, Haworth Tompkins
Structural Engineer: AKT II + Heyne Tillett Steel
Landscape Architect: Townshend Landscape Architect + Standerwick Land Design
Planning Consultant: Savills
Services Engineer: Mendick Waring
Quantity Surveyor: Potter Raper
Engineer: C & A Consulting Engineers
Facade Engineer: VGV Facades UK Ltd
Fire Engineer: WSP
Principle Designer: Construction Safe
Cladding Contractor: Decomo UK Ltd



Brambling House

Tyrrel Way, London NW9
London Borough of Barnet

Under Construction
Completion: 2026
Scale: Estate regeneration, Masterplan
Number of homes: 39
Height: 6 storeys
Procurement: Design and build
Tenure mix: Shared ownership
Percentage of affordable housing: 100%

Brambling House delivers 39 fully affordable, shared-ownership homes, directly supporting London’s housing goals. As part of Hendon Waterside’s regeneration, it bridges old and new neighbourhoods with a design that encourages community and active street life. Its stepped massing, shared garden atop a car park and family-friendly duplexes creates a human-scaled, vibrant environment that meets the evolving needs of residents today and for future generations.

Project Team:
Client: Barratt London
Client: Metropolitan Thames Valley Housing
Client: London Borough of Barnet
Architect: Makower Architects
Masterplan: Allies and Morrison
Landscape Architect: Cameo + Partners
Landscape Architect: Exterior Architecture



Brentford Waterside Block D

High Street, Brentford TW8
London Borough of Hounslow

Built
Completion: 2024
Scale: Masterplan
Number of homes: 96
Height: 8 storeys
Procurement: Design and build
Tenure mix: 100% affordable
Percentage of affordable housing: 100%

Mixed-use development forming the affordable housing provision within a wider masterplan for Brentford Waterside for LB Hounslow. Three residential buildings provide 96 new tenure blind affordable two, three and four bed family homes with 12 commercial units of new high street retail around south facing landscaped podium gardens. The top two floors contain duplex homes with roof gardens.



Brook Avenue (Wembley Park)

Wembley Park Drive, Wembley Park, Wembley HA9
London Borough of Brent

Under Construction
Completion: 2027
Scale: Masterplan
Number of homes: 454

Transforming an underused piece of public land next to Wembley Park station, we have designed 454 new homes to foster an inclusive, sustainable community. This thoughtfully planned collection of buildings creates opportunities for people from all walks of life to live, connect and thrive. As a key addition to the Wembley Park masterplan, the development aims to revitalise the area and contribute to a more equitable and vibrant north west London.

Project Team:
Client: Transport for London
Client: Barratt London
Architect: TateHindle
Structural Engineer: Walsh
M&E / Sustainability Engineer: Waterstone Design
Landscape Architect: Macfarlane + Associates
Fire Consultant: MSC Fire
Energy Consultants: Briary Energy
BIM Consultants: BIM Technologies
Planning Consultant: Quod



Brook House

London Borough of Ealing

Under Construction
Completion: 2026
Scale: Estate regeneration
Number of homes: 120
Height: 15 storeys
Tenure mix: 100% social housing
Percentage of affordable housing: 100%

Brooke House is Britain's only women-only social housing towerblock. The homes built here will provide a safe, secure, genuinely affordable place to call home for some of the hundreds of women on the waiting list for social housing in West London. Many of the homes will be let to women who have experienced domestic abuse and other dangers and will provide a lifeline for women who are unable to privately rent.



Bulrush Court

Imperial Street, London E3
London Borough of Tower Hamlets

Built
Completion: 2024
Scale: Masterplan
Scale (if other): Plot within masterplan
Number of homes: 144
Height: 9 storeys / 28m
Procurement: Design and build
Tenure mix: 100% affordable rent
Percentage of affordable housing: 100%

144 affordable homes were delivered in a mid-rise mansion block for Guinness as part of a 950-home regeneration. Conceived around a communal courtyard, the scheme reinterprets the traditional mansion block to create a humane, high-density neighbourhood. Thoughtful detailing, civic street frontages and generous shared spaces combine to set an exemplary benchmark for sustainable, affordable urban housing.

Project Team:
Client: The Guinness Partnership
Architect: Pitman Tozer Architects Ltd
Structural Engineer: Waterman Group
M&E / Sustainability Engineer: Hoare Lea
Transport Consultant: Steer
Landscape Architect: East Architecture Landscape Urban Design
Contractor: Lovell
Planning Consultant: Simply Planning
Cost Consultant: Arcadis



Cambridge Road Estate Regeneration

*Excelsior Close, Kingston upon Thames KT1
Royal Borough of Kingston upon Thames*

<p>Under Construction</p> <p>Completion: 2037</p> <p>Scale: Estate regeneration</p> <p>Number of homes: 2,170</p> <p>Height: 13 storeys / 54.6m</p> <p>Procurement: Joint venture</p> <p>Tenure mix: Phase 1: 40% private sale, 60% affordable homes.</p> <p>Whole scheme: 51% private sale, 49% affordable homes</p> <p>Percentage of affordable housing: Phase 1: 94% (rent, 254 homes), 6% (intermediate, 15 homes). Whole scheme: 83% (rent, 871 homes), 17% (intermediate, 174 homes)</p> <p>Close to a bustling town centre, the CRE is being revitalised to deliver a total of 2,170 high-quality new homes (incl. 941 affordable ones, of which 767 will be council-rented) over 10–15 years.</p>	<p>Project Team:</p> <p>Client: Royal Borough of Kingston upon Thames</p> <p>Developer: Countryside Partnerships</p> <p>Architect: Patel Taylor</p> <p>Planning Consultant: Stantec (formerly known as Barton Willmore)</p>
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Carpenters Estate Regeneration

*Doran Walk, London E15
London Borough of Newham*

<p>Planning Granted</p> <p>Completion: 2035</p> <p>Scale: Estate regeneration (28 acres)</p> <p>Number of homes: 2,278</p> <p>Height: up to 30 storeys</p> <p>Procurement: Development management services on behalf of Newham</p> <p>Tenure mix: 50% market rent and 50% social rent</p> <p>Percentage of affordable housing: 50%</p> <p>The Carpenters Estate's resident-led masterplan will create c2,300 homes from the current 700 homes, repurposing two of the estate's iconic 1960s towers, along with 13,900sqm of enhanced public realm and green space. This sustainable re-use, a Community Wealth Building approach that boosts inclusivity, and the delivery of 50% of homes as genuinely affordable, makes this council-led project a benchmark for quality regeneration, delivered by Populo Living, Newham's wholly owned housing company.</p>	<p>Project Team:</p> <p>Client: London Borough of Newham & Populo</p> <p>Developer: London Borough of Newham & Populo</p> <p>Architect: Proctor and Matthews Architects</p> <p>Architect: Metropolitan Workshop</p> <p>Planning Consultants: Tibbalds Planning and Urban Design</p>
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Central Middlesex Hospital

Waxlow Road, London NW10
London Borough of Brent

Built
Completion: 2025
Scale: Residential-led, mixed-use redevelopment
Number of homes: 158
Height: 15 storeys / 47.5m
Procurement: Design and build
Tenure mix: 15% London affordable rent, 85% shared ownership
Percentage of affordable housing: 100%

158 new, 100% affordable homes have been created next to Central Middlesex Hospital in Brent, in partnership with OPDC, SNG and delivered by Durkan. The site offers one to three-bed apartments—134 for Shared Ownership and 24 for London Affordable Rent. Stacked maisonettes rise to 10 storeys with gallery access, front gardens and bike storage throughout. The Old Refectory houses flexible work and community space, and a green courtyard supports play and community life.

Project Team:
Client: Sovereign Network Group
Architect (Design Lead): Haworth Tompkins
Architect (Delivery): Fourpoint Architects
Contractor: Durkan
Project Manager: Martin Arnold
Structural Engineer: Tullys
Services Engineer: Silcock Dawson & Partners
Fire Engineer: Lawrence Webster Forrest
Quantity Surveyor: Martin Arnold
Planning Consultant: Sphere 25



Church Street

Eden House, Church Street, London NW8
City of Westminster

Planning Granted
Completion: 2025
Scale: Masterplan
Number of homes: 428 (A) and 1,120
Height: 10 storeys
Procurement: Joint venture (Westminster City Council and Mount Anvil)
Tenure mix: 50% private, 40% social, 10% intermediate
Percentage of affordable housing: 50%

Church Street Regeneration is one of London’s largest estate renewal projects and once complete, will provide up to 1,120 homes. The first phase (A) will deliver 428 new homes (50% affordable) alongside new retail, workspace, a library and public realm. The scheme balances major densification with environmental and social infrastructure. The design seeks to provide resilience to the local area through the support of the street market and provision of affordable retail and workspace.

Project Team:
Client: City of Westminster
Architect: Bell Phillips Architects
Planning Consultant: Savills



Copley Close, Phase VI

Castle Bar Park Station, London W7
London Borough of Ealing

Built
Completion: 2023
Scale: Mixed use
Number of homes: 250
Height: 4 – 8 storeys

Project Team:
Client: Hill Partnerships
Client: London Borough of Ealing
Architect: Hunters
Structural Engineer: Price & Myers

A mixed-use development in Ealing has delivered 250 new homes and retail space across thirteen new blocks, replacing former buildings on site. Structures were designed with consideration for the adjacent railway, requiring close liaison with Network Rail. Extensive S278 works improved surrounding infrastructure. The scheme supports local authority goals by regenerating underused land and delivering high-quality, well-connected housing with active frontages and enhanced public realm.



Dalston Lane Terrace

Dalston Lane, London E8
London Borough of Hackney

Built
Completion: 2019
Scale: Infill & small sites
Number of homes: 44
Height: 4 storeys
Procurement: Design and build

Project Team:
Client: London Borough of Hackney
Architect: Child Graddon Lewis
Contractor: Murphy Group

Tenure mix: All homes private for market sale, and the Council retains the lease on the retail element of the project
Percentage of affordable housing: All private - funds secured to build affordable homes on neighbouring sites in the Borough

Dalston Lane Terrace is a conservation-led, regeneration project for Hackney Council, which blends heritage with contemporary architecture to create 44 homes & 1,000sqm of retail space. The design brings a severely dilapidated late-Georgian period terrace back to life, creating a coherent design that significantly improves the townscape. The design is a demonstration of stitching the local historic fabric into a new development, preserving the spirit of a place that is now thriving once again.



Daventry House, Lisson Arches

*Lisson Grove, London NW8
City of Westminster*

Built Completion: 2023 Scale: Infill & small sites Number of homes: 60 Height: 13 storeys / 41m Procurement: Design and build Tenure mix: Social rent Percentage of affordable housing: 100%	Project Team: Client: City of Westminster Architect: Mae Architects Structural Engineer: Stantec M&E / Sustainability Engineer: FHPP Limited Principal Designer: Hunters Project Manager / Cost Consultant: United Living
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A previously problematic site was transformed for Westminster City Council to provide affordable homes for older people, allowing them to live safely and independently. Daventry House delivers 59 social rent homes and a flat for a live-in manager. The 13-storey scheme includes flexible enterprise space for the Church Street community. Its distinctive position on axis with Lisson Grove forms a gateway to the regeneration area, enhancing the neighbourhood streetscape.



Dudley House

*Merchant Square, Paddington, London W2
City of Westminster*

Built Completion: 2019 Scale: Estate regeneration Number of homes: 197 Height: 22 storeys Procurement: Two-stage design and build Tenure mix: Intermediate rent Percentage of affordable housing: 100%	Project Team: Client: Westminster City Council Architect: Child Graddon Lewis Structural Engineer: Structa M&E / Sustainability Engineer: TGA & Kane Group Building Services Contractor: Willmott Dixon Quantity Surveyor: Currie & Brown Planning Consultant: WYG & Union 4 Planning Approved Inspector: Westminster Building Control Ecology Consultant: Middlemarch Environmental Acoustic Consultant: Spectrum Transport Consultant: Meyer Brown
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Dudley House is a mixed-use scheme in Paddington for Westminster City Council, comprising 197 affordable homes, a permanent home for Marylebone Boys' Secondary School, premises for the Central Pentecostal Church and retail accommodation. Delivered on just 0.4ha of footprint, Dudley House is the Council's largest design-and-build contract scheme and is a blueprint towards creating much-needed affordable homes and community infrastructure within a highly-constrained and commercial urban location.



Excalibur

*Excalibur Drive, London SE6
London Borough of Lewisham*

Under Construction
Completion: 2035
Scale: Estate regeneration
Number of homes: 159 already built, 220 currently in planning
Percentage of affordable housing: over 50%

A fascinating piece of architectural and urban history, Excalibur was one of the largest pre-fabricated housing estates in the UK built after WWII. It originally comprised 189 bungalows built in response to the severe housing shortage after the London Blitz. By 2006 the old bungalows were no longer fit for purpose by modern living standards. Lewisham Council brought L&Q on board as a development partner and since then have been working in partnership on the regeneration of this unique estate.

Project Team:
Client: London Borough of Lewisham
Developer: L&Q
Architect: Hunters
Planning Consultant: RPS Consulting Services Ltd



Fontley Way (Alton Estate)

*Fontley Way, London SW15
London Borough of Wandsworth*

Built
Completion: 2024
Scale: Estate Regeneration
Number of homes: 1,100

As part of the regeneration of Alton Estate in Roehampton, we contributed to a transformative masterplan of 1,100 new homes and community amenities—designed to promote social equity, inclusion and long-term wellbeing. At Fontley Way, we created 14 stacked maisonettes arranged around a shared courtyard, providing high-quality, affordable homes that help unlock the wider estate renewal. The new homes exceed the requirements of the London Plan and the London Borough of Wandsworth’s planning policy.

Project Team:
Client: London Borough of Wandsworth
Architect: TateHindle



Gascoigne Neighbourhood East Phase 2

Dovehouse Mead, Barking IG11
London Borough of Barking & Dagenham

Under Construction
Completion year: 2026
Scale: Estate regeneration
Number of homes: 434
Height: 2-13 storeys / 6-43m
Procurement: Direct Delivery via Be First Framework - 2 Stage
Design and build
Tenure mix: 43% London Affordable Rent, 19% shared ownership, 38% private sale
Percentage of affordable housing: 62%

Be First's brief for Gascoigne East Phase 2 was to create affordable high-quality homes for the local community, with a strong emphasis on community benefits. The 2015 Outline Masterplan included 499 homes and commercial units, but following a redesign, White Arkitekter secured planning for 546 homes, additional commercial spaces, and a community centre.

Project Team:
Client: London Borough of Barking & Dagenham, Be First Regeneration
Architect: White Arkitekter (RIBA 1-6)
Planning Consultant: Be First Regeneration
Structural, Civil and Transport Engineer: Civic Engineers (RIBA 1-6)
M&E Engineer: Skelly & Couch (RIBA 1-3), THD Consulting Engineers & Kane Group (RIBA 4-6)
Landscape Architect: White Arkitekter Design (RIBA 1-3), Turkington Martin Executive (RIBA 4-6)
Fire Consultant: Fire Ingenuity (RIBA 1-3), Affinity (RIBA 4-6)
Acoustics, Ventilation, Daylight and Energy: MACH Group (RIBA 4-6)



Gascoigne Neighbourhood West Phase 1

Dovehouse Mead, Barking IG11
London Borough of Barking & Dagenham

Under Construction
Completion: 2026
Scale: Estate regeneration
Number of homes: 201
Height: 3-13 storeys / 10.5-42m
Procurement: Direct Delivery via Befirst Framework - 2 stage design and build
Tenure mix: 40% affordable rent, 39% market rent, 13% target rent, 8% London affordable rent
Percentage of affordable housing: 61%

Gascoigne West Phase 1 provides 201 tenure-blind family homes characterised by an age-inclusive, climate resilient landscape, as part of one of East London's largest estate regeneration programmes. The design is centred around a clearly defined hierarchy of public squares, local greens, semi-private gardens and private courtyards to create a safe and welcoming environment for all ages.

Project Team:
Client: London Borough of Barking and Dagenham, Be First Regeneration
Architect: White Arkitekter
Planning Consultant: Be First Regeneration
Structural and Civil Engineer: Mason Navarro Pledge
M&E / Sustainability Engineer: AECOM
Landscape Architect: White Arkitekter
Contractor: Wates Residential
Cost Consultant: Faithful+Gould
Delivery Architect: TP Bennett
Delivery Landscape Architect: Camlins



Gascoigne Neighbourhood West Phase 2

Dovehouse Mead, Barking IG11
London Borough of Barking & Dagenham

Under Construction
Completion: 2026
Scale: Estate regeneration
Number of homes: 386
Height: 3-20 storeys, ca 11-66.5m
Procurement: Direct Delivery via Befirst Framework 2 stage design and build
Tenure mix: 32% affordable rent, 40% Private rent, 16% target rent, 12% London affordable rent
Percentage of affordable housing: 60%

Gascoigne West Phase 2, a key component of the Gascoigne neighbourhood regeneration, has been developed by Be First, the urban regeneration company of the London Borough of Barking and Dagenham. Designed by White Arkitekter and delivered by Wates with executive architect TP Bennett, the project introduces 386 new homes, a vibrant community hub, and a 1,500m² playground.

Project Team:
Client: London Borough of Barking & Dagenham, Be First
Architect: White Arkitekter
Executive Architect: tp bennett
Structural and Civil Engineer: Mason Navarro Pledge, Mott MacDonald
MEP Consultant: Aecom
MEP Specialist: ESG
Contractor: Wates Residential
Landscape Architect: White Arkitekter, fabrik
Energy and Sustainability Consultant Aecom, Energist UK
Environmental Consultant: Aecom, Hodkinson
Fire Consultant: Aecom, Hoare Lea
Planning Consultant Be First, Avison Young
Building Control: Hertfordshire Building Control
Transport Consultant: PBA, Stantec
Arboricultural Consultant: Sharon Hosegood Associates
Construction Consultant: Silver Development & Construction Group
Employers Agent: Calford Seaden
Facade Consultant: Eckersley O'Callaghan Engineers



Great Arthur House

Golden Lane, London EC1Y
City of London

Built
Completion: 2018
Scale: Estate regeneration, Infill & small sites
Number of homes: 120 flats
Height: 15 storeys
Percentage of affordable housing: 100%

Great Arthur House is a 15-storey Grade II-listed landmark of post-war British housing. JRA led its sensitive recladding, replicating the 1950s facade using modern double-glazed, thermally insulated units while retaining the iconic yellow spandrel panels. The upgrade greatly improved thermal efficiency and reduced air permeability, enhancing environmental performance without compromising design integrity—earning an RIBA National Award.

Project Team:
Client: City of London Corporation
Architect: John Robertson Architects
Contractor: Engie
Facade Engineer: Mott MacDonald



Joyce Newman House/Joseph Lancaster Terrace

*Middleton House, Burbage Close, London SE1
London Borough of Southwark*

Built
Completion: 2022
Scale: **Infill & small sites**
Number of homes: 40
Height: 2-8 storeys
Procurement: A community-led direct delivery model
(Leathermarket Community Benefit Society (LCBS) with
Southwark Council)
Tenure mix: 100% social rent
Percentage of affordable housing: 100%

Joyce Newman House is community-led regeneration delivering 40 social rent homes on a redundant nursery site on the 1950s Lawson Estate in Southwark. The scheme provides a mix of apartments and houses, with dual/triple aspect homes, enhanced public realm, and accessible green space. It was designed in close collaboration with residents and delivered through a unique collaboration between Southwark Council and Leathermarket Community Benefit Society.

Project Team:
Client: **Leathermarket Community Development Society**
Architect: **Bell Phillips Architects**
Quantity Surveyor: **Measur**
Other: **Igloo**



Kidbrooke Park Road

*A2213, London SE3
Royal Borough of Greenwich*

Built
Completion: 2024
Scale: **Masterplan**
Number of homes: 122
Height: 10
Procurement: Design and build
Tenure mix: Social rent
Percentage of affordable housing: 100%

The first phase of Kidbrooke Park Road delivers 122 net-zero council homes for Greenwich Council, designed by HTA and built by Durkan. Responding to a constrained, triangular site, the scheme uses sandandardised, modular floorplates, dual-aspect layouts, and integrated landscape to create high-quality, 100% affordable homes. Community facilities, generous play space, a nursery and new energy centre support social value, setting a benchmark for civic-led, climate-conscious regeneration.

Project Team:
Client: **Greenwich Builds, Royal Borough of Greenwich**
Architect: **HTA Design**
Main Contractor: **Durkan**
Structural Engineer: **OCSC**
Services Engineer: **WSP**
Landscape Consultant and Principal Designer: **HTA Design**



Ladywell Park Gardens

*Dek Ladywell, Unit A,Lewisham High Street, London SE13
London Borough of Lewisham*

Planning Granted
Completion: 2027
Scale: Estate regeneration, Masterplan (brownfield site)
Number of homes: 102
Height: 3 – 7 storeys (25.225m, Block A), (21m, Block B), (17.85m, Block C), (14.7m, Block D)
Procurement: Direct delivery
Tenure mix: 46% affordable rent, 54% shared ownership
Percentage of affordable housing: 100%

Consultation-led design delivering 102 affordable homes: 47 for rent, 55 shared ownership, prioritising Lewisham locals. Four mid-rise blocks unite the area around a new public garden.

Project Team:
Client & Site Owner: The Mayor and Burgesses of the London Borough of Lewisham
Architect: Feilden Clegg Bradley Studios
Structural Engineer: Iesis Group
MEP Engineer: Couch Perry Wilkes
Landscape Architect: Standerwick Land design
Approved Inspector: Socotec Building Control
Planning Consultant: Montagu Evans
Employers Agent & Cost: Silver DCC
Heritage Consultant: Montagu Evans
Transport Consultant: Vectos
Acoustic Consultant: Couch Perry Wilkes
Fire Engineer: Toga Fire
Principal Designer (Construction Design & Management Regs): Silver DCC
Civil Engineer: Infrastruct CS
Principal Designer (Building Safety Act): Cowen Architects
Communications: Concillio



Manor Road Quarter

*Barking Road, London E16
London Borough of Newham*

Under Construction
Completion: 2024
Scale: Masterplan
Number of homes: 804
Height: 32 storeys (Block A - Dockmaster House), 9 storeys (Block B - Longshoreman House), 12 storeys (Block C - Bascule House)
Procurement: ECF (Developer) – partnership between Homes England, L&G and Muse. Entered in to a Sale Agreement (direct award) with the GLA for land at Phases 1 and 2, Phase 3 is owned by ECF.
Tenure mix: Phase 1 (50% affordable, 355 homes, 178 private sale, 177 affordable, 91 London affordable rent, 85 shared ownership). Phase 2 (50% affordable, 290 homes, 55 intermediate rent, 90 social rent, 145 private rent). Phase 3 (50% affordable, 159 homes, 79 private rent, 80 intermediate rent)
Percentage of affordable housing: 50%

Project Team:
Client: English Cities Fund
Developer: English Cities Fund
Architect: EPR Architects
Landscape Architect: Churchman Thornhill Finch Landscape Architects Limited
Planning Consultant: Longboard Consulting
Project Manager: Gleeds
Structural Engineer: AKT II
M&E / Sustainability Engineer: Hilson Moran

Manor Road Quarter is a residential-led masterplan, delivering up to 800 new homes across seven buildings, 50% of which will be affordable tenure.



Marklake Court

*Kipling Street, London SE1
London Borough of Southwark*

Built
Completion: 2018
Scale: Estate regeneration
Number of homes: 27
Height: 3-7 storeys
Procurement: Community-led direct delivery model
(Leathermarket Community Benefit Society (LCBS) with Southwark Council and GLA funded)
Tenure mix: 100% council rent
Percentage of affordable housing: 100%

A community-led development delivering 27 council-rent homes on a disused garage site in Southwark, co-designed with residents through a collaborative process that fostered trust and long-term community investment. All homes are dual or triple aspect, with excellent natural light and generous balconies.

Project Team:
Architect: Bell Phillips Architects
Structural Engineer: engineersHRW
Cost Consultant: Measur



Marlowe Road Phase 2b3

*Marlowe Road, London E17
London Borough of Waltham Forest*

Under Construction
Completion: 2026
Scale: Estate regeneration
Number of homes: 258 (total masterplan is 589 homes)
Height: 2-8 storeys
Procurement: Joint venture (Countryside Properties and London Borough of Waltham Forest)
Tenure mix: Mixed tenure (35.6% affordable rent, 8% shared ownership)
Percentage of affordable housing: 43.6%

The regeneration of the Marlowe Road Estate in Waltham Forest is a transformative mixed tenure new neighbourhood that reinvigorates a thriving local high street. Stitch was responsible for the initial masterplan in 2016 and for Phase 2b3 we revisited the later phases of to increase housing density while maintaining design quality and community integration. The was to create generous green streets with breathing space, complementing the popular central plaza and amenities already completed.

Project Team:
Architect: Stitch
Landscape Architect: LUC
Planning Consultant: Montagu Evans
MEP: Mendick Waring



Melfield Gardens

*Melfield Gardens, London SE6
London Borough of Lewisham*

Built
Completion: 2025
Scale: Estate regeneration
Number of homes: 32
Height: 6 stories / 19.2m
Procurement: Design and build
Tenure mix: 100% social rent
Percentage of affordable housing: 100%

Melfield Gardens is a fully affordable and sustainable intergenerational housing development mixing older people and students. It provides 30 independent living homes for people aged 55+ and two four-bedroom student homes. This pioneering shared living concept incorporates student living at a reduced rate based on a 'good neighbour' agreement in exchange for sharing time with older residents. It aims to increase a sense of community amongst neighbours and reduce loneliness for older people.

Project Team:
Client: Phoenix Community Housing
Architect: Levitt Bernstein
Structural Engineer: Price & Myers
M&E Engineer: Max Fordham
Energy/Passivhaus Consultant: Etude
Landscape Architect: Levitt Bernstein
Planning Consultant: BPTW
Quantity Surveyor: Potter Raper



Morpeth Road

*Morpeth Road, London E9
London Borough of Hackney*

Built
Completion: 2024
Scale: Infill & small sites
Number of homes: 12
Height: 2 storeys, up to 6.6m
Procurement: Design and build
Tenure mix: 75% Hackney Living rent, 25% social rent
Percentage of affordable housing: 100%

A transformative development of 12 affordable homes on a curved strip of land in Hackney, replacing a row of derelict garages along the back gardens of a Victorian terrace. The distinctive courtyard houses form a new 'mews', with angular zinc roofs above a garden wall. Delivered in partnership with Hackney Council, the development features a mix of 1, 2 and 3 bed homes for local key workers cross funded by a grant secured from Right to Buy sales.

Project Team:
Client: Peabody
Architect: Mowat and Company
Planning Consultant: CMA Planning



New Avenue

*Avenue Road, London N14
London Borough of Enfield*

Built Completion: 2024 Scale: Estate regeneration, Masterplan Number of homes: 502 Height: 7 storeys Procurement: Joint venture Tenure mix: Phase 1 – 127 homes total, Private sale – 74 (58%), Affordable (social rent) – 53 (42%), Phase 2 – 156 homes, Private Sale – 99 (63%), Affordable (Social Rent) – 27 (17%), Shared Ownership – 30 (19%), Total – 283 homes, Private Sale – 173 (61%), Affordable (Social Rent) – 80 (28%), Shared Ownership – 30 (11%) Percentage of affordable housing: 39%	Project Team: Client: Countryside Partnerships (Vistry Group) Architect: HTA Design Landscape Architect: HTA Design
Transformation of a land-locked estate into a well-connected, sustainable place to live in a distinctive landscape setting.	



New Union Wharf

*River Barge Close, London E14
London Borough of Tower Hamlets*

Built Completion: 2022 Scale: Estate regeneration Number of homes: 399 Percentage of affordable housing: 60%	Project Team: Developer: L&Q Developer: The Hill Group Architect: Jestico + Whiles
The Thames Riverside isn't usually associated with public housing estates. Its prominent riverside location in London makes the regeneration of 1970s estate into New Union Wharf a unique scheme. Developed with the active involvement of residents (including in the selection of the development partner for the scheme), this regeneration enabled the creation a strong and thriving riverside neighbourhood in the vibrant community on the Isle of Dogs.	



Noele Gordon House

*Hartley Centre, Barking Road, London E6
London Borough of Newham*

Built Completion: 2024 Scale: Infill & small sites Number of homes: 75 Height: 8 storeys Procurement: Design and build Tenure mix: Affordable (London Affordable Rent) Percentage of affordable housing: 100%	Project Team: Client: London Borough of Newham Developer: Populo Living Architect: Mae Architects Contractor: Hill Group Structural Engineer: Alan Baxter Associates Project Manager: Currie & Brown Planning Consultant: Planning Potential
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Noele Gordon House was commissioned by Newham Council and delivered through its housing company, Populo Living, to support older residents and borough-wide housing goals. Located in East Ham, the scheme includes 75 affordable homes and an NHS health centre. Designed to HAPPI and M4(3) standards, the homes were made fully accessible and adaptable, promoting independence and strengthening community ties through shared spaces and inclusive design.



NWCC and Peel Precinct

*Mile Walk, London NW6
London Borough of Brent*

Built Completion: 2026 Scale: Regeneration Number of homes: 948 Procurement: Joint venture Percentage of affordable housing: 45%	Project Team: Client: London Borough of Brent Developer: Countryside Partnerships Architect: Child Graddon Lewis
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The Peel Precinct and NWCC regeneration in South Kilburn is transforming the area with 553 new homes, a health centre, affordable workspace and public realm improvements.



Orwell House

Baroness Road, London E2
London Borough of Tower Hamlets

Built
Completion: 2020
Scale: Infill & small sites
Number of homes: 20
Height: 6 storeys
Procurement: Design and build
Tenure mix: 100% social rent
Percentage of affordable housing: 100%

Orwell House for Tower Hamlets delivers 20 dual-aspect, thermally efficient homes on a former car park in the Dorset Estate, a post-war scheme by Berthold Lubetkin. The wedge-shaped building addresses the park and ties into the estate's geometry. It includes five 1-bed, nine 2-bed, and six 3-bed flats, all for social rent, with two wheelchair-accessible units. Large balconies, a communal roof terrace, and robust materials support long-term resident needs.

Project Team:
Client: London Borough of Tower Hamlet
Architect: Bell Phillips Architects
Structural Engineer: Conisbee
M&E / Sustainability Engineer: Couch Perry Wilkes
Contractor: Bouygues UK
M&E / Sustainability Engineer: AGP



Peel Place

Mile Walk, London NW6
London Borough of Brent

Planning Granted
Completion: 2020
Scale: Masterplan
Number of homes: 328
Height: Various
Procurement: Joint venture
Tenure mix: Mixed (affordable and market sale)
Percentage of affordable housing: 43%

This masterplan in South Kilburn tackles long-standing challenges such as antisocial behaviour, health outcomes and poor quality homes by creating a built environment with integrated community uses, health and wellbeing. It provides 308 mixed-tenure homes, alongside a new market square, health centre, retail units, gym, and creative hub. The development exemplifies best practice in place-making by embedding principles of social infrastructure, healthy living and sustainability from the outset.

Project Team:
Client: Brent Council & Countryside Properties
Architect: Child Graddon Lewis
Planning Consultant: Turley
Structural Engineer: Price & Myers
Transport Consultant: Markides Associates
M&E / Sustainability Engineer: AWA
Other: AECOM



Plashet Road

*Plashet Road, London E13
London Borough of Newham*

Built
Completion: 2024
Scale: Infill & small sites
Number of homes: 65
Height: 5 storeys / 17.7m
Procurement: Design and build
Tenure mix: 100% social rent
Percentage of affordable housing: 100%

Plashet Road is a high quality, highly sustainable residential development providing 65 new homes and a nursery for the London Borough of Newham. The homes are 100% affordable, with 74% designed as family dwellings arranged around a shared courtyard. Conceived with sustainability at heart, the building achieved Passivhaus Classic certification in line with the council's emerging energy strategy, ensuring low energy bills for residents and low carbon emissions over the life of the building.

Project Team:
Client: London Borough of Newham
Developer: Newham Council
Architect and landscape architect: Levitt Bernstein
Contractor: Bugler Developments
Planning Consultant: Barton Willmore
Sustainability Consultant: XC02
M&E / Sustainability Engineer: Max Fordham / Etude



Pyrus House and Chris Braithwaite House

*Locksley Street, London, E14
London Borough of Tower Hamlets*

Built
Completion: 2023
Scale: Infill & small sites
Number of homes: 50
Height: 5-8 storeys
Procurement: Design and build (with PCSA)
Tenure mix: 100% social rent
Percentage of affordable housing: 100%

Pyrus House and Chris Braithwaite House deliver 50 affordable homes for social rent overlooking Regent's Canal. The two buildings bookend the Locksley Estate on complex brownfield sites, using faceted forms to maximise space and light. Designed as a pair, the architecture references the industrial heritage of the canal and railway context, creating distinctive, durable homes that enhance the wider neighbourhood.



Serin and Rosefinch

*Tyrrel Way, London NW9
London Borough of Barnet*

Built
Completion: 2022
Scale: Estate regeneration, Masterplan
Number of homes: 186
Height: 21 storeys
Procurement: Design and build
Tenure mix: Private
Percentage of affordable housing: 0%

This block of contrasting scales — a tall and low-storey building — delivers 186 sustainably-designed homes within Hendon Waterside. Compact and efficient in form, the development maximises land use without compromising on quality. Set beside the Welsh Harp reservoir, its design encourages indoor-outdoor living — offering residents access to generous green spaces, deep balconies and biodiverse roofs that foster a healthier, more connected way of urban living.

Project Team:
Client: Metropolitan Thames Valley Housing
Client: Barratt London
Client: London Borough of Barnet
Architect: Makower Architects
Masterplan: Allies and Morrison
Landscape Architect: Cameo + Partners
Landscape Architect: Exterior Architecture



St Leonard's Court

*New N Road, London N1
London Borough of Hackney*

Built
Completion: 2020
Scale: Estate regeneration
Number of homes: 71
Height: 8 storeys / 24.7m
Procurement: Joint venture
Tenure mix: Mixed
Percentage of affordable housing: 32%

Located in the heart of Hoxton, St Leonard’s Court is 71 homes for Hackney Council, all designed fundamentally to promote the health and wellbeing of its residents. Each hold universal access to a sensory-rich experience created by the shared central courtyard and roof gardens, while the development is hallmarked by a tenure-blind design that ensures no visual distinction between private and affordable properties. This provides the unique opportunity to be part of a true, mixed-tenure community.

Project Team:
Client: Countryside Partnerships (Vistry Group)
Client: London Borough of Hackney
Architect: Child Graddon Lewis
Structural Engineer: Corbett & Tasker
M&E / Sustainability Engineer: Ramboll
Landscape Architect: Townshend Landscape Architects



Starling House

*Tyrrel Way, London NW9
London Borough of Barnet*

Built
Completion: 2019
Scale: Estate regeneration, Masterplan
Number of homes: 47
Height: 7 storeys
Procurement: Design and build
Tenure mix: private
Percentage of affordable housing: 0%

Starling House, part of the Hendon Waterside regeneration, contributes to London's housing needs with 47 thoughtfully designed homes that support community and wellbeing. Its layout fosters social connection through shared external galleries and a communal courtyard, while family-friendly duplexes activate the street. Designed for light and life, its playful balconies and engaging form respond to residents' evolving lifestyles and the city's vision for inclusive, sustainable neighbourhoods.

Project Team:
Client: Barratt London
Client: Metropolitan Thames Valley Housing
Client: London Borough of Barnet
Architect: Makower Architects
Masterplan: Allies and Morrison
Landscape Architect: Exterior Architecture



Stroudley Walk, Bromley-by-Bow

*Stroudley Walk, London E3
London Borough of Tower Hamlets*

Under Construction
Completion: 2025
Scale: Masterplan
Number of homes: 274
Height: 7 Storeys / 23.1m (Block A), 4 Storeys / 16.59m (Block C), 5 Storeys / 17.93m (Block D), 24 Storeys / 89.22m (Block E)
Procurement: JCT Design and build (procured under Stage 1), hybrid (Stage 2)
Tenure mix: 274, with 82 (London affordable rent), 33 (shared ownership)
Percentage of affordable housing: 50%

Stroudley Walk, delivered by Muse, is bringing new life to Bromley-by-Bow with high-quality homes, 50% affordable, and a revitalised high street featuring pocket parks and spaces for the community.

Project Team:
Client / Developer: Muse
Client: Poplar HARCA
Client: London Borough of Tower Hamlets
Architect: RM_A
Contractor: McAleer & Rushe
Project Manager: Aidan McCarron
Structural Engineer: MNP
Landscape Architect: Churchman Thornhill Finch
Planning Consultant: DP9 Ltd
M&E / Sustainability Engineer: Caldwell



Taylor & Chatto Courts and Wilmott Court, Frampton Park Estate

Well Street, London E9
London Borough of Hackney

Built Completion: 2021 Scale: Estate regeneration Number of homes: 45 Height: 5 storeys / 17.4m (Taylor & Chatto Courts), 5 storeys / 18.15m (Wilmott Court) Procurement: Design and build Tenure mix: 36% social rent, 42% shared ownership, 22% market sale Percentage of affordable housing: 78%	Project Team: Client: London Borough of Hackney Architect: Henley Halebrown Structural Engineer: Peter Brett Associates Structural Engineer: WBD Group M&E / Sustainability Engineer: Peter Brett Associates M&E / Sustainability Engineer: Peter Deer and Associates Cost Consultant: Pellings Project Manager: Pellings Planning Consultant: CMA Planning Landscape Architect: Townshend Landscape Architects Landscape Architect: Farrer Huxley Fire Consultant: Salisbury Fire Approved Inspector: ACT Contractor: Guildmore
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Two new apartment buildings located on the edge of the post-war Frampton Park Estate, accommodating 45 social rent, shared ownership and private sale homes. Repair rather than regeneration, the scheme stitches two new buildings into the estate. The scheme is 78% affordable and 22% sale, all tenure blind. Focussing on the dignity and well-being of residents, 65% of the homes are dual and 25% triple aspect, with generous daylight hallways, loggias and carefully detailed staircases.



The Jazz Yard

Granbrook Mews, London E17
London Borough of Waltham Forest

Built Completion: 2023 Scale: Masterplan Scale (if other): The final phase of the St James Street Masterplan Number of homes: 83 Height: 12 storeys Procurement: Design and build Tenure mix: 50% private sale, 35% social rent, 15% intermediate Percentage of affordable housing: 50%	Project Team: Client: Sixty Bricks Architect: Bell Phillips Architects Structural Engineer: Peter Brett Associates Planning Consultant: CMA Contractor: Engie Regeneration Ltd
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The Jazz Yard is a mixed-use development delivered by Sixty Bricks, Waltham Forest Council's former development arm, providing 83 new homes alongside an NHS Health, Wellness and Advice Centre. With 50% affordable housing, the scheme addresses urgent local need. The building completes the St James Street Masterplan with a distinctive pink-brick design and green accents, while a rooftop garden and play space provide high-quality living in a building with a strong local identity.



The Steyne Estate

*Rufford Tower, Lexden Road, London W3
London Borough of Ealing*

Under Construction
Completion: 2026
Scale: Infill & small sites, Masterplan (1.42 hectares)
Number of homes: 188
Height: 20 storeys / 66m (Block A), 8 Storeys / 28m (Block B), 3 storeys / 11m (Block C)
Procurement: Council-led direct delivery on an infill site
Tenure mix: 71 London affordable rent units (for Over 55s), 90 Shared Ownership Homes, 27 Open Market Sale Homes, Block A: A 20 storey building (90m AOD) comprising 90, shared ownership and 21 market sale units. Block B: An Older Adults building, comprising a part six and part eight storey building (52.7m AOD), comprising 71 London Affordable Rent (LAR) units. Block C: A part one, part two and part three-storey family housing block, comprising 6 market sale units.
Percentage of affordable housing: 86% (if shared ownership is included in addition to LAR)

Project Team:
Client: London Borough of Ealing
Architect: Karakusevic Carson Architects
Structural Engineers: Price & Myers
Contractor: McLaren Construction

The Steyne Estate regeneration will deliver 188 mixed-tenure new homes, alongside upgrades to the existing Moreton and Rufford towers. A key feature of the development is a 71 unit for an older adults block, designed and built to Passivhaus standards. The scheme also includes significant investment in landscaping and public realm improvements, enhancing local connectivity. New pedestrian and cycle friendly routes will provide safe, accessible links to nearby amenities and public transport.



Tollgate Gardens Regeneration

*Kilburn High Road, London NW6
City of Westminster*

Built
Completion: 2019
Scale: Estate regeneration
Number of homes: 248
Height: 8 storeys
Procurement: Design and build
Tenure mix: 50% market housing, 50% social rent/shared ownership
Percentage of affordable housing: 50%

Situated on Kilburn High Road, this project is part of Westminster City Council's Housing Renewal Strategy. It replaces the existing late 1960s estate with a flagship housing development, creating a new community of 248 homes (190 new homes and 58 in the refurbished 1960s block) all around a new landscaped public realm, community hub and energy centre. A high level of community involvement from the residents contributed to the final design.

Project Team:
Client: City of Westminster
Architect: BDP
Structural Engineer: Waterman Group
M&E / Sustainability Engineer: Waterman Group
Transport Consultant: Waterman Group
Planning Consultant: Deloitte
Cost Consultant: Gleeds



Tower Court

*Clapton Common, London E5
London Borough of Hackney*

Built
Completion: 2024
Scale: Estate regeneration
Number of homes: 132
Height: 12 storeys / 45m
Procurement: Joint venture
Tenure mix: Mixed tenure
Percentage of affordable housing: 39%

Tower Court was developed within a vibrant, culturally diverse neighbourhood that is home to Europe's largest Haredi community. The scheme exemplifies how councils can deliver exceptional housing through collaborative design processes, meaningful community engagement, and a commitment to quality estate regeneration - successfully increasing density while preserving valued environmental assets and creating spaces that support diverse community needs.

Project Team:
Client: London Borough of Hackney
Lead Architect: Adam Khan Architects
Collaborating Architects: Child Graddon Lewis, muf architecture/art, Tom Stebbing, (with Bernd Schmutz and Cathy Hawley), J & L Gibbons
Landscape Architect: muf architecture/art
Other Collaborators: Potter Raper Partnership
Other Collaborators: Tibbalds Planning and Urban Design



Vincent Street, Canning Town

*Vincent Street, London E16
London Borough of Newham*

Planning Granted
Completion: 2025
Scale: Estate regeneration
Number of homes: 147
Height: Up to 9 storeys / 30m
Procurement: Design and build
Tenure mix: 100% social rent
Percentage of affordable housing: 100%

Vincent Street is the first phase of a major regeneration programme being led and delivered by the London Borough of Newham in Canning Town. The scheme delivers 147 new homes for social rent, forming part of a long-term masterplan that will ultimately provide up to 1,400 new homes. The scheme and masterplan are being developed through a sustained programme of community engagement and co-design, establishing a working model for how council-led housing can be shaped by the people it will serve.

Project Team:
Client: London Borough of Newham
Architect: Jestico + Whiles
Architect: Deft.Space
Architect: ArchitectureDoingPlace
Masterplanning and Urban Design Specialist: AR Urbanism
Landscape Architect: AS Urban
Regeneration specialist: Urban Delivery
Engineer: Buro Happold



Westmead

Tavistock Road, London W11
City of Westminster

Under Construction
Completion: 2025
Scale: Estate regeneration
Number of homes: 65
Height: 6 storeys / 20.2m
Procurement: Design and build
Tenure mix: 100% affordable
Percentage of affordable housing: 100% (34 social rent, 31 intermediate rent)

Westmead is a mid-rise, high-density residential development that will deliver 65 new affordable homes for Westminster City Council in Notting Hill. The scheme responds to a varied and sensitive urban context, while addressing the acute local need for more housing. The building has been designed and developed to AECB standards, supporting the Council's climate action commitment and ensuring high performance in terms of energy efficiency, fabric-first construction and reduced operational carbon.

Project Team:
Client: City of Westminster
Architect: Child Graddon Lewis
Structural Engineer: CR8
Other: Etude



Willow Walk

Osiers Road, London SW18
London Borough of Wandsworth

Built
Completion: 2022
Scale: Mid-scale housing association development
Number of homes: 168
Height: 10-14 storeys
Procurement: Design and build
Tenure mix: 55% intermediate, 45% London affordable rent
Percentage of affordable housing: 100%

Willow Walk is a landmark public housing regeneration scheme delivered for The Peabody Trust in Wandsworth's Riverside Quarter. The project transforms a disused industrial site into a vibrant, 100% affordable, mixed-use neighbourhood, exemplifying the power of public housing to drive meaningful urban regeneration. It aligns strongly with both national and London-wide ambitions to increase the delivery of high-quality, affordable homes in accessible, well-connected locations.

Project Team:
Client: Peabody
Client: Hollybrook
Architect: Rolfe Judd
Architect: Burwell Architects
Planning Consultant: Rolfe Judd
Stage 2 Designer: Burwell Architects



Winstanley and York Road Regeneration

Lavender Road, London SW11
London Borough of Wandsworth

Under Construction
Completion: 2035
Scale: Estate regeneration, Masterplan
Number of homes: 2250
Height: 14 storeys
Tenure mix: 52% private sale (1316 homes), 13% private rent (342 homes), 13% social direct decant (339 homes), 6% social uplift (145 homes), 4% affordable rent (100 homes), 3% shared equity (86 homes), 9% shared ownership (222 homes), 35% total affordable (892 homes)
Percentage of affordable housing: 35%

Winstanley & York Road is a major estate renewal near Clapham Junction, replacing 795 homes with more housing, a new leisure centre and commercial space, shaped by consultation and ballot.

Project Team:
Developer: Taylor Wimpey
Architect: HTA Design LLP - Masterplan, Henley Halebrown, LA
Architects
Contractor: Taylor Wimpey
Planning Consultant: Montagu Evans
M&E / Sustainability Engineer: Desco
Structural Engineer: Pell Frischmann
Landscape Architect: Farrer Huxley
Transport Consultant: Pell Frischmann
Cost Consultant: Martin Arnold
Graphic Designer: HTA Design



Wood Street Families and Homes Hub

Forest Road, London E17
London Borough of Waltham Forest

Built
Completion: 2024
Scale: Residential-led, mixed-use redevelopment
Number of homes: 67 units
Height: 11 Storeys
Procurement: Design and build, direct delivery
Tenure mix: 29 social rent, 38 shared ownership
Percentage of affordable housing: 100%

The Wood Street Families and Homes Hub (FHH) is a transformative mixed-use development on the site of the former Wood Street Library, now relocated to a nearby purpose-built new library. This landmark project integrates a high-quality council service hub, small commercial space, and 67 affordable homes, exemplifying a holistic approach to council-led regeneration. The aim of the FHH was to centralise access to important housing and family services like homelessness prevention and safeguarding.

Project Team:
Client: London Borough of Waltham Forest
Contractor: Hill Partnership
Architect: Haworth Tompkins
Planning Consultant: CMA Planning
Structural Engineer: Price & Myers
Structural Engineer: Sweco
Services Engineer: XCO2
Services Engineer: Colne Valley
Services Engineer: TPN
Quantity Surveyor: Potter Raper



York Way Estate

*Kings Cross, London N1C
London Borough of Islington*

Planning Granted
Completion: 2025
Scale: Estate regeneration
Number of homes: 91
Height: up to 8 storeys / 27m
Procurement: Design and build
Tenure mix: 17 studios, 25 one-bedrooms, 21 two-bedrooms, 25 three-bedrooms, 3 four-bedrooms
Percentage of affordable housing: 100%

The integration of 4 new buildings into the existing York Way Estate to provide 91 social rented homes, a re-placement community centre, new estates office and extensive landscape improvements. The buildings are designed to respond to and compliment the language of the York Way Estate, while being contemporary in their material and expression. The City Corporation are reviewing opportunities on all its estates to deliver more new homes to meet local needs for affordable housing.

Project Team:
Client: City of London Corporation
Architect: Maccleanor Lavington
Structural Engineer: Sweco
Planning Consultant: Stantec
Cost Consultant: Stace
Landscape Architect: Erect Architecture
Transport Planning & Highways: Yes Engineering
Heritage Consultant: HCUK Group
Community Engagement Consultant: Soundings

ENDNOTES & ACKNOWLEDGEMENTS

Project showcase



The Homes for Londoners project showcase presents some of London's most successful housing schemes that have been delivered by, with, or for local authorities over the last 10 years. From small sites to estate regeneration, these schemes deliver high-quality housing that serve its residents and highlight innovative approaches to delivery models beyond the current mechanisms. This showcase is a live directory of housing projects that are transformative in quality, sustainability and long-term social value.

For the full project showcase visit:
[nla.london](https://www.nla.london)

Endnotes

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Aldgate Tower,
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aecom.com

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Arup
8 Fitzroy Street,
London W1T 4BJ

arup.com

Arup is the creative force at the heart of many of the world's most prominent projects in the built environment and across industry.

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Founded in 1946 with an enduring set of values, our unique trust ownership fosters a distinctive culture and an intellectual independence that encourages collaborative working. This is reflected in everything we do, allowing us to develop meaningful ideas, help shape agendas and deliver results that frequently surpass expectations. We work with clients from the earliest stage of strategic problem definition through to planning, design and optimisation of projects and programmes.

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We shape a better world.



AtkinsRéalis
Nova North,
11 Bressenden Place,
London SW1E 5BY

atkinsrealis.com

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We are proud of our inclusive, diverse and energized approach and we share an open culture founded on our values: safety, integrity, innovation, collaboration, and excellence.



Civic
Reeds Wharf,
33 Mill Street,
London SE1 2AX

team-civic.com

Civic is a team of system thinkers in the built environment. We're creating positive impact for people, place and the planet. Given the climate and societal change we must respond to and recognising that the environment functions as a single system, we've carefully curated a 170 strong team across the UK and Ireland centred around built environment engineering, alongside transport, heritage, archaeology, sustainability, and place-based consultancy.

Team Civic is united by its creative belief, bringing art and science together to solve problems. Together we're thoughtful, considerate disruptors with a clear mission — to care for and protect our climate and communities. Civic is the parent company to Civic Engineers, Civic Earth, Civic Heritage, Civic (Ireland), Watt Energy & Consulting and New Practice. The company was created to enable the incorporation of complementary service offerings and other opportunities for growth, all with the aim of having a positive impact on the environment and enabling people to lead healthier and happier lives.

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Montagu Evans LLP
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montagu-evans.co.uk

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Founded in 1921, we have been a key player in the UK property and real estate industry for more than a century. Over the years, the firm has grown and evolved from a predominantly Valuation and Rating business to a multidisciplinary practice.

Today, we are owned and run by a group of over 100 partners, specialising in different areas of the business. Our work encompasses planning and development, advisory services, specialist valuations and transactions. We are committed to leaving a legacy of quality work that benefits clients, the built environment and society as a whole.



Ordnance Survey
Explorer House,
Adanac Drive,
Southampton,
Hampshire SO16 0AS

ordnancesurvey.co.uk

Ordnance Survey’s detailed location intelligence boosts property sector efficiency. We continuously innovate with new property data to meet future industry needs, and through Geovation, collaborate on initiatives like the MHCLG PropTech Innovation Challenge and our HMLR Accelerator.



Mount Anvil
140 Aldersgate Street,
London EC1A 4HY

mountanvil.com

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We have evolved significantly over the past 34 years, however our core values have remained constant: work collaboratively, raise the bar, do the right thing.

With an unrelenting focus on our people and culture, we’re pursuing better, differently. Our owner-managed ethos means we’re able to think long-term - something our teammates and partners tell us they appreciate - and we don’t mind when industry experts acknowledge our efforts:

- Recognised for our commitment to health and safety with seven consecutive RoSPA Gold Awards.
- Proudly recognised as Housebuilder of the Year at the Building Awards.
- Our customer service is GOLD according to InHouse, who recognised our 97.7% customer recommendation rate with a Gold Award accolade for the third year running.
- 90% of our people are also shareholders in our business, so there’s more pride poured into every project.



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