

Estate regeneration projects where the GLA has approved funding since introducing the Resident Ballot Requirement on 18 July 2018

Last updated: 19/05/2026

Covers up to: 31/03/2026

This list sets out projects for which the GLA has approved funding since introducing the Resident Ballot Requirement on 18 July 2018, and where GLA Investment Partners have indicated on the GLA's Open Project System (OPS) that the project forms part of an estate regeneration project. This list contains information that the GLA receives from its Investment Partners at a particular point in time and may no longer be accurate where plans for projects change.

Projects on this list may be subject to the Resident Ballot Requirement unless the Investment Partner has secured an exemption from the GLA, or the project falls outside the scope of the Resident Ballot Requirement funding condition. The approximate number of homes listed for each project below includes both affordable homes the GLA is funding and other homes being delivered without GLA funding (such as private homes). As of October 2025, the GLA will no longer be updating the approximate number of homes on projects for which it has already approved funding. Residents, or others, looking for further information about regeneration projects on this list should speak to the landlord.

Estate/project name	Other/previous names (if known)	Borough	Approximate number of new homes of all tenures and both with and without GLA funding	GLA decision	Project also funded before 18 July 2018?	Date GLA first approved funding for project in OPS
Abbey Road	Abbey	Camden	280	MD2282	No	16/12/2022
Aberfeldy West*, Phase A	Aberfeldy (New) Village**	Tower Hamlets	1,565	MD2707	Yes	24/02/2026
Achilles Street		Lewisham	303	MD2707	No	14/10/2021
Agar Grove		Camden	496	MD2707	No	14/10/2021
Alma		Enfield	1,080	MD2125	Yes	25/03/2021
Arthur Street		Bexley	256	MD2125	Yes	27/08/2019
Ashmole		Lambeth	18	MD2282	No	18/08/2020
Avenue Road		Waltham Forest	617	MD2282	No	09/03/2023
Avondale Drive		Hillingdon	338	MD2282	No	29/06/2022
Aylesbury		Southwark	4,200	MD2125	Yes	11/11/2021
Bacton	Bacton Low Rise	Camden	470	MD2707	No	22/10/2024
Barnsbury		Islington	1,213	MD2707	No	14/10/2021
Becontree Heath		Barking and Dagenham	87	MD2282	No	31/10/2018
Beech Tree Place		Sutton	92	MD2282	No	26/01/2022
Bellamy and Byng		Tower Hamlets	218	MD2707	No	01/02/2024
Blackwall Reach		Tower Hamlets	1,575	MD2282	Yes	09/11/2022
Bridge House		Hackney	39	MD2125	No	15/11/2018
Broadwater Farm		Haringey	294	MD2282	No	26/05/2022
Brookhill Close	Brookhill	Greenwich	254	MD2125	No	04/02/2021
Brook House		Ealing	102	MD2707	No	30/04/2024
Calverley Close		Bromley	275	MD2125	No	16/12/2022

Cambridge Road		Kingston upon Thames	2,170	MD2282	Yes	02/11/2022
Charlton House	Charlton House and Albany Way	Hounslow	209	MD2707	No	14/10/2021
Chrisp Street	Chrisp Street Market	Tower Hamlets	710	MD2125	Yes	16/10/2020
Church Street		Westminster	1,120	MD2707	No	21/08/2025
Clapham Park		Lambeth	2,500	MD2282	No	17/03/2022
Clare House		Tower Hamlets	145	MD2707	No	20/12/2024
Colville		Hackney	925	MD2707	No	02/01/2024
Convent Way		Hounslow	967	MD2707	No	14/10/2021
Copley Close		Ealing	187	MD2125	Yes	26/11/2018
Coppies Grove		Barnet	60	MD2707	No	29/01/2024
Cudworth Street		Tower Hamlets	81	MD2707	No	23/07/2024
Dollis Valley		Barnet	63	MD2125	No	31/01/2018
Dora House		Westminster	153	MD2125	No	12/03/2020
Douglas Bader Park		Barnet	750	MD2125	No	03/03/2023
Eastfields		Merton	811	MD2125	No	20/01/2023
Ebury Bridge		Westminster	781	MD2125	No	29/03/2023
Elm Grove		Sutton	282	MD2707	No	14/10/2021
Excalibur		Lewisham	182	MD2707	No	20/12/2024
Farnham and Hilldene		Havering	156	MD2707	No	14/10/2021
Friars Close		Southwark	149	MD2707	No	19/11/2024
Friary Park		Ealing	1,228	MD2125	Yes	29/03/2023
Gascoigne East		Barking and Dagenham	175	MD2282	Yes	06/12/2019
Gascoigne West		Barking and Dagenham	850	MD2282	Yes	31/10/2018

Geoffrey Close		Lambeth	441	MD2125	No	30/06/2021
Gillan Court		Lewisham	9	MD2125	No	18/10/2021
Golf Links		Ealing	147	MD2707	No	14/10/2021
Grahame Park		Barnet	4,000	MD2707	Yes	14/10/2021
Grange Farm Close		Harrow	621	MD2341	No	01/06/2022
Green Man Lane		Ealing	943	MD2125 MD2707	Yes	14/08/2018
Ham Close		Richmond upon Thames	452	MD2282	Yes	31/01/2023
Harriott, Apsley and Pattison Houses		Tower Hamlets	407	MD2707	No	14/10/2021
Havelock		Ealing	922	MD2125	Yes	24/01/2020
Hayes Town Centre	Austin Road	Hillingdon	551	MD2282	No	29/06/2022
Heathside and Lethbridge		Lewisham	1,225	MD2125	Yes	06/03/2019
Heston Grange		Hounslow	296	MD2707	No	14/10/2021
High Lane		Ealing	505	MD2282	No	16/10/2020
High Path		Merton	2,800	MD2125	Yes	20/01/2023
High Road West		Haringey	2,612	MD2282	No	23/03/2023
Hylands Road		Waltham Forest	50	MD2282	No	14/12/2018
Joyce Avenue and Snells Park	Joyce and Snells	Enfield	2,000	MD2707	No	14/10/2021
Kidbrooke Village	Ferrier	Greenwich	5,000	MD2125	No	13/12/2023
Kings Crescent		Hackney	492	MD2707	No	08/06/2024
Knights Walk		Lambeth	16	MD2125	Yes	02/12/2019
Ladderswood	Ladderswood Way	Enfield	517	MD2707	Yes	05/03/2019
Ledbury		Southwark	340	MD2282	No	03/03/2023

Lemon Tree House		Tower Hamlets	58	MD2707	No	18/10/2024
Mais House Sydenham		Lewisham	99	MD2282	No	28/02/2023
Maitland Park	Maitland	Camden	51	MD2282	No	26/11/2018
Marian Court		Hackney	163	MD2707	No	25/06/2024
Marlowe Road		Waltham Forest	589	MD2282	Yes	09/03/2023
Maryon Grove		Greenwich	150	MD2707	No	25/09/2025
Napier and New Plymouth House		Havering	200	MD2707	Yes	28/02/2023
New Avenue		Enfield	165	MD2282	No	10/09/2019
New Union Wharf		Tower Hamlets	399	MD2125	Yes	27/06/2019
Nightingale		Hackney	400	MD2707	No	01/02/2024
Northwick Park		Brent	112	MD2125 MD2707	Yes	15/11/2022
Ocean		Tower Hamlets	121	MD2125	Yes	10/12/2018
Oxlow Lane		Barking and Dagenham	22	MD2282	No	31/10/2018
Park Rise	Solar, Serena, and Sunrise Courts	Havering	175	MD2125	Yes	30/04/2021
Pike Close		Bromley	170	MD2282	No	15/11/2018
Ravensbury		Merton	200	MD2125	No	16/11/2020
Regina Road		Croydon	450	MD2707	No	05/03/2024
Roxwell Road		Barking and Dagenham	87	MD2282	No	29/03/2022
Sebastian Court		Barking and Dagenham	33	MD2282	No	31/10/2018
Sherwood Close		Ealing	362	MD2125	No	11/11/2020
South Acton	Acton Gardens	Ealing	3,500	MD2125 MD2052	Yes	15/03/2022

				MD2282 MD2707		
Southall Park Avenue	Milan Road, Park Avenue	Ealing	516	MD2125	No	10/03/2021
South Kilburn		Brent	2,400	MD2282 MD2125	Yes	18/11/2019
South Lambeth		Lambeth	362	MD2282	Yes	19/03/2021
St John's Hill		Wandsworth	684	MD2125	Yes	12/11/2020
Stroudley Walk		Tower Hamlets	274	MD2125	No	21/10/2022
Sydenham Hill		Lewisham	110	MD2282	No	28/02/2023
Teviot Phase 1		Tower Hamlets	140	MD2707	No	06/01/2026
Tustin		Southwark	690	MD2282	No	29/09/2022
Tybalds		Camden	54	MD2052 MD2125 MD2282 MD2707	No	07/07/2025
Upper and Lower Fosters		Barnet	217	MD2125	No	23/02/2023
Waterloo and Queen Street		Havering	1,380	MD2707 MD2125	No	14/02/2022
Watling Gardens (including homes at Claire Court)		Brent	125	MD2282	No	14/09/2021
West Kentish Town		Camden	885	MD2707	No	14/10/2021
Westhorpe Gardens and Mills Grove		Barnet	251	MD2282	No	18/08/2020
White City Central		Hammersmith and Fulham	127	MD2707	No	29/04/2025

William Sutton		Ealing	81	MD2282	No	18/03/2022
Woodberry Down		Hackney	5,500	MD2125	Yes	24/03/2021
Woolwich Leisure Centre	Troy Court	Greenwich	188	MD2707	No	11/12/2025
Wornington Green		Kensington and Chelsea	1,000	MD2125	Yes	22/03/2019

*Part of the Aberfeldy Estate covered by new plans drawn up in 2020, following previous regeneration on other parts of the estate

**An alternative term for the Aberfeldy Estate