

Estate regeneration projects with an exemption to the Resident Ballot Requirement

Last updated: 28/03/2026

Covers up to: 31/12/2025

This list sets out estate regeneration projects for which the GLA has granted an exemption pursuant to section 8.6 of the [GLA's Affordable Housing Capital Funding Guide](#).

Where the Resident Ballot Requirement applies to an estate regeneration project, landlords may apply for one of the following five exemptions for consideration by the GLA:

- Exemption 1: Demolition of social homes required to facilitate a major infrastructure project/s
- Exemption 2: Demolition of social homes required to address concerns about the safety of residents
- Exemption 3: Demolition of social homes required to reconfigure provision of supported and/or specialist housing
- Exemption 4: Planning permission secured on or prior to 18 July 2018
- Exemption 5: GLA funding committed on or prior to 18 July 2018

Estate/project name	Other/previous names (if known)	Borough	Name of applicant for exemption	Exemption requested	Date exemption granted	Exemption withdrawn?
Abbey Road	Abbey	Camden	LB Camden	Exemption 4	13/02/2019	No
Agar Grove		Camden	LB Camden	Exemption 4	21/02/2019	No
Alma		Enfield	LB Enfield	Exemption 4	19/11/2019	No
Arthur Street		Bexley	Orbit	Exemption 5	10/10/2018	No
Aylesbury		Southwark	Notting Hill Genesis	Exemption 4	10/10/2018	No
Bacton	Bacton Low Rise	Camden	LB Camden	Exemption 4	12/06/2020	No
Becontree Heath		Barking and Dagenham	LB Barking and Dagenham	Exemption 4	02/01/2020	No
Blackwall Reach		Tower Hamlets	Swan	Exemption 4	20/09/2018	No
Bridge and Marian	Marian Court and Bridge House	Hackney	LB Hackney	Exemption 4	03/02/2021	No
Broadwater Farm		Haringey	LB Haringey	Exemption 2	02/04/2019	No
Clapham Park		Lambeth	LB Lambeth	Exemption 4	28/11/2024	No
Chrisp Street	Chrisp Street Market	Tower Hamlets	Poplar HARCA	Exemption 5	20/09/2018	No
Colville		Hackney	LB Hackney	Exemption 4	09/06/2021	No
Copley Close		Ealing	LB Ealing	Exemption 4	22/01/2019	No
Dollis Valley		Barnet	L&Q	Exemption 4	13/06/2019	No
Dora House		Westminster	Central and Cecil	Exemption 4	10/03/2020	No
Eastfields	Three Merton Estates	Merton	Clarion	Exemption 5	13/12/2018	No
Elephant and Castle		Southwark	L&Q	Exemption 4	13/06/2019	No
Excalibur		Lewisham	L&Q	Exemption 4	13/06/2019	No

Exmouth		Tower Hamlets	Swan	Exemption 5	20/09/2018	No
Friary Park		Ealing	Catalyst (now part of Peabody)	Exemption 5	09/08/2018	No
Gascoigne East		Barking and Dagenham	LB Barking and Dagenham	Exemption 4	11/12/2019	No
Gascoigne West		Barking and Dagenham	Be First (LB Barking and Dagenham's regeneration arm)	Exemption 5	13/02/2019	No
Gloucester and Durham		Brent	Notting Hill Genesis	Exemptions 4 & 5	13/12/2018	No
Grahame Park		Barnet	Notting Hill Genesis	Exemption 5	09/06/2021	No
Grahame Park North East		Barnet	LB Barnet	Exemption 4	09/06/2021	No
Green Man Lane		Ealing	A2D	Exemption 5	10/06/2020	No
Ham Close		Richmond upon Thames	Richmond Housing Partnership	Exemption 5	13/12/2018	No
Havelock		Ealing	Catalyst (now Peabody)	Exemption 5	20/09/2021	No
Heathside and Lethbridge		Lewisham	Peabody	Exemption 4	11/03/2020	No
High Path	Three Merton Estates	Merton	Clarion	Exemption 5	13/12/2018	No
Kidbrooke Village		Greenwich	L&Q	Exemption 4	13/12/2024	No
Knight's Walk		Lambeth	LB Lambeth	Exemption 5	03/09/2019	Yes 13/12/2022
Ladderswood	Ladderswood Way	Enfield	LB Enfield	Exemption 4	19/11/2019	No

Land north of 5-9 Chippenham Gardens		Brent	Octavia	Exemption 4	26/07/2019	No
Ledbury		Southwark	LB Southwark	Exemption 2	12/03/2021	No
Maitland Park	Maitland	Camden	LB Camden	Exemption 4	03/09/2019	No
Marlowe Rd		Waltham Forest	LB Waltham Forest	Exemption 4	24/03/2023	No
Maryon Grove		Greenwich	Paragon Asra	Exemption 4	07/10/2025	No
Napier and New Plymouth House		Havering	LB Havering	Exemption 5	10/04/2019	No
New Avenue		Enfield	LB Enfield	Exemption 4	03/09/2019	No
New Union Wharf		Tower Hamlets	L&Q	Exemption 4	13/06/2019	No
Nightingale		Hackney	LB Hackney	Exemption 4	09/06/2021	No
Northwick Park		Brent	Network Homes (now Sovereign Network Group)	Exemption 5	14/11/2018	No
Ocean		Tower Hamlets	L&Q	Exemption 4	13/06/2019	No
Park Rise	Solar, Serena and Sunrise Courts	Havering	Clarion	Exemption 5	10/04/2019	No
Peel Precinct	South Kilburn	Brent	Home Group	Exemption 4	14/11/2018	No
Queen Street		Havering	LB Havering	Exemption 5	10/04/2019	No
Ravensbury	Three Merton Estates	Merton	Clarion	Exemption 5	13/12/2018	No
Regents Park		Camden	LB Camden	Exemption 2	17/04/2025	No
Sherwood Close		Ealing	Clarion	Exemption 4	21/05/2019	No

South Acton	Acton Gardens	Ealing	L&Q	Exemption 4	13/06/2019	No
South Lambeth Estate		Lambeth	LB Lambeth	Exemption 5	03/09/2019	Yes 13/12/2022
St John's Hill		Wandsworth	Peabody	Exemption 4	13/06/2019	No
Stroudley Walk		Tower Hamlets	Poplar HARCA	Exemption 5	26/07/2019	No
Troy Court		Greenwich	RB Greenwich	Exemption 3	28/11/2024	No
Upper Lower Fosters		Barnet	LB Barnet	Exemption 3	10/10/2018	No
Waterloo		Havering	LB Havering	Exemption 5	10/04/2019	No
Westbury		Lambeth	LB Lambeth	Exemption 5	03/09/2019	No
Woodberry Down		Hackney	Notting Hill Genesis	Exemption 4	02/13/2019	No
Wornington Green		Kensington and Chelsea	Catalyst (now part of Peabody)	Exemption 4	19/11/2019	No