

GLA Land and Property

Data visualisations on key figures

Budget and Performance Committee

August 2026

GLAP land holdings

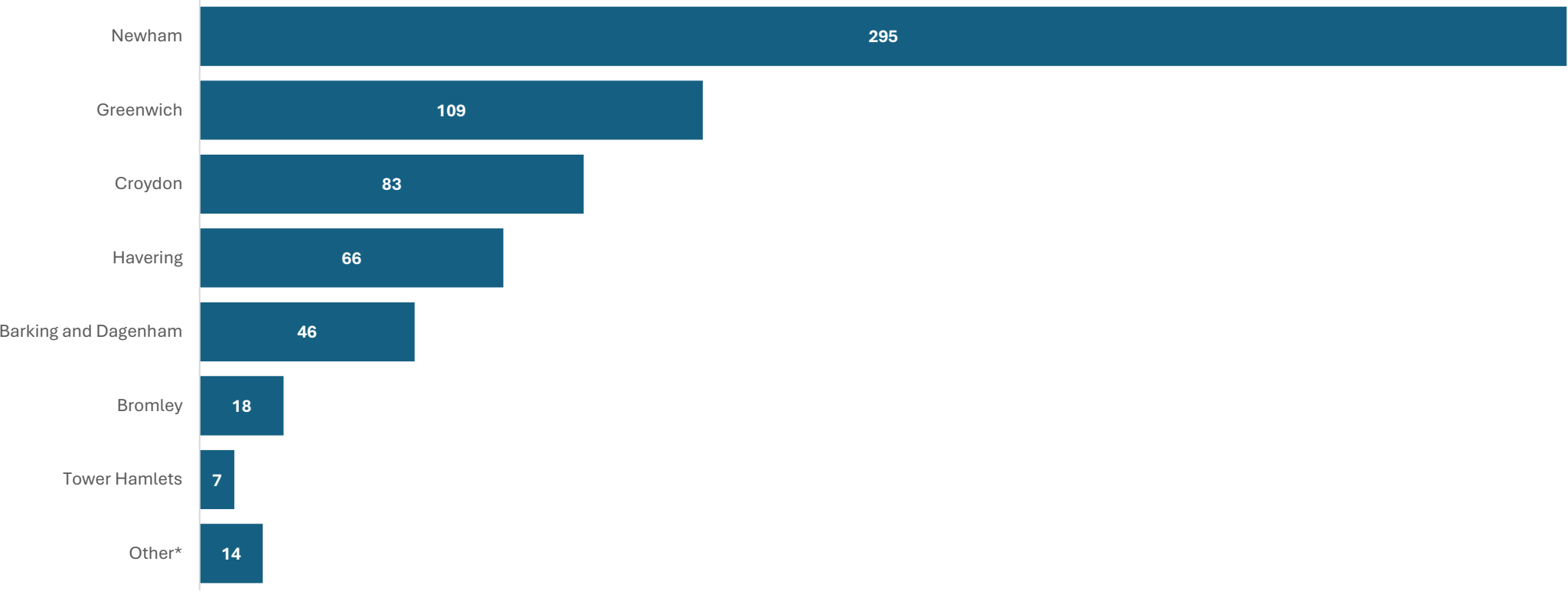
GLA Land and Property (GLAP) is the GLA's commercial property subsidiary. It is one of the largest public-sector landowners in London and holds 635 hectares of land across Greater London, with a high concentration in East London. Its largest single asset is at the Greenwich Peninsula, but it owns multiple plots across the Royal Docks. GLAP land is shown below in grey.



GLAP land by London Borough

This chart shows where GLAPs land is located across London Boroughs. The details on this and the next two slides is based on data from May 2018. This is the latest data that is publicly available. Nearly half of GLAP’s land is located in Newham and this is mainly situated around the Royal Docks area of East London.

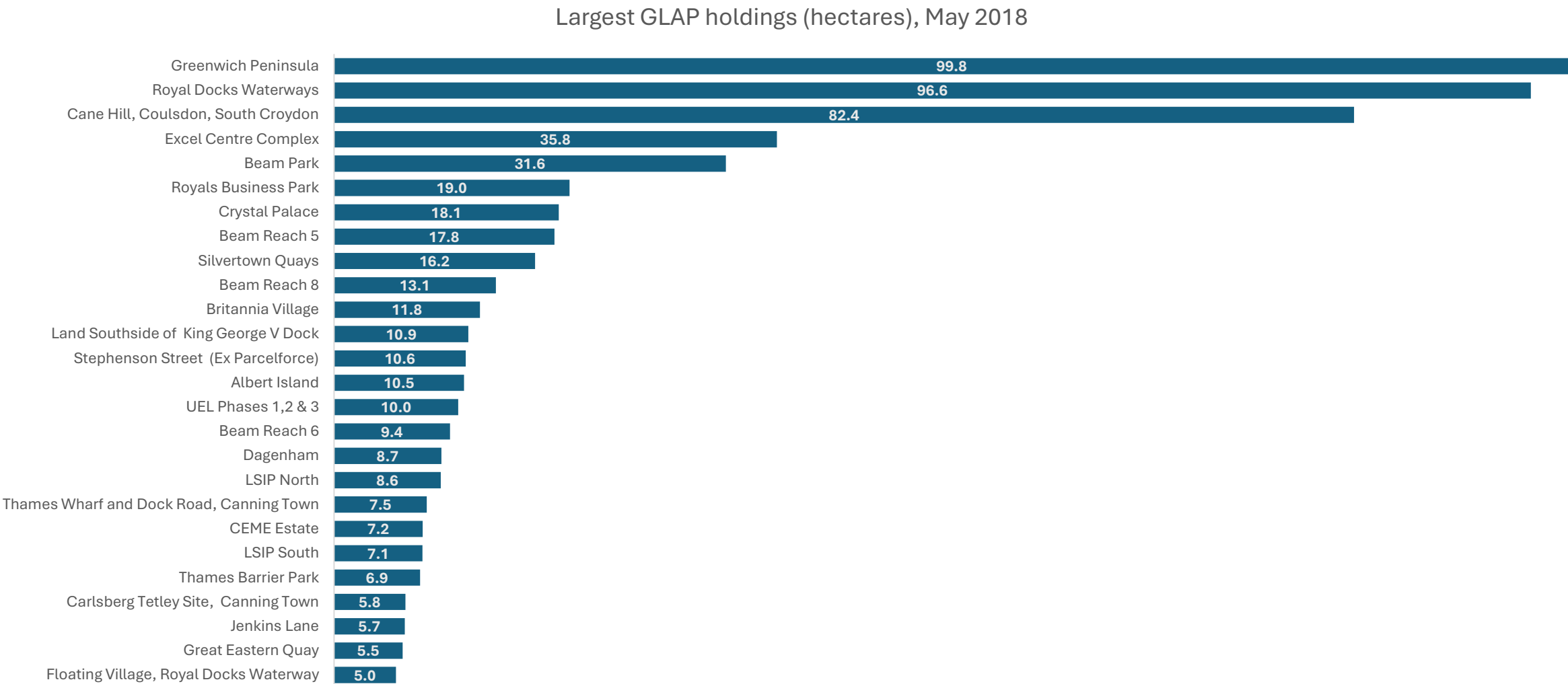
GLAP Land Holdings by Borough (Hectares), May 2018



* Other includes Lambeth, Westminster, Camden, Islington, Haringey, Wandsworth, Hackney, Southwark, Merton, Waltham Forest, Hounslow, Lewisham
Source: [GLA Group Land Assets | London Datastore](#), May 2018.

GLAP Land largest holdings

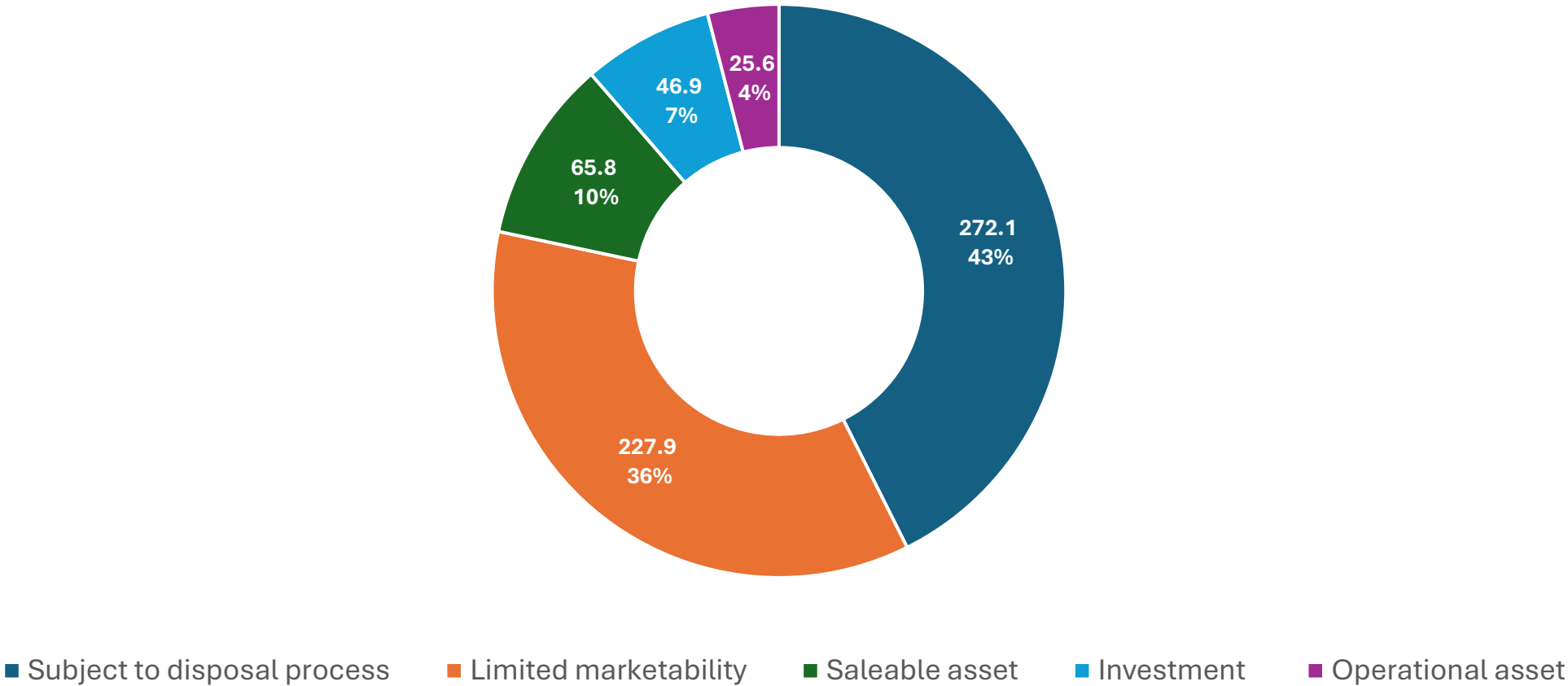
The chart below shows the largest single plots held by GLAP. These 26 plots make up 88 per cent of GLAP’s total holdings



GLAP Land by asset category

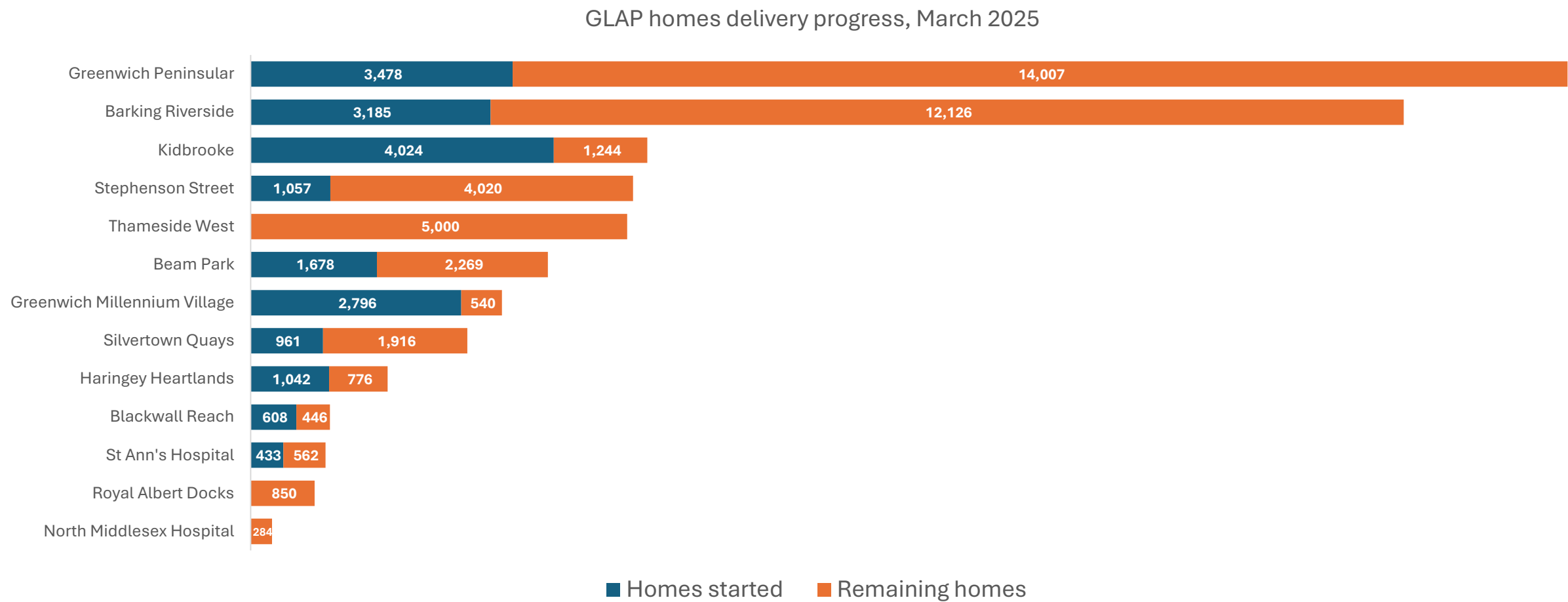
The chart below shows the asset category of land held by GLAP in May 2018. Investment is primarily the Excel Centre, limited marketability is mainly the Royal Docks waterways and the Greenwich Peninsular. The operational assets include Crystal Palace National Sports Centre and Thames Barrier Park

GLAP land by category (hectares), May 2018



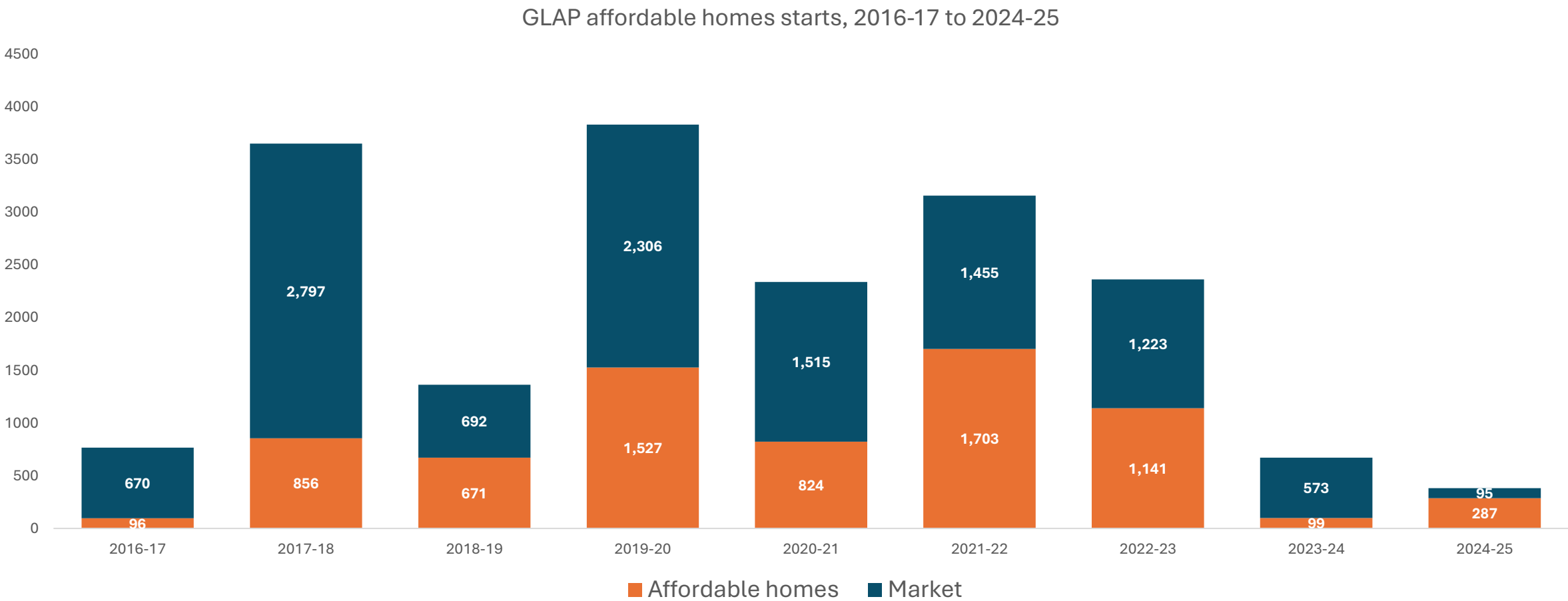
GLAP homes delivery

The chart below shows the progress in the delivery of homes on the key GLAP sites at the end of March 2025. These 13 sites make up 93 per cent of GLAP’s 68,000 homes ambition. GLAP forecasts that approximately 38 per cent of these 68,000 homes will be affordable. The disposal of much of GLAP’s land took place before the Mayor’s 2016 policy for 50 per cent affordable housing on public land.



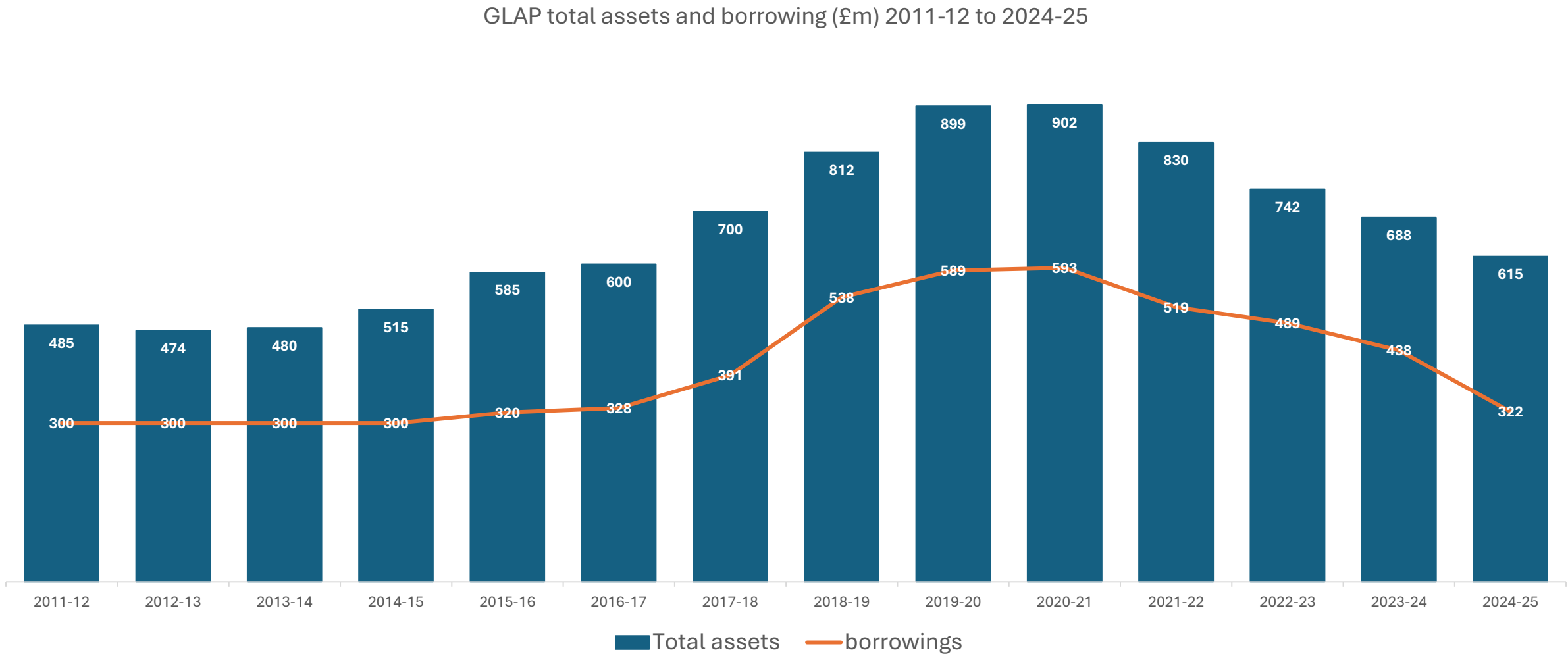
GLAP affordable homes delivery

The chart below shows the progress in affordable home delivery. Since 2016-17, 18,530 GLAP homes have been started, of which 7,204 or 39 per cent have been affordable. The Mayor has set a target that development on publicly held land should include 50 per cent of the homes being affordable. Market homes are those that are sold or rented at the full open market rate and are therefore more expensive than affordable homes.



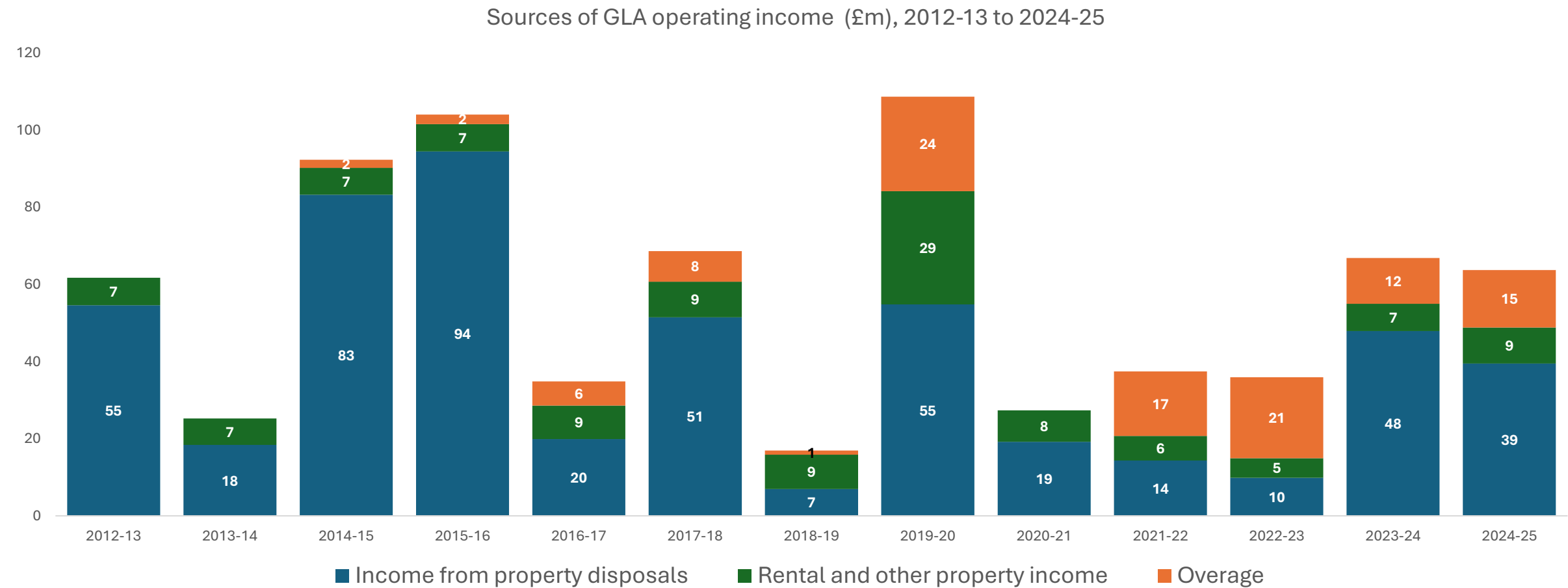
GLAP total assets and borrowing

The chart below shows the how the reported value of total assets in GLAP’s accounts has aligned with the level of GLAP borrowings. GLAP’s assets includes a combination of land, property and investments in joint ventures with developers.



GLAP operational income

The chart below shows the variable nature of GLAP’s operational income and the sources of that income since it was established in 2012. Overage here means an additional payment that becomes due if a future event increases the land’s value (e.g. planning permission is granted or a development is completed.)



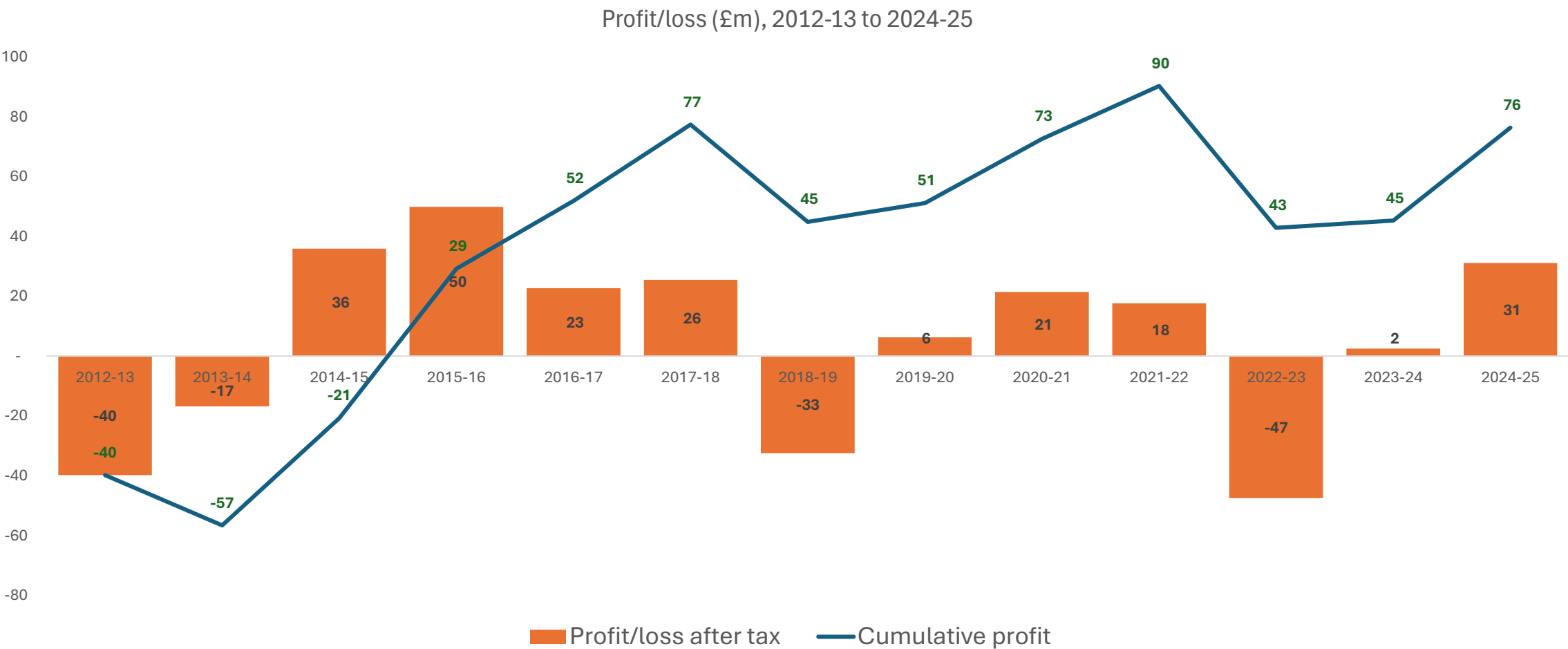
GLAP cumulative profit

The chart below shows the cumulative profit (or loss) after tax since GLAP was established in 2012. This is the surplus that GLAP has generated that can be invested in property development or repaying loans. As of 2024-25, GLAP has generated a cumulative profit of £76 million at an average of £6 million per year.



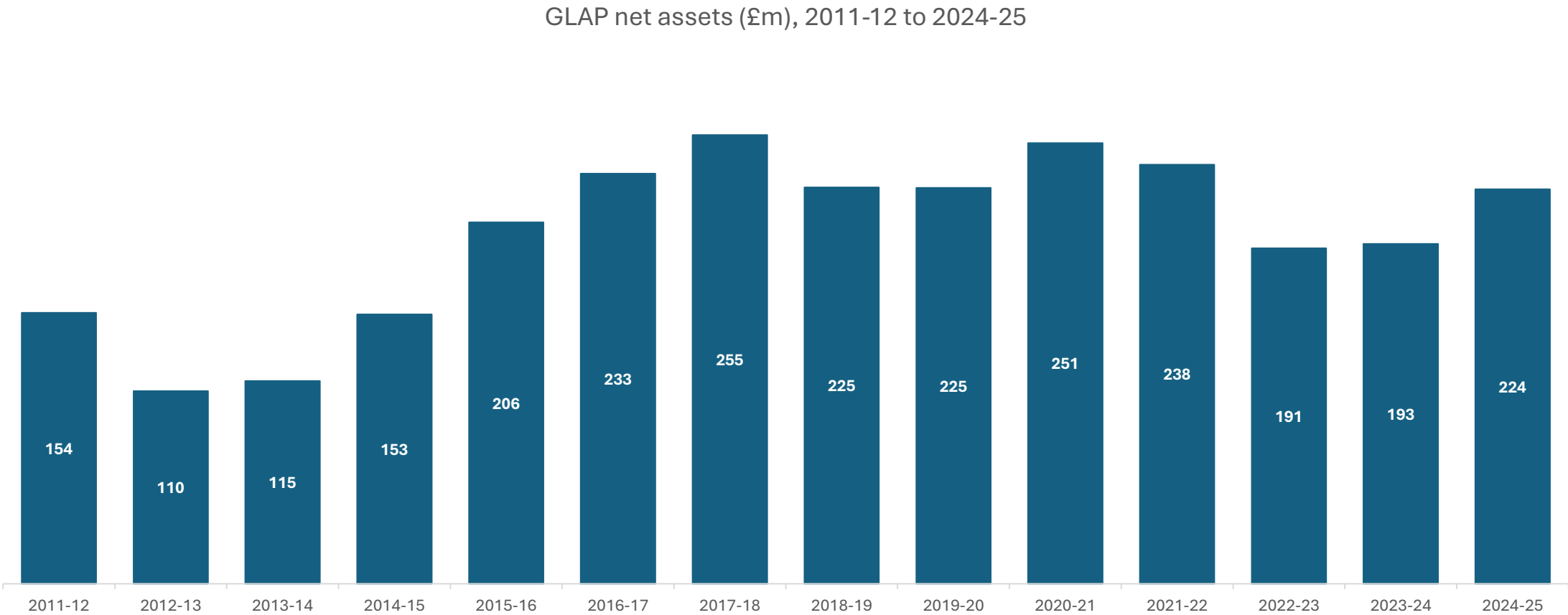
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GLAP net assets

The chart below shows the how the reported level of net assets in GLAP’s accounts has trended over time. Net asset value reflects the total value of GLAP assets such as land and investments, less what GLAP owes such as any amounts that it has borrowed. It is a useful measure of operational performance for property companies. However, the Mayor’s priorities for GLAP include delivering affordable homes rather than maximising GLAP’s asset value.



Other formats and languages

If you, or someone you know needs this report in large print or braille, or a copy of the summary and main findings in another language, then please call us on: 020 7983 4100 or email assembly.translations@london.gov.uk

Chinese

如您需要这份文件的简介的翻译本，
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Email 与我们联系。

Vietnamese

Nếu ông (bà) muốn nội dung văn bản này được dịch sang
tiếng Việt, xin vui lòng liên hệ với chúng tôi bằng điện
thoại, thư hoặc thư điện tử theo địa chỉ ở trên.

Greek

*Εάν επιθυμείτε περίληψη αυτού του κειμένου στην γλώσσα
σας, παρακαλώ καλέστε τον αριθμό ή επικοινωνήστε μαζί
μας στην ανωτέρω ταχυδρομική ή την ηλεκτρονική διεύθυνση.*

Turkish

Bu belgenin kendi dilinize çevrilmiş bir özetini
okumak isterseniz, lütfen yukandaki telefon
numarasını arayın, veya posta ya da e-posta
adresini aracılığıyla bizimle temasa geçin.

Punjabi

ਜੇ ਤੁਸੀਂ ਇਸ ਦਸਤਾਵੇਜ਼ ਦਾ ਸੰਖੇਪ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਲੈਣਾ
ਚਾਹੋ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਇਸ ਨੰਬਰ 'ਤੇ ਫ਼ੋਨ ਕਰੋ ਜਾਂ
ਉਪਰ ਦਿੱਤੇ ਡਾਕ ਜਾਂ ਈਮੇਲ ਪਤੇ 'ਤੇ ਸਾਨੂੰ ਸੰਪਰਕ ਕਰੋ।

Hindi

यदि आपको इस दस्तावेज़ का सारांश अपनी भाषा में
चाहिए तो उपर दिये हुए नंबर पर फोन करें या उपर दिये
गये डाक पते या ई मेल पते पर हम से संपर्क करें।

Bengali

আপনি যদি এই দলিলের একটি সারাংশ নিজের ভাষায় পেতে চান,
তাহলে দয়া করে ফো করবেন অথবা উল্লেখিত ডাক ঠিকানায় বা
ই-মেইল ঠিকানায় আমাদের সাথে যোগাযোগ করবেন।

Urdu

اگر آپ کو اس دستاویز کا خلاصہ اپنی زبان میں
درکار ہو تو، براہ کرم نمبر پر فون کریں
یا مذکورہ بالا ڈاک کے پتے یا ای میل
پتے پر ہم سے رابطہ کریں۔

Arabic

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020 7983 4100 أو عبر البريد الإلكتروني
assembly.translations@london.gov.uk

Gujarati

જો તમારે આ દસ્તાવેજનો સાર તમારી ભાષામાં
જોઈતો હોય તો ઉપર આપેલ નંબર પર ફોન કરો
અથવા ઉપર આપેલ ટપાલ અથવા ઇ-મેઇલ સરનામા
પર અમારો સંપર્ક કરો.

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