



Gareth Bacon AM  
Chair, London Assembly Budget and Performance Committee  
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Transport for London  
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Dear Gareth,

## London Assembly Budget and Performance Committee, 7 March 2016

Thank you for your letter of 20 March following my attendance at your meeting last month. Our response to the Committee's request is set out below.

Since August, we have brought five sites to market. These will deliver around 1,000 homes, half of which will be affordable:

- At Kidbrooke, we agreed our first joint venture partnership through our Property Partnership Framework delivering 400 homes from 2020, 200 of which will be affordable. <https://tfl.gov.uk/info-for/media/press-releases/2017/march/tfl-partnership-to-deliver-400-new-homes-in-kidbrooke>
- We are evaluating bids for our Landmark Court site in Southwark and expect to announce the successful bidder shortly.
- At Fenwick South, we have planning consent for a scheme that will deliver 55 homes, 100 per cent of which will be affordable. We are in a procurement process to secure a contractor to develop the site.
- In March, we released Blackhorse Road to our Property Partnership Framework. The site is currently a car park and is suitable for around 350 homes. <https://tfl.gov.uk/info-for/media/press-releases/2017/march/mayor-unlocks-blackhorse-road-land-for-housing>
- We are welcoming bids from the open market to create a joint venture partnership to sensitively restore and develop South Kensington tube station, and expect to have a partner in place by the end of 2017. <https://tfl.gov.uk/info-for/media/press-releases/2017/march/tfl-seeks-partner-to-develop-south-kensington-tube>

Work continues at Earls Court where we are in a joint venture partnership with Capco. We are a 37 per cent shareholder in Earls Court Partnership Limited which will deliver 1,800 homes as part of the wider Earls Court Masterplan. Demolition of the former Exhibition Centres was completed on time in December and site preparation is continuing.

In 2017/18, we plan to increase the pace of delivery and intend to bring the following sites to market which could deliver 3,000 homes:

- Northwood Town (London Borough of Hillingdon)
- Limmo (London Borough of Newham)
- Southall Sidings (London Borough of Ealing)
- Southwark Over Station Development (London Borough of Southwark)
- Golders Green bus station (London Borough of Barnet)
- Harrow-on-the-Hill (London Borough of Harrow)
- Parsons Green Depot (London Borough of Hammersmith and Fulham)
- Woolwich Over Station Development (Royal Borough of Greenwich)

Our programme remains flexible enabling us to respond to market conditions when needed.

We are one of London's biggest landowners and have identified around 300 acres to bring forward to development which will provide thousands of homes over the next few years. We have more than 100 sites which have the potential for development and continue to investigate our landholdings to ensure we make best use of our assets.

We have invested to create the most capable and experienced development team working anywhere in the public sector. They possess the skills and ability to develop the best asset base in the Capital, giving us confidence in our delivery.

Within this team, we have staff solely carrying out feasibility studies which will identify and prioritise deliverable sites, defining and adjusting our programme beyond 2017/18. Their work will maintain and build on the pace we have set for this budget year, ensuring we deliver the homes needed.

Yours sincerely



Graeme Craig  
**Director, Commercial Development**

Copy to:  
Lucy Pickering, London Assembly Budget and Performance Committee Scrutiny Manager