

MAYOR OF LONDON

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# HOUSING ZONES

OCTOBER 2015





## FOREWORD

Our wonderful city is changing at a rate not seen since Victorian times. Already home to more people than at any time in its history, London will have 11 million citizens by 2050. It is growing at the equivalent of a new borough every three years, or a Routemaster bus full of new residents every eight hours.

People are coming here in such numbers because London is an economic powerhouse. London is the engine that powers the UK economy, is one of only three truly global cities, and is a world centre for financial services, insurance, law, culture, media, technology and biotechnology.

However, that economic vitality does not mean we can rest on our laurels. For at least 30 years, under many different governments, London's housing supply has not kept pace with its population growth. As a result, we must almost double the current rate of housebuilding to at least 42,000 homes a year to meet the capital's historic and future housing needs. There must be a massive increase in the supply of homes of all types:

private sale; private rented and affordable; and at all price levels.

Under my Mayoralty, London's getting huge amounts of new affordable housing. I am on track to deliver 100,000 affordable homes in my two terms, with 81,000 homes already built. This year will see the highest number of affordable new homes in London since the early 1980s. But more must be done. The scale of the challenge requires new solutions, new financial models and new attitudes to getting development going. That is why we are pioneering the Housing Zones approach. Using flexibility to do whatever it takes to turbo boost the building of new homes in London.



Boris Johnson  
Mayor of London

## HOUSING ZONES – AN INTRODUCTION

Housing Zones are a fresh new approach to housing in London. Unlike traditional funding programmes, they are area-focused and bespoke to suit each location to significantly expand the number of homes being built. Through the Zones, London boroughs and the private sector can work to build the new homes London so desperately needs.

The programme was launched by the Mayor of London and the Chancellor of the Exchequer, George Osborne, in June 2014. The aim is to create twenty Zones in London and build 50,000 new homes by 2025.

The Mayor has made £400 million of funding available for Housing Zones. The funding can be used flexibly, from financing infrastructure to supporting individual schemes. This will maximise the number of new homes built and address the unique challenges at each site. The focus is on recovery and recycling investment, rather than conventional grant.

Housing Zones are adaptable in terms of both funding and planning. That means it is up to London boroughs and their partners, to agree with the Mayor just what each Zone needs. In addition to investment, Housing Zones will offer focused planning, place-making and intensive engagement with a wide range of delivery partners important to making things happen, from utility companies to Network Rail and Transport for London.

We have had an enthusiastic response from London boroughs around the capital. By the initial deadline of 30 September 2014, we had received 25 bids. Taken together, these significantly exceed both the available funding and our target to build 50,000 new homes by 2025.



## HOUSING ZONES – PROGRESS TO DATE

The GLA is making a long-term commitment to areas designated as Housing Zones, with the funding expected to be in place for ten years. Therefore, assessing the bids has been a very thorough and demanding process, and it is important that the Zones demonstrate they can genuinely build more houses in the best possible way. This has included carefully examining ways that for there to be a return on investment and attracting additional investment, alongside an acceptance of sharing risk and reward between partners.

We are delighted that all 25 of the bids have shown tremendous ambition and determination. In almost all cases, they are also backed locally by high-level and strong political and business commitment. This enthusiasm, combined with areas rich in opportunity, and with space to accommodate thousands of homes, gives the programme firm foundations.

Many of the proposals have considered in detail how to build large numbers of homes quickly: appropriate challenge has

provided to those that have not. This has led to a great variety of proposals. There are high numbers of housing purpose-built for private rent as well as shared ownership homes. There has also been an intelligent mix of different types of homes, including family homes and homes designed for older people.

Several proposals have made ambitious requests in terms of infrastructure. This includes bridges, highways improvements and station upgrades. Many of these are already tapping into planned transport improvements that need small amounts of further funding to maximise the opportunity.

All 25 Housing Zone bids were on previously developed land. So it is not surprising that there are issues with contamination and how this can be removed. In particular, several sites currently house decommissioned gas-holders, which must be moved before homes can be built. The Mayor's funding will help this happen – and more.

The 20 Zones that have been designated will create wonderful new places to live, offering 'total regeneration', providing new facilities as well as thousands of homes. For example, they include:

- 11 station upgrades,
- 14 estate regeneration schemes,
- 11 new or expanded schools,
- 11 new bridges built over water, rail and road to unlock development,
- 6 new libraries,
- 9 new health facilities,
- 8 new civic facilities,
- 6 major area of employment land re-designated for housing,
- 2 new church,
- 11 new park,
- 1 '3G' football pitch.



# LONDON'S HOUSING ZONES



Tottenham  
**1,956 homes**



Wembley  
**2,380 homes**



Alperton  
**3,213 homes**



Heart of Harrow  
**5,294 homes**



Edgware Road  
**1,113 homes**



Southall  
**4,345 homes**



Hounslow Town Centre  
**3,478 homes**



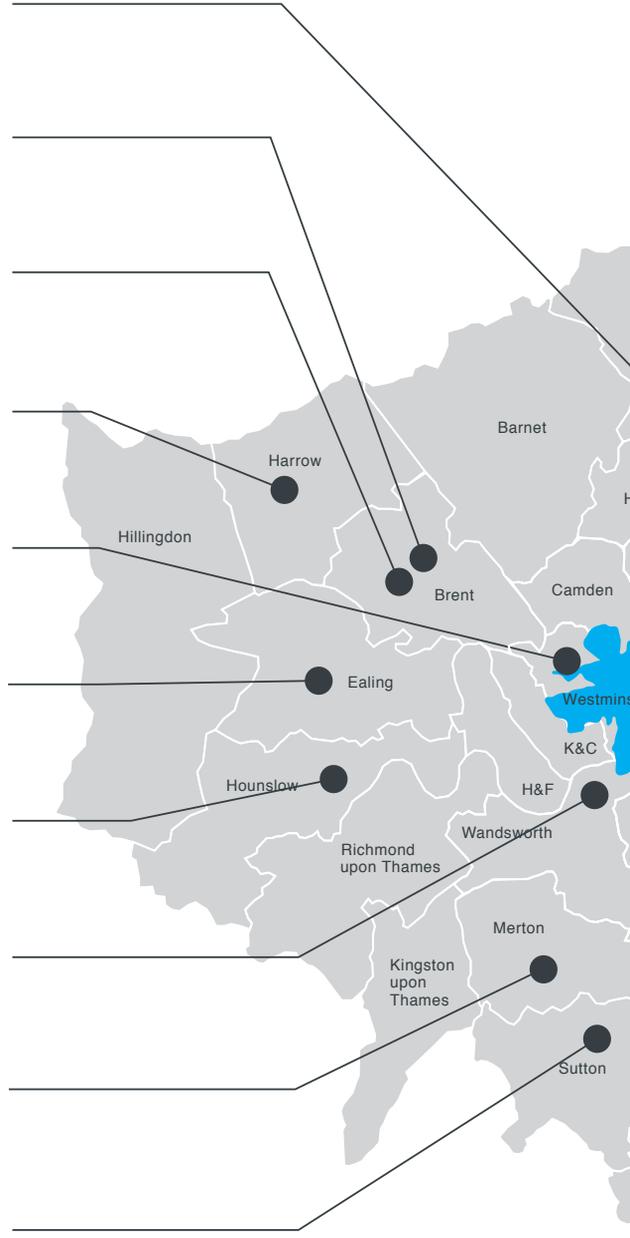
Clapham Junction to  
Battersea Riverside  
**5,356 homes**



Morden Town Centre  
**1,070 homes**

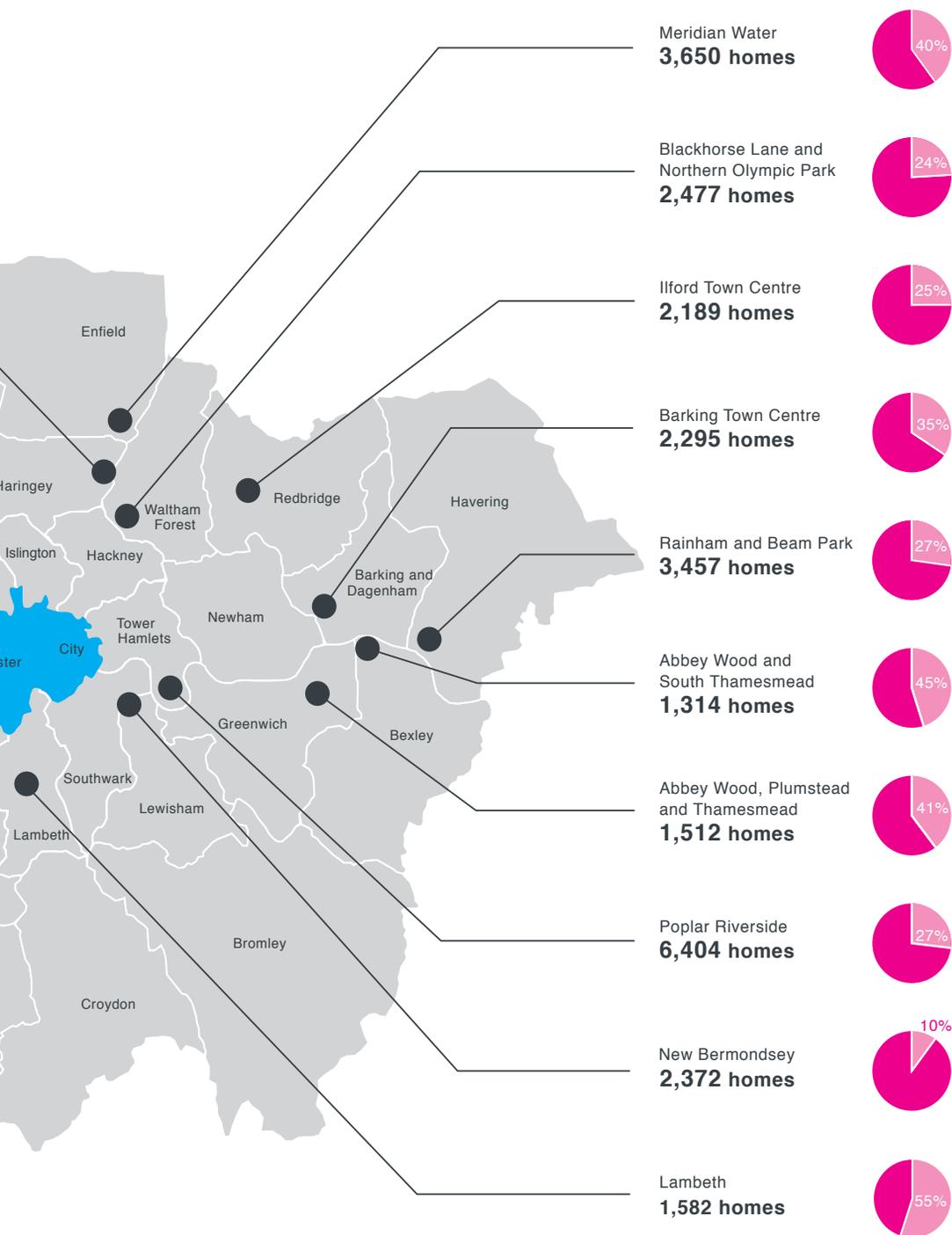


Sutton One  
**1,672 homes**



 **Location Total no. of homes**  
 Proportion of Total Homes that will be affordable (%)

 **Central Activity Zone**



Source: GLA, NLP analysis

## DESIGNATIONS

The Mayor has designated 20 Housing Zones. They are:

- Abbey Wood, Plumstead and Thamesmead,
- Abbey Wood and South Thamesmead,
- Alperton,
- Barking Town Centre,
- Blackhorse Lane and Northern Olympic Park
- Clapham Junction to Battersea Riverside,
- Edgware Road,
- Heart of Harrow,
- Hounslow Town Centre,
- Ilford Town Centre,
- Lambeth,
- Meridian Water,
- Morden Town Centre
- New Bermondsey,
- Poplar Riverside,
- Rainham and Beam Park,
- Southall,
- Sutton One,
- Tottenham, and
- Wembley.

The GLA has allocated over £561 million of funding to these Zones, of which over £365 million would be repaid. This will help:

- Attract more than £21.6 billion of investment,
- Create over 120,000 construction jobs and,
- Accelerate the building of over 53,000 new homes, over 17,000 of which would be affordable.

You can find out more about Housing Zones, and how they can help London get the new homes it needs, by reading about the individual 20 Zones on the following pages.

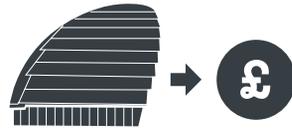


## Housing Zones by Numbers



**£21.6bn**

Total value of investment  
and development



**£561.8m**

Indicative GLA funding allocation



**£329m**

Amount of funding repaid



**53,166**

Total number of homes



**17,355**

Total number of affordable  
homes 2015-2025



**4,912**

Total number of affordable  
homes 2015-18



**Over 4300ha**

Total Housing Zone area



**Over 120,000**

Total number of construction jobs



**113**

Total number of schemes



## ABBEY WOOD, PLUMSTEAD AND THAMESMEAD ROYAL BOROUGH OF GREENWICH

The Royal Borough of Greenwich in partnership with Peabody Trust has identified Abbey Wood Plumstead and Thamesmead as a Housing Zone with the ambition to provide 1,512 new homes, (44% of which would be affordable) and 3,024 jobs. The new Zone is also a unique opportunity to improve public space, roads and footpaths in the area. This will help deliver a high quality local environment, capitalising on the arrival of Crossrail to Abbey Wood in 2018.

With £340 million private sector investment, this large housing-led regeneration scheme will provide much needed affordable and well-built homes. As well as new homes in the next decade, the scheme will help capitalise on Thamesmead's potential, providing another 10-14,000 new homes for London over the next 30 years.

The new Housing Zone will:

- unlock the huge potential for over 1,500 new homes and thousands of jobs by transforming and reshaping existing uses and unlocking new development sites
- create modern high quality public space
- boost the regeneration of Thamesmead and Plumstead over the next 30 years
- create a new urban boulevard to make a more viable centre

Transport links  
Abbey Wood Station (Crossrail in 2018).

Developer  
Peabody

Planning status  
Most of the sites have outline or detailed planning.

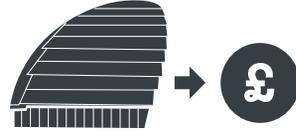


## Key statistics



£367.75m

Total value of investment  
and development



£27.775m

Indicative GLA funding allocation



1,512

Total number of homes



663

Total number of  
affordable homes

Transport improvements:  
Harrow Manor Way will be  
changed to a tree lined boulevard  
with cycleways, new pedestrian  
routes and a significant  
enhancement of the street  
scene, along with improved  
East / West links.

Community infrastructure:  
A new park and community uses  
as part of mixed use schemes.



22.83ha

Total Housing Zone area



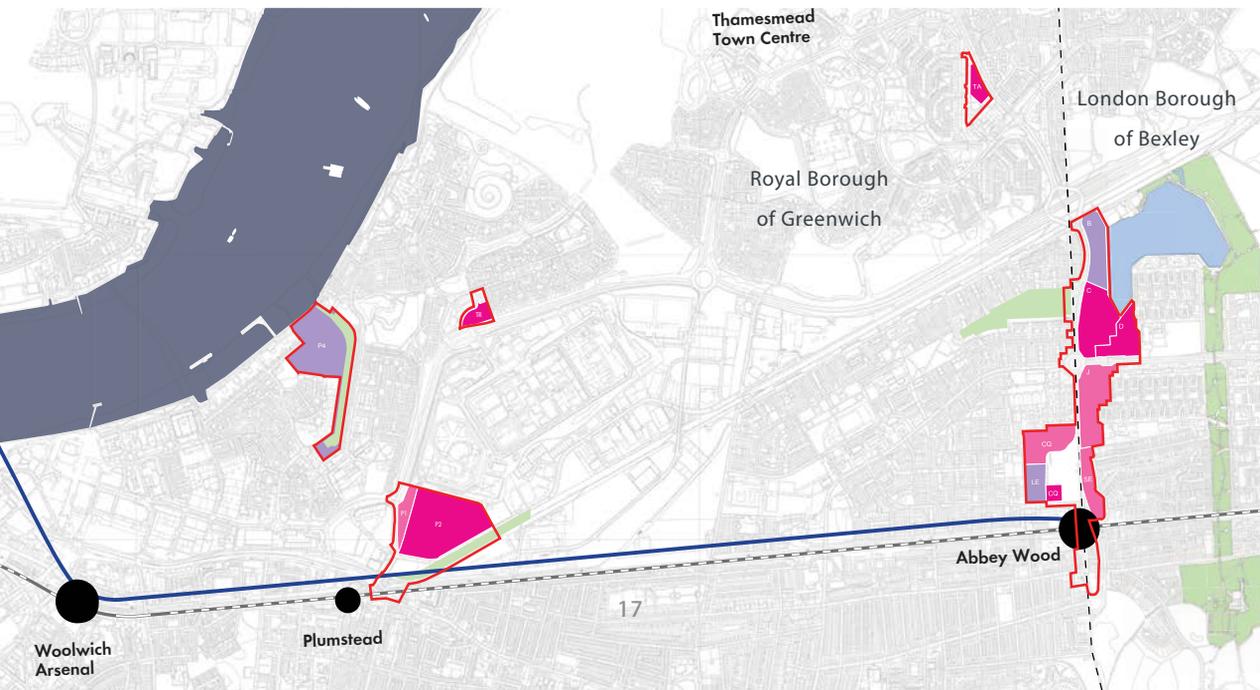
3,024

Total number of construction jobs



1

Thamesmead  
Number of Estate  
Regeneration sites



## ABBEY WOOD AND SOUTH THAMESMEAD LONDON BOROUGH OF BEXLEY

Abbey Wood and South Thamesmead form part of the North Bexley Opportunity Area. This 13.42 hectare area lies between Abbey Wood Station – the terminus of Crossrail and Southmere – set within a 50 acre lake and parkland. It will benefit from considerable recent investments in a major new community centre, a parkland transformation and the establishment of the Thamesmead Innovation Centre.

Around £320 million is being invested in this large housing-led regeneration scheme in partnership with Peabody. It is hoped the Zone will be the first phase of wider growth which will host 10-14,000 new homes and 6-8,000 new jobs over the next 30 years. The first ten years will provide over 1,300 mixed tenure homes in Bexley, around 45 per cent of which would be affordable.

There will be a new library and extra primary school places to support the area's growth. The Zone will create a new high street, hosting a mix of shops, cafes, workspace, cultural

and community activities and improved public transport provision.

The new Housing Zone will:

- help accelerate the regeneration of Abbey Wood and South Thamesmead
- create a new urban boulevard and a more viable town centre
- offer huge opportunities to deliver over 1,300 new homes and thousands of jobs through unlocking existing cleared sites and creating new local commercial space

Transport links

Abbey Wood station (Crossrail in 2018).

Developer

Peabody

Planning status

Many of the sites have outline or detailed planning permission.

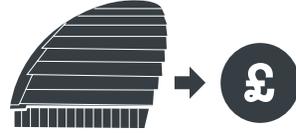


## Key statistics



£346.8m

Total value of investment  
and development



£54.8m

Indicative GLA funding allocation



1,314

Total number of homes



591

Total number of  
affordable homes

Transport improvements:  
Harrow Manor Way will be  
changed to a tree lined  
boulevard with cycleways,  
new pedestrian routes and a  
significant enhancement of the  
street scene, along with improved  
East / West links.

Community infrastructure:  
There will be a new library and  
additional primary school spaces  
to support the successful growth  
of Thamesmead.



13.42ha

Total Housing Zone area



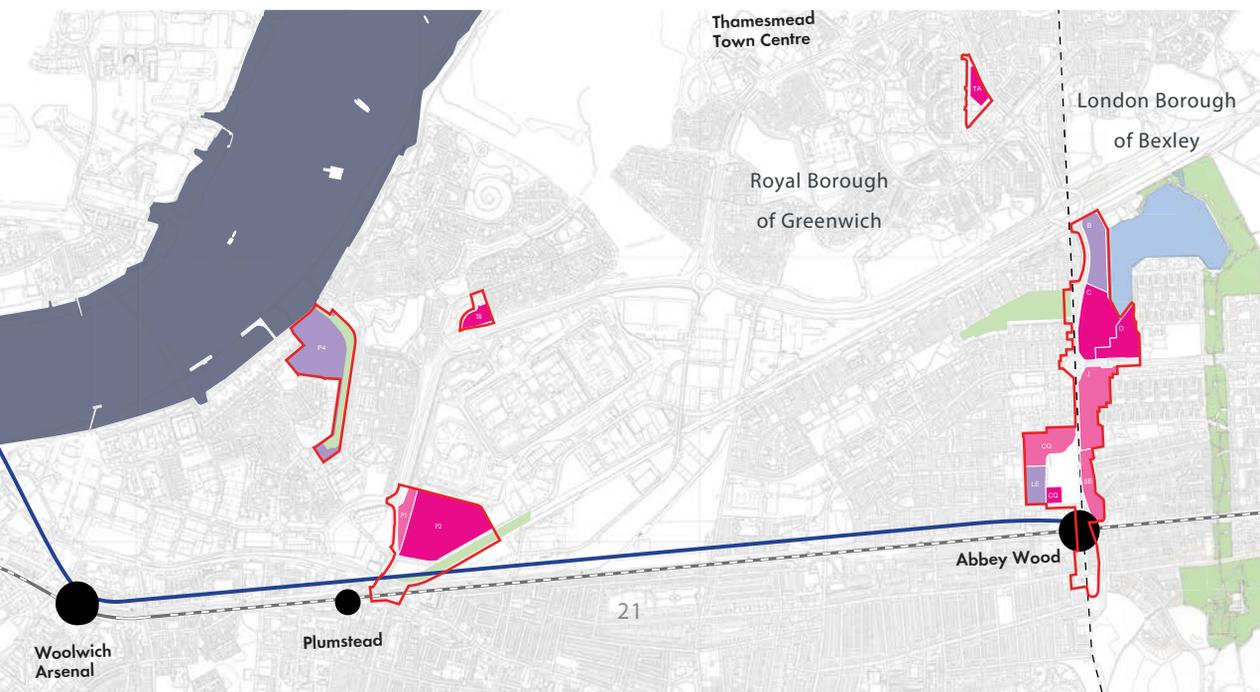
2,628

Total number of construction jobs



1

Thamesmead  
Number of Estate  
Regeneration sites



## ALPERTON

### LONDON BOROUGH OF BRENT

The housing zone will use £17.9m of grant and financial transactions to build new homes and improve infrastructure in Alperton. Sites have already been identified along the north side of the Grand Union canal from Alperton Underground station to the North Circular Road near the Ace Café. The area benefits from an Area Action Plan that was adopted by Brent Council in 2011. The initial investment will go towards building 2,351 new homes (including 870 affordable) by 2021.

The new Housing Zone will:

- speed up and increase the number of new homes - by freeing up industrial sites for housing development
- increase the amount of affordable housing that can be built on these sites
- create the right economic conditions for the private sector to invest in housing development
- lead to a more balanced community with a range of

housing options for people to choose

- improve walking links between Alperton and Stonebridge Park Underground stations, and alongside the canal

#### Transport links

Links include Alperton (Piccadilly line) and Stonebridge Park (Bakerloo line). Alperton is well served by bus routes, including services to South Harrow, Ealing, Park Royal, and Wembley. The North Circular Road (A406) runs by the south eastern part of the zone.

#### Developer

Development partners are still to be identified.

#### Planning status

The Alperton Area Action Plan provides the planning framework for this housing zone.

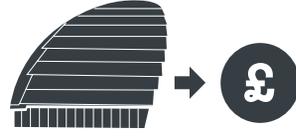


## Key statistics



circa £900m

Total value of investment  
and development



£17.9m

Indicative GLA funding allocation



3,213

Total number of homes



1,086

Total number of  
affordable homes

Transport improvements:  
None directly funded by Housing  
Zone investment. However local  
bus services will be improved in  
partnership with TfL.

Community infrastructure:  
A new footpath will be built  
between Atlip Road and  
Woodside End. This will improve  
pedestrian links to Alperton  
station. There is also a five year  
Employment and Enterprise  
Project.



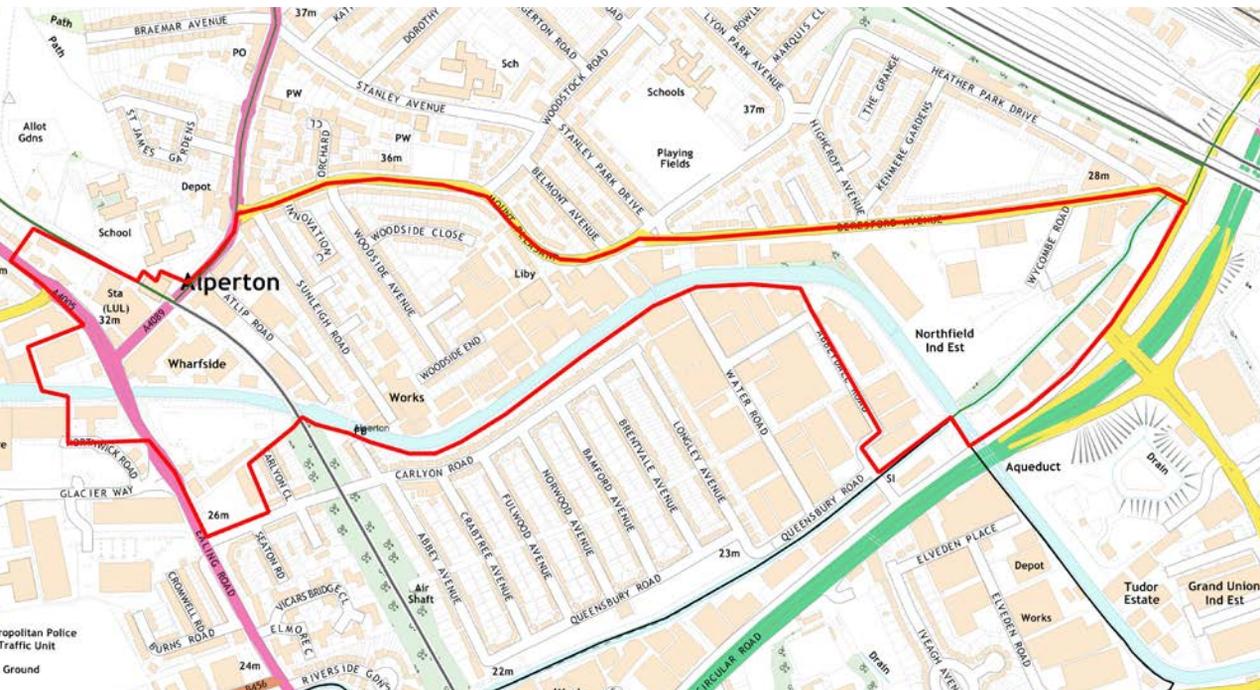
43.743ha

Total Housing Zone area



6,426

Total number of construction jobs



## BARKING TOWN CENTRE

### LONDON BOROUGH OF BARKING AND DAGENHAM

This 97 hectare Housing Zone is a central part of the ambition to realise Barking's full cultural and economic potential. It will host over 2,000 new homes and 4,000 new jobs, alongside improved local public spaces and new culture and leisure facilities. Barking town centre is just 15 minutes from central London by train.

The new Housing Zone will:

- create the first purpose-built private rented sector housing scheme in Barking Town Centre with 100 apartments
- support major estate regeneration
- boost Barking's award-winning reputation in housing and public space design
- build new community and leisure facilities for local people

#### Transport links

Barking is well served by London Underground, Overground and National Rail services. Further improvements to Barking station are underway and new bus routes are also being added.

#### Developer

The London Borough of Barking and Dagenham will work with several developers, including Swan Housing and Bouygues. It also plans to partner with other developers to build new housing in the zone.

#### Planning status

Full planning consent is in place for four of the sites in the zone, and the council is working to get consent for the others.

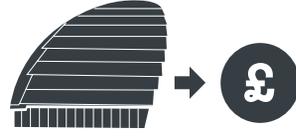


Key statistics



£375m

Total value of investment and development



£42.317m

Indicative GLA funding allocation



2,295

Total number of homes



795

Total number of affordable homes

Transport improvements:  
Improvements to Barking Station,  
public realm improvements.

Community infrastructure:  
Delivery of a Care City, a  
UK centre of excellence for  
integrated community health  
care. Two primary schools and  
a secondary school are also  
planned for the area.



97ha

Total Housing Zone area



4,590

Total number of construction jobs



1

Gascoigne Estate  
Number of Estate  
Regeneration sites



## BLACKHORSE LANE AND NORTHERN OLYMPIC PARK LONDON BOROUGH OF WALTHAM FOREST

The Waltham Forest Housing Zone will enable the housing-led regeneration of the Blackhorse Lane and Northern Olympic Fringe areas. The aim is to create two new villages connected by the Lea Valley Regional Park, where housing is unlocked and accelerated through targeted interventions by the GLA.

Phase 1 of the Housing Zone focuses upon the Blackhorse Road station hub and Sutherland Road areas. Phase 2 of the Housing Zone is the Northern Olympic Fringe area.

The existing assets of the Blackhorse Lane area include excellent transport accessibility to central London via the Victoria Line and options to the east on the Barking to Gospel Oak Overground, proximity to Lea Valley Park, and a strong industrial heritage. The Northern Olympic Fringe area is set to benefit from the reopening of Lea Bridge station.

The new Housing Zone will:

- Unlock and accelerate housing schemes in area in line with the Area Action Plans.
- Improve Blackhorse Lane station and its surroundings
- Improve public realm in the Sutherland Road area
- Investigate ways to create a mixed-use industrial and residential area in the Northern Olympic Fringe

Transport links:

Improvements to Blackhorse Road station will complement TfL funded works to be undertaken to the junction between Blackhorse Lane and Forest Road. The reopening of Lea Bridge Road station will provide the catalyst for the regeneration of the Northern Olympic Fringe area.

Developer:

East Thames Group has been chosen by LB Waltham Forest for the redevelopment of 71/81 Sutherland Road. Other development partners will be procured during the course of the Housing Zone's implementation.

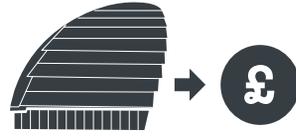


## Key statistics



circa £1.8bn

Total value of investment  
and development



£41.985m

Indicative GLA funding allocation



2,477

Total number of homes



596

Total number of  
affordable homes

### Planning status:

The Area Action Plan for Blackhorse Road and the emerging Area Action Plan for the Northern Olympic Fringe, provide the planning framework for the Housing Zone.

Sites in the Blackhorse Road station hub area already with planning permission will be accelerated through the Housing Zone interventions.



949.7ha

Total Housing Zone area



4,954

Total number of construction jobs

Transport improvements:  
Works to improve Blackhorse Lane station including internal layout and cycling facilities

Community infrastructure:  
Public realm enhancements on Sutherland Road in line with masterplan.

## CLAPHAM JUNCTION TO BATTERSEA RIVERSIDE LONDON BOROUGH OF WANDSWORTH

This prime 57 acre Housing Zone has huge development and transformational potential. With excellent transport links to the West End, City of London and Gatwick Airport, it will attract £1.4 billion of investment to deliver 5,000 new homes, new commercial space and 1,300 new jobs. The Zone will also provide facilities for the local community and a better environment.

Plans for the wider area also include delivery of the Jubilee Bridge which will provide pedestrian and cycle links across the Thames, regeneration of Clapham Junction Station including station access provision for Crossrail 2.

The new Housing Zone will:

- regenerate and link up nearby areas from Clapham Junction town centre to the Thames riverside
- involve estate regeneration which will act as a driver for further improvement and development in the area

- host new amenities including a library, leisure and community centre, public park, health facilities, alongside investment in local schools
- offer a vastly improved network of pedestrian and cycle routes

### Transport links

Clapham Junction is a major railway station and transport hub with fast connections to central London and beyond. This will increase dramatically with Crossrail 2 and the potential to improve connections to London's main airports and particularly Gatwick.

### Planning status

Masterplan developed for the 'central zone' area with procurement of a joint venture partner due to begin in the next three months.

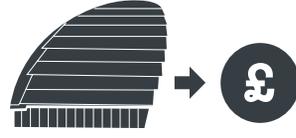


## Key statistics



£1.4bn

Total value of investment  
and development



£12.35m

Indicative GLA funding allocation



5,356

Total number of homes



1,596

Total number of  
affordable homes

Transport improvements:  
Creation of a new network of safe and attractive pedestrian and cycle routes would be created including active streets and green open spaces.  
Regeneration of Clapham Junction station, a new Crossrail 2 entrance and review of bus network to improve linkages and maximise development potential in the Zone.

Community infrastructure:  
New sports and leisure centre, new library, new community centre, new public parks, new 3G artificial grass pitch, new health facilities, new station piazza, and investment in local schools.



23ha

Total Housing Zone area



10,712

Total number of construction jobs



2

Winstanley Estate  
and York Road  
Number of Estate  
Regeneration sites



## EDGWARE ROAD

### LONDON BOROUGH OF WESTMINSTER

Edgware Road Housing Zone is in the north of Westminster. It is a prime location next to the major commercial centres of the West End and Paddington.

The Mayor and Westminster City Council will be working together to invest more than £150m to significantly increase the number of homes being built in the zone. This will be done by increasing housing densities on existing sites and readying other sites for development.

The 150 acre housing zone is in an area that already benefits from being near to important employment centres and public spaces. It will develop a high-quality mixed neighbourhood with new homes, new commercial space and better public services.

The new Housing Zone will:

- increase the number of new homes. Over 1,113 additional homes will be built in the next decade
- make the most of the council's land for development. It will also help other public sector partners to do the same

- encourage other development sites to come forward in the surrounding area
- improve local shops by creating a new retail offer. It will also take care to preserve the antiques quarter and Church Street market

#### Transport links

Edgware Road Housing Zone has excellent transport links. The area is serviced by the Bakerloo, Circle, District and Hammersmith & City lines. Marylebone station is a ten minute walk away and Paddington with its forthcoming Crossrail interchange just 15 minutes away on foot.

#### Developer

Westminster City Council, CityWest Homes and others.

#### Planning status

Many of the sites already have planning status and will complete within the next two years. Progress is being made to secure planning consent for the remaining major sites.

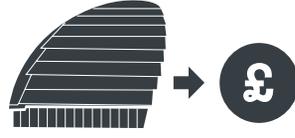


Key statistics



circa £1.1bn

Total value of investment  
and development



£25.5m

Indicative GLA funding allocation



1,113

Total number of homes



537

Total number of  
affordable homes



61ha

Total Housing Zone area



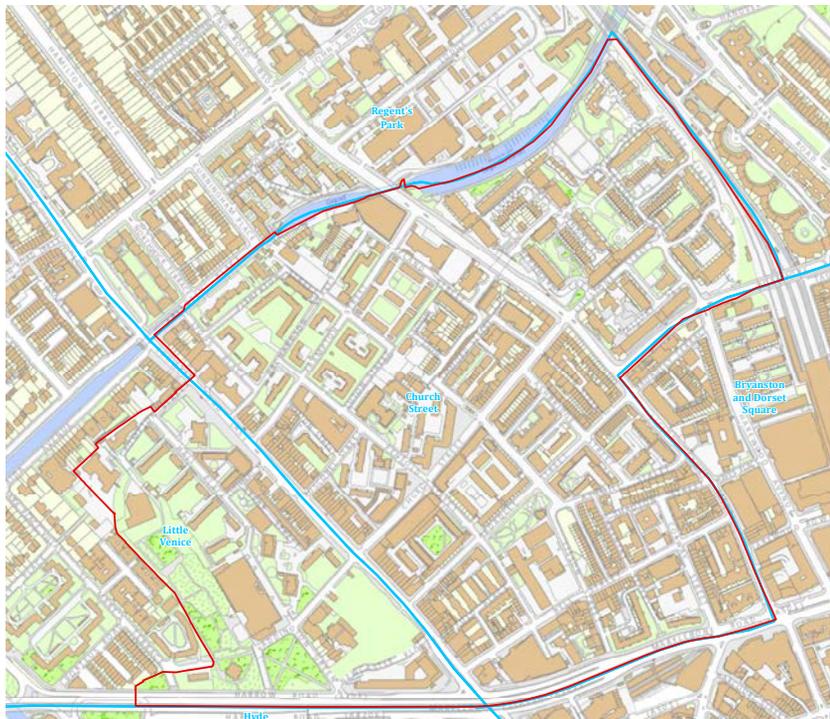
3,400

Total number of construction jobs



1

Church Street  
Number of Estate  
Regeneration sites



## HEART OF HARROW

### LONDON BOROUGH OF HARROW

Both Harrow and Wealdstone town centres sit within the Heart of Harrow Housing Zone. The Zone also includes the Station Road corridor linking the two centres, and most of the previously developed opportunity sites in the borough.

The Mayor and Harrow Council have together produced the Heart of Harrow Area Action Plan. With £31.3 million investment, home building will be increased with targeted work at major sites. The council will also work with developers to revise planning consents to reflect the plan's ambitions.

The Heart of Harrow area and the wider borough will benefit from better public facilities. This includes two primary schools, nursery provision, junction improvements, two new town centre squares, better green spaces, expanded retail and evening economy provision and a new library and civic centre.

The new Housing Zone will:

- increase the number of new homes, so that more than 5,000 are built over the next ten years

- make the most of the council's land for development, and help other public sector partners to do the same
- accelerate delivery of the council's 600 home private rented sector programme
- give local housing associations funds to help them build more homes
- renegotiate existing planning consents so that more homes are built on important sites across the area

#### Transport links

There are direct links to central London. From Harrow & Wealdstone station, it takes 11 minutes to London Euston via London Midland Mainline. There are also regular Bakerloo and Overground services. London Marylebone can be reached in 17 minutes from Harrow-on-the-Hill through Chiltern Railways. It also has the Metropolitan line. Harrow & Wealdstone would also be served by the proposed Crossrail extension to Hertfordshire, linking Harrow directly to Old Oak Common and the West Coast Main Line.

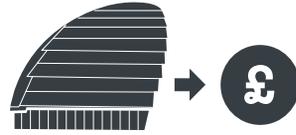


## Key statistics



circa £1.75bn

Total value of investment  
and development



£31.4m

Indicative GLA funding allocation



5,294

Total number of homes



1,545

Total number of  
affordable homes

**Developer**  
Harrow Council, Origin Housing,  
The Hyde Group, Land Securities  
and others.

**Planning status**  
The Heart of Harrow plan offers  
a current planning framework for  
the newly designated opportunity  
area. Many of the sites already  
have planning consent, with  
progress being made on the rest.



177ha

Total Housing Zone area



10,588

Total number of construction jobs

Transport improvements:  
Junction and public realm  
improvements.

Community infrastructure:  
Two new primary schools, two new  
public squares in the town centre,  
new Civic Centre with flexible  
democratic & community space,  
new central public library.



## HOUNSLOW TOWN CENTRE LONDON BOROUGH OF HOUNSLOW

This 466 hectare Housing Zone is part of Hounslow's ambitious regeneration programme, designed to boost job and business growth, and to accelerate high quality house-building for residents. The borough has excellent transport links with Heathrow Airport just ten minutes away and central London 40 minutes by train or Tube.

These plans include three new residential sites with 1,018 new homes. Of these, 407 will be affordable. The Zone will also host the relocated council civic offices, a flexible community space and a new primary school.

By investing £18.5 million there will be 3,478 new homes built in the Zone by 2025. That is an increase of 1,125 on the local plan and includes 1,383 homes for affordable rent and First Steps low cost home ownership and will create an estimated 6,956 construction jobs.

The new Housing Zone will:

- create at least 750 new homes on the former civic centre site

- redevelop the Hounslow Town School site for a new school and 200 new homes
- speed up development of Nantley House for 68 new homes
- recycle up to 60 per cent of initial investment into future phases
- accelerate the build of 268 homes delivered in 2015-18
- provide 280 extra affordable homes

### Transport links

It is 40 minutes by train from Waterloo and 40 minutes on the Piccadilly line from Oxford Circus. Heathrow Airport is ten minutes away.

### Planning status

Planning briefs for the Bath Road and civic centre sites, both designated for development in the local plan, will be adopted late February. The brief for the Hounslow Town School site is scheduled for adoption in June 2015.

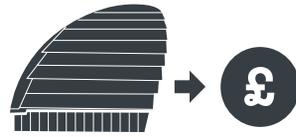


## Key statistics



£1.25bn

Total value of investment and development



£18.5m

Indicative GLA funding allocation



3,478

Total number of homes



1,391

Total number of affordable homes

**Opportunity**  
Hounslow Council has shortlisted four potential partners from the Mayor's London Development Panel to redevelop the existing civic centre and build the new civic centre at Bath Road.

**Transport improvements:**  
Public realm improvements including footpath and cycle way improvements connected to development sites.

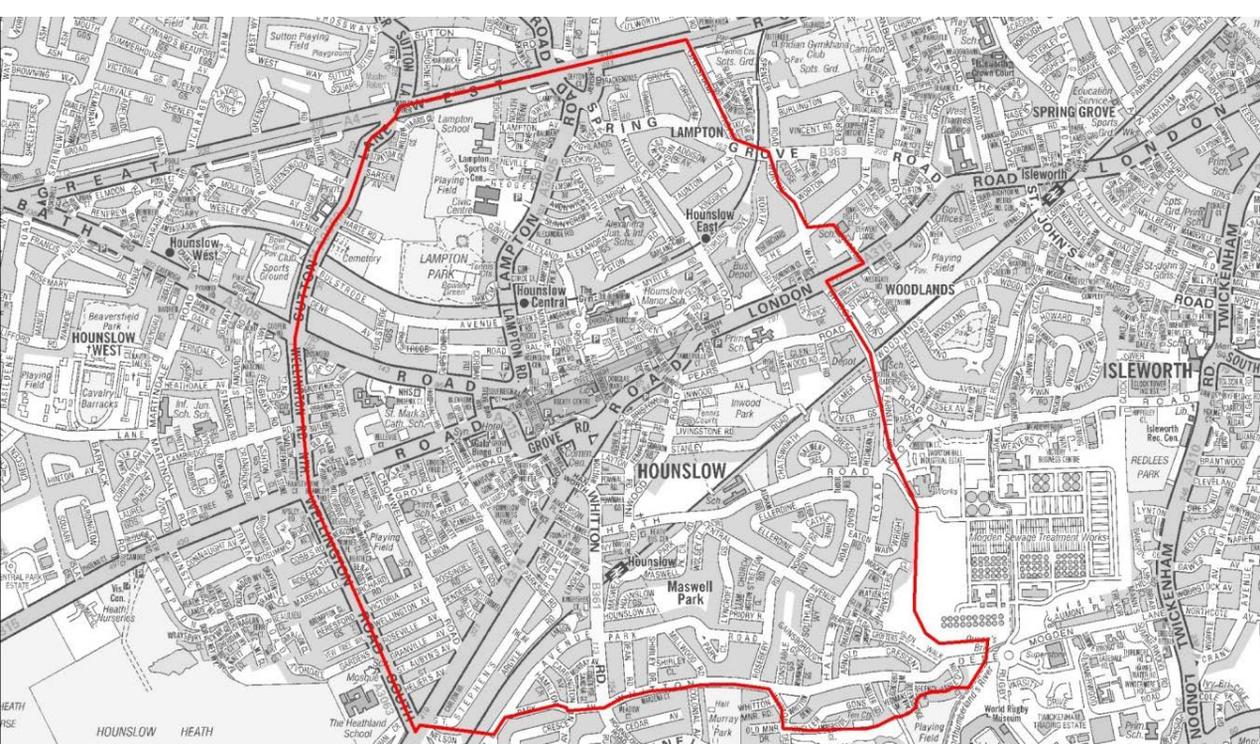


466ha

6,956

Total Housing Zone area

Total number of construction jobs



Community infrastructure:  
The Zone will assist the provision of a new Civic Centre through unlocking the Lampton Road site for housing, the new Civic Centre will also provide a multi-purpose community space. The Zone will

also enable the reprovision of a new, expanded and fit for purpose primary school on the School Road site with a community space.

## ILFORD TOWN CENTRE LONDON BOROUGH OF REDBRIDGE

This housing zone will boost Redbridge Council's ambitions to increase the number of new homes being built in the area. It will capitalise on the arrival of Crossrail and address existing barriers to investment to make Ilford a place of choice for developers. The zone will ensure that over 2,000 much needed new homes are built. It could also create over 4,000 new jobs and 150 apprenticeships in the construction sector.

The new Housing Zone will:

- encourage new housing development
- regenerate the Ilford Hill and High Road Character Areas
- provide over 500 new affordable homes for local people
- help release council-owned assets with room for over 500 new homes
- improve public space, calm traffic and address local congestion
- prepare for the arrival of Crossrail by making Ilford Station more accessible from both north and south of the railway

### Transport links

Ilford town centre benefits from TfL rail services. There are also many bus routes linking the area to central London in the west and Essex in the east. The Liverpool Street to Shenfield line will eventually form part of Crossrail. This will provide fast and frequent links to the City, West End and Heathrow.

### Developer

Redbridge Council will work with private sector partners, including Durkan Estates, Sainsbury's and Development Securities on housing development in the zone.

### Planning status

Full planning consent is in place for three of the key sites in the zone already. Redbridge Council will determine a planning application for a further site by the end of summer 2015.

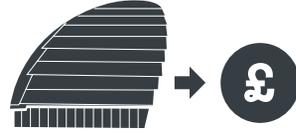


## Key statistics



£537m

Total value of investment and development



£54.768m

Indicative GLA funding allocation



2,189

Total number of homes



553

Total number of affordable homes

Transport improvements:  
Improvements to Ilford Station, highway and public realm improvements.

Community infrastructure:  
The borough will increase the number of primary and secondary school spaces by investing over £17.6m.



55ha

Total Housing Zone area



4,378

Total number of construction jobs

## LAMBETH

### LONDON BOROUGH OF LAMBETH

Around £600m will be invested to build over 1,500 badly needed new homes, plus new and improved community facilities. The housing zone has two areas. The northern core which has four sites - Knight's Walk, Hemans Estate, South Lambeth and Westbury Estate. The central core made up of three sites - Fitch Court, Brixton Central and Your New Town Hall. Of the 1,582 new homes that will be built on these sites, at least 40 per cent will be let at affordable rent.

The new Housing Zone will:

- build over 1,500 new homes in Lambeth
- invest in and rebuild several estates. This will improve homes for people who live there as well as provide new homes
- offer a good mix of housing. This includes 40 per cent affordable homes and private rent
- make public spaces better. It will also provide new, improved community facilities
- raise the standards of housing. In particular, by making homes more efficient levels.

#### Transport links

Central core sites are well connected to Brixton town centre with London Underground and National Rail services to London Victoria and Chatham mainline stations. Both the northern and central core areas are well served by buses.

#### Developer

Lambeth Council

#### Planning status

Masterplans and detailed planning applications for the first phases are being developed for each estate in 2015 and 2016.

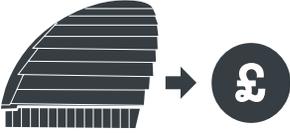


Key statistics



£600m

Total value of investment and development



£10m

Indicative GLA funding allocation



1,582

Total number of homes



864

Total number of affordable homes



approx. 12ha

Total Housing Zone area



3,164

Total number of construction jobs

## MERIDIAN WATER

### LONDON BOROUGH OF ENFIELD

The vision for Meridian Water in LB Enfield is for a new London destination; home to a vibrant and sustainable community. The 85 hectare, £1.5bn investment opportunity will create a new neighbourhood of up to 8,000 new homes and 3,000 new jobs. Meridian Water is identified as a growth area within the Mayor's Upper Lea Valley Opportunity Area Planning Framework, Enfield's Local Plan and the forthcoming Central Leaside Area Action Plan. The Meridian Water Masterplan (adopted July 2013) provides a framework for change for the area.

The Housing Zone will support the first phases of development, promoting up to 3,650 new homes and 3,000 new jobs by 2026 on under-utilised land. Housing Zone funding works together with funding from the Local Enterprise Partnership's Growing Places Fund and London Growth Fund, as well as the Mayor's London Energy Efficiency Fund, in addition to funding from Transport for London, the Department of Transport, Network Rail, the European Investment Bank and

LB Enfield to provide transport and energy infrastructure.

There will also be new social and community infrastructure to support the area's growth, including schools and new local centre.

The new Housing Zone will:

- Contribute to the cost of Meridian Water station, improving accessibility in readiness for 4 trains an hour from 2018
- Assist with the remediation of former industrial land in preparation for development
- Contribute towards the construction of Meridian Boulevard - a new spine road across the area to serve new homes and businesses
- Speed up the delivery of the Lee Valley Heat Network

Transport links

A new Meridian Water station will be fully operational and the STAR rail scheme will provide 4 trains an hour from 2018. A new road (Meridian Boulevard) will run east-west through the area.

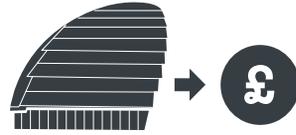


## Key statistics



£1.5bn

Total value of investment and development



£24.985m

Indicative GLA funding allocation



3,650

Total number of homes



1,460

Total number of affordable homes

Developer  
OJEU procurement process is underway.

Planning status  
Masterplan adopted as Strategic Planning Guidance. The forthcoming Area Action Plan will provide specific planning policy and guidance for the area. A design code has also been commissioned for Meridian Water. Key sites do not yet have planning permission.



85ha

Total Housing Zone area



7,300

Total number of construction jobs

Transport improvements:  
New Meridian Water station and increase in train service to 4 trains per hour. The new Meridian Boulevard will run across the area.

Community infrastructure:  
New schools and health provision, as well as a new local centre.

## MORDEN TOWN CENTRE LONDON BOROUGH OF MERTON

Merton Council wants to regenerate Morden town centre. The new housing zone will open up Morden for development. It will create an attractive and lively town centre. A place that makes the most of all that Morden has to offer. This includes increasing room for development and making better use of available land. There'll be new flats, commercial and retail opportunities. The zone will also benefit from Morden's excellent public transport links.

Partners are investing around £60m in regeneration. Overall, the scheme is valued at £300m. Over the next eight years, it will create 1,070 new homes and over 400 new jobs.

The new Housing Zone will:

- improve the quantity and quality of shops, homes and leisure facilities
- create an attractive, new public space at the heart of Morden. This will link to the cherished National Trust Morden Hall Park
- link the town centre to surrounding areas
- improve connections between Morden's public transport links –

including Tube, Tram and National Rail services, working with TfL

- speed up talks TfL and London Buses on redesigning road layouts
- provide more choice of new homes, particularly flats

Transport links

Morden Underground station (Northern line) sits at the centre of the housing zone. The area also has many local bus services. Morden town centre is also served by Thameslink (Morden South) and Tramlink (Morden Road). Wimbledon town centre is a 20 minute walk and there are easy Underground connections to Tooting, Balham and central London.

Developer

To be confirmed. Led by London Borough of Merton in partnership with TfL.

Planning status

The sites are part of the vision for Morden in Merton's Core Strategy, with specific development sites allocated in Merton's Local Plan 2014. More detail on Morden tation can be found in the planning brief 2014.

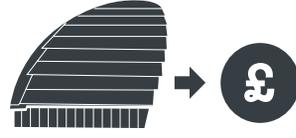


## Key statistics



£300m

Total value of investment  
and development



£42m

Indicative GLA funding allocation



1,070

Total number of homes



428

Total number of  
affordable homes

**Transport improvements:**  
Realign bus routes away from the station area and to open up public space. This includes repaving and new cycling facilities.

**Community infrastructure:**  
A new Morden leisure centre and swimming pool in Morden Park. This £11m amenity is funded by Merton Council and will open in 2018.



5.5ha

Total Housing Zone area



2,140

Total number of construction jobs

## NEW BERMONDSEY LONDON BOROUGH OF LEWISHAM

New Bermondsey is in the Lewisham, Catford and New Cross Opportunity Area, and sits next to the planned Old Kent Road Opportunity Area. This 30 acre site is just 1.5 miles south of London Bridge and can be reached by train in just four minutes.

With a combined investment of £1 billion, New Bermondsey will become a thriving new neighbourhood with 2,400 new homes and over 2,000 new jobs. The development will include London's largest indoor sports centre, Energize, a church and community centre, space for creative and media start-ups and an integrated health centre.

This scheme will hugely benefit the 40,000 people already living within a 15 minute walk of the site and the 6,000 new residents.

The new Housing Zone will:

- fund, on a recoverable basis, transport improvements to accelerate delivery, including a new London Overground station
- speed up building of the first 532 homes, in the first two phases by at least two years
- accelerate the entire development, completing construction within 8 years

Transport links

The Zone will provide a new station on the London Overground at New Bermondsey and improve bus transport. It only takes four minutes to reach London Bridge from South Bermondsey station.

Developer  
Renewal

Planning status

The site, formerly known as Surrey Canal, received outline planning consent in March 2012.

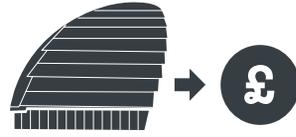


## Key statistics



circa £1bn

Total value of investment  
and development



£20m

Indicative GLA funding allocation



2,372

Total number of homes



237

Total number of  
affordable homes

Transport improvements:  
A new station on the London  
Overground at New Bermondsey  
and two new bus routes.

Community infrastructure:  
The Zone includes London's  
largest indoor sports centre for  
community use, Energize, along  
with a Church and community  
centre, a creative and digital  
media incubation centre and an  
integrated health centre.



12ha

Total Housing Zone area



4,744

Total number of construction jobs

## POPLAR RIVERSIDE

### LONDON BOROUGH OF TOWER HAMLETS

Poplar is in Tower Hamlets, one of the most culturally vibrant and diverse areas of London. It is very densely populated, with 250,000 people living in just eight square miles. The heart of the East End, Tower Hamlets is the fastest growing London borough. It takes up just 1.3 per cent of London's area, but will provide ten per cent of the city's future housing. Since 2008, around 6,000 affordable homes have been built in Tower Hamlets. The housing zone has potential for over 6,400 new homes by 2025, over 1,750 of which will be affordable.

The housing zone sits within the London Plan Lower Lea Valley Opportunity Area. Poplar Riverside is also near major employment centres Canary Wharf, the City and Central London. The transport hub of Stratford, Queen Elizabeth Olympic Park and the Isle of Dogs Opportunity area are also nearby. Work in the area has already started with the regeneration of the Aberfeldy estate and new residential schemes at Tweed House and Sunflower Mill.

The new Housing Zone will:

- focus on ten key sites in the area
- help create 3,000 new jobs, two new primary schools, a local park and other facilities need to sustain a new residential community
- help connect the area to the rest of Tower Hamlets and beyond by working with Transport for London to address the problems caused by the A12. On the east side of the zone, the council is working with London Legacy Development Corporation and Newham Council to create the River Lea Park. This will provide a continuous green walking and cycling route from the Thames through to Queen Elizabeth Olympic Park
- start discussions with the Mayor to look at preparing a joint Opportunity Area. This will ensure the huge longer term growth opportunities in the north part of the Isle of Dogs extend into the housing zone area
- ensure important landowners work together to deal with issues of contamination and fragmented ownership

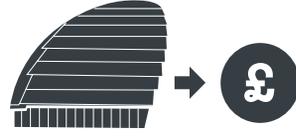


## Key statistics



circa £2.5bn

Total value of investment  
and development



£51.95m

Indicative GLA funding allocation



6,404

Total number of homes



1,758

Total number of  
affordable homes

### Developer

There are mixed development opportunities across the zone.

### Planning status

Planning applications are progressing on the Aberfeldy, Crisp Street and Gillender site schemes while a master plan is being prepared for Ailsa Street.



47ha

Total Housing Zone area



12,808

Total number of construction jobs



3

Aberfeldy, Crisp Estate  
and Oban Rpad  
Number of Estate  
Regeneration sites

Transport improvements:  
Four new footbridges over  
the River Lea, improvements  
to a further bridge and better  
connections over the A12  
and A13.

## RAINHAM AND BEAM PARK LONDON BOROUGH OF HAVERING

Rainham and Beam Park in LB Havering are two important parts of the London Riverside opportunity area. This stretches for 12 kilometres, from the Royal Docks to Rainham Marshes. Housing zone investment will open up this formerly industrial land for development. The aim is to create a new high quality garden suburb that is sustainable and well connected.

This area has already shown its potential with a raft of recent projects. These include the Centre for Engineering and Manufacturing Excellence (CEME), Orchard Village, Rainham Village and the Rainham Marshes. Now, the new housing zone will open up the area's huge potential to provide the new homes London so urgently needs.

The new Housing Zone will:

- open up new sites to significantly boost and speed up the supply of new homes in the next five years
- turn the A1306 into a beautiful boulevard, with a 2km linear park
- help the council find land to bring forward development
- deliver a new mainline rail station at Beam Park
- develop a comprehensive area planning framework and master plan

### Transport links

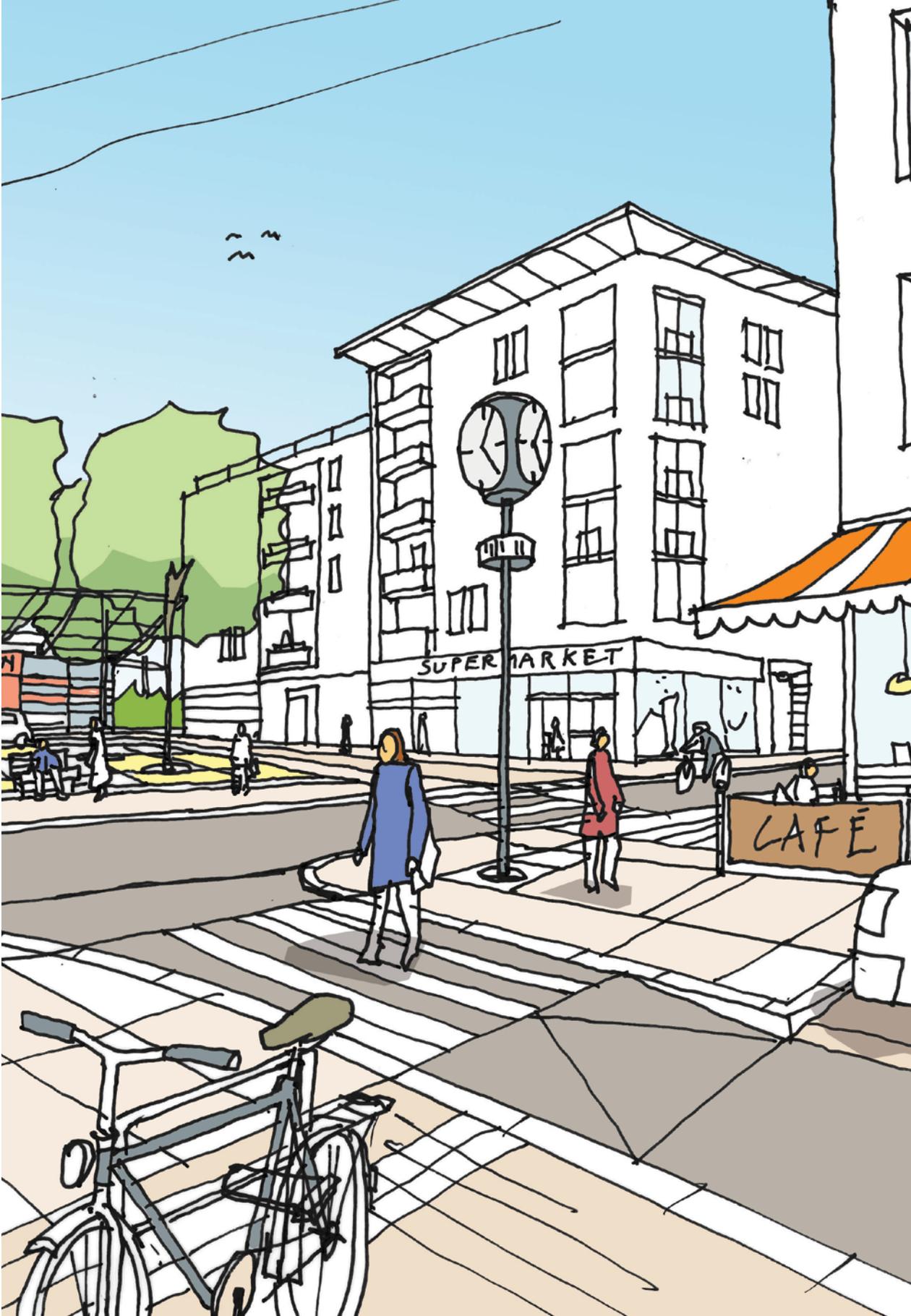
A new rail station will be built on the Essex Thameside mainline at Beam Park. It will be open by 2019. Ahead of this, the A1306 will be transformed and existing bus routes extended.

### Developer

Persimmon and Circle with others (TBC).

### Planning status

Two of the larger sites have planning permission, the others are pending. The A1306 planning framework will reinforce the council's desires for high quality residential developments.



SUPERMARKET

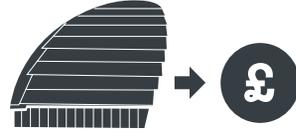
CAFE

## Key statistics



£763m

Total value of investment  
and development



£30.56m

Indicative GLA funding allocation



3,457

Total number of homes



941

Total number of  
affordable homes

Transport improvements:  
New Beam Park station,  
improved A1306 with cycle lanes,  
extended bus routes.

Community infrastructure:  
Two primary schools, a secondary  
school, health centre, leisure  
provision and new open space



513ha

Total Housing Zone area



6,914

Total number of construction jobs

## SOUTHALL

### LONDON BOROUGH OF EALING

The 530 hectares of the Southall opportunity area and Housing Zone will benefit from being on the new Crossrail route. This will slash journey times to central London from 45 minutes to less than 20 minutes. This will make Southall one of the best connected areas in west London.

With £20.125million of investment, Southall will become a flourishing new neighbourhood. It has potential for 6,000 new homes and 3,000 new jobs over the next 20 years. Some 4,345 of these homes will be provided on sites within the Housing Zone. Of these, 1,785 will be affordable.

These exciting plans include better public space around the station, road improvements, a new civic square, a new green corridor, two new pedestrian and cycle bridges. There will also be 3,000-5,000 m<sup>2</sup> new retail and 2,250 m<sup>2</sup> new/upgraded community space.

The new Housing Zone will:

- improve the station arrival point for Crossrail
- provide an extra 4,345 homes, 1,785 affordable, across the zone by 2025
- allow for infrastructure improvements to help connect sites across Southall
- improve and speed up regeneration of Havelock Estate

Transport links

New Crossrail station will have trains to central London in under 20 minutes.

Developer

Ealing Council has chosen Catalyst Housing Group as development partner to regenerate Havelock Estate. Future development partners for the gateway site have yet to be procured.

Planning status

Supplementary planning guidance for Southall Gateway will be adopted in June 2015. Havelock Estate has outline planning permission with detailed permission approved per phase.

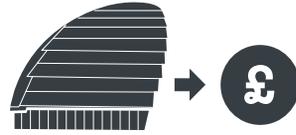


## Key statistics



circa £1.75bn

Total value of investment  
and development



£20.125m

Indicative GLA funding allocation



4,345

Total number of homes



1,785

Total number of  
affordable homes

Transport improvements:  
2 bridges, road widening.

Community infrastructure:  
A new public space and new  
gardens at the front of the  
Gurdwara building. Western  
Road corner improvements  
to the public space that will  
feature seating, new trees, a  
temporary community garden and

eventually a community centre.  
Improvements to the entrance of  
Southall Manor House Gardens  
will result in a new town square  
along The Green (all part funded  
by GLA MRF). Refurbishment of  
the Manor House, redevelopment  
of the Dominion Centre and  
provision of a new community  
centre at Havelock Central  
Canalside Hub.



530ha

Total Housing Zone area



8,690

Total number of construction jobs



1

Havelock Estate  
Number of Estate  
Regeneration sites

## SUTTON ONE

### LONDON BOROUGH OF SUTTON

The housing zone includes Sutton town centre and Hackbridge. Both areas have been identified as having potential for ongoing investment and new housing. Eight sites have been identified by Sutton. These have potential for 1,672 new homes to be built by March 2024. By becoming a housing zone, Sutton Council can continue to improve both Hackbridge and the town centre. The new housing zone will also support local ambitions around improving the health and wellbeing of residents. It will also help create stronger, more sustainable communities.

The new Housing Zone will:

- bring forward council owned sites for housing development
- offer a range of housing to suit the needs of different groups. This includes town centre living for single people and couples and family homes in Hackbridge
- ensure there is investment in new housing. Sutton is setting up a development company specifically for this purpose

- bring together important development sites to make sure more new homes are built

#### Transport links

Sutton and Hackbridge are well served by National Rail services. Both offer frequent rail services to central London stations. There are also several local bus services.

#### Developer

The new housing development company will allow Sutton Council to access more funding and minimise any risks. The council aims to work with several developers in the zone.

#### Planning status

Full planning consent is already in place for the four priority sites in the zone. The council is working to get consent for the remaining four sites.

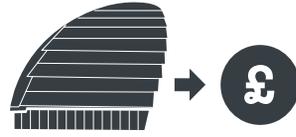


## Key statistics



circa £460m

Total value of investment  
and development



£175,000

Indicative GLA funding allocation



1,672

Total number of homes



402

Total number of  
affordable homes

Transport improvements:  
The town centre's growth is based on the potential improvements to transport links. These include investment around the train station and the Tramlink extension. Hackbridge is also seeing inward investment with improvements to transport links, including around the station area and to the public realm.



390ha

Total Housing Zone area



3,344

Total number of construction jobs

Community infrastructure:  
A £3.5m investment in the  
proposed decentralised energy  
network in Hackbridge.

## TOTTENHAM

### LONDON BOROUGH OF HARINGEY

Tottenham, in Haringey, north London, is one of the capital's big growth opportunities.

Set next to the stunning Lee Valley Regional Park – London's biggest open space – it boasts fantastic transport links to central London, Stratford, Cambridge and Stansted Airport.

Ambitious regeneration plans supported by a Housing Zone mean Tottenham's future is bright, with up to 25,000 new residents, 10,000 new homes and 5,000 new jobs by 2025, and a new town centre at Tottenham Hale with a mix of new commercial, retail and leisure space.

An impressive 'Green Link' will open up Tottenham's open spaces, with new bridges and public squares.

With a revamped Tube, bus and rail station at Tottenham Hale, plans for three Crossrail 2 stations and overground rail upgrades, it will have the infrastructure it needs to support growth.

The new Housing Zone will:

- offer opportunities to build almost 2,000 new homes around and on top of Tottenham Hale station
- redevelop Tottenham Hale station
- open up Lee Valley Regional Park with two new bridges
- make Tottenham easier to travel around
- give new opportunities for retail, commercial and community space

Transport links  
Stratford (11 minutes) Kings Cross (12 minutes), Oxford Circus (16 minutes), and Stansted (35 minutes).

Developer  
Mixed development opportunities are available across the zone.

Planning status  
Area Action Plan under consultation.



TOTTENHAM HALE

Tottenham Hale

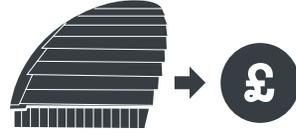


## Key statistics



circa £2bn

Total value of investment  
and development



£44.115m

Indicative GLA funding allocation



1,956

Total number of homes



560

Total number of  
affordable homes

Transport improvements:  
Two bridges, redevelopment  
of station, new station access  
improvements.

Community infrastructure:  
A primary and secondary  
Harris Federation Academy, a  
health centre and associated  
community facilities.



560ha

Total Housing Zone area



3,912

Total number of construction jobs



Number of Estate  
Regeneration sites:

None yet but Northumberland  
Park and Love Lane estates are  
potential future investment areas



## WEMBLEY

### LONDON BOROUGH OF BRENT

The Wembley housing zone will use £8 million of grant for five phases of development along the east of Wembley High Road and towards Wembley Stadium. These will run consecutively with grant funding recycled into the next phase. The initial investment will go towards building an extra 651 new homes (including 215 affordable) by 2021.

The new Housing Zone will:

- speed up and increase the number of new homes - by freeing up commercial sites for housing development
- increase the amount of affordable housing that can be built on these sites
- create the right economic conditions for the private sector to invest in housing development
- lead to a more balanced community with a range of housing options for people to choose
- link up the regenerated area around Wembley Park and Wembley Stadium to Wembley High Road and Wembley Hill Road with a better walking

route from central Wembley to the stadium

- improve Wembley High Road with market sale housing along the route. This in turn will attract investment and improve local retail, leisure, jobs and training opportunities

Transport links

Transport links include Wembley Central (Bakerloo line, London Overground, National Rail), Wembley Park (Jubilee and Metropolitan lines), and Neasden (Jubilee line), and Wembley Stadium rail station. The North Circular Road (A406) crosses the far eastern part of the zone.

Developer

A joint venture development partner will be sought through the London Development Panel.

Planning status

Wembley Area Action Plan provides the planning framework for this housing zone.

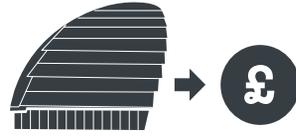


## Key statistics



circa £900m

Total value of investment  
and development



£8m

Indicative GLA funding allocation



2,380

Total number of homes



894

Total number of  
affordable homes

**Transport improvements:**  
None directly funded by Housing Zone investment but improvement works to four main junctions along Wembley High Road will be made in conjunction with TfL.

**Community infrastructure:**  
None directly funded by Housing Zone investment but £1.3m from a combination of high street fund and new homes bonus top slice will be spent over the next two years on shop front improvements and creating high street workspace in currently vacant premises in Wembley town centre.



238.3ha

Total Housing Zone area



4,760

Total number of construction jobs

