
London Housing Zones

The First Nine Zones

MAYOR OF LONDON

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 that 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 up to 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.

So far, 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.

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 First Nine Zones

In the initial round of bidding the Greater London Authority received 25 bids for Housing Zone status across London and on the 20th of February 2015 the Mayor has announced the first nine Housing Zones. They are:

- Abbey Wood, Plumstead and Thamesmead
- Abbey Wood and South Thamesmead
- Barking Town Centre
- Clapham Junction to Battersea Riverside
- Heart of Harrow
- Hounslow Town Centre
- New Bermondsey
- Southall
- Tottenham

The GLA has allocated just over £260 million of funding to these Zones, of which £154 million would be repaid. This will help attract,

- More than £9.4 billion of investment,
- Create over 56,000 construction jobs and,
- Accelerate the building of 28,000 new homes, 9,000 of which would be affordable.

The Zones will create wonderful new places to live, offering ‘total regeneration’, providing new facilities as well as thousands of homes. For example, first wave of designations includes;

- 5 station upgrades,
- 5 estate regeneration schemes,
- 5 new schools,
- 4 new bridges built over water, rail and road to unlock development,
- 3 new libraries,
- 3 new health facilities,
- 2 new civic centres,
- 1 major area of employment land re-designated for housing
- 1 new church,
- 1 new park,
- 1 ‘3G’ football pitch.

We will be designating the next Zones as part of an ongoing process, and will shortly announce more, once proposals are finalised. We expect up to 20 Zones to be in place by summer 2015.

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 nine Zones on the following pages.

Housing Zones by Numbers

Total value of investment and development:	£9.415 billion
Level of GLA investment:	£262.082 million
Amount of funding repaid:	£154.74 million
Total number of homes:	27,922
Total number of affordable homes 2015-2025:	9,163
Total number of affordable homes 2015-18:	3,352
Total Housing Zone area:	1897.42ha
Total number of jobs:	19,500
Total number of construction jobs:	55,944
Total number of schemes:	52

Abbey Wood, Plumstead and Thamesmead

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

Total value of investment and development: £367.75 million

Indicative GLA funding allocation: £27.775 million

Total number of homes: 1,512

Total number of affordable homes: 663

Total Housing Zone area: 22.83ha

Total number of construction jobs: 3,024

Number of Estate Regeneration sites: 1 - Thamesmead

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.

Abbey Wood and South Thamesmead

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

Total value of investment and development: £346.8 million

Indicative GLA funding allocation: £54.8 million

Total number of homes: 1,314

Total number of affordable homes: 591

Total Housing Zone area: 13.42ha

Total number of construction jobs: 2,628

Number of Estate Regeneration sites: 1 - Thamesmead

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.

Barking Town Centre

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

Total value of investment and development: £375 million

Indicative GLA funding allocation: £42.317 million

Total number of homes: 2,295

Total number of affordable homes: 795

Total Housing Zone area: 97ha

Total number of construction jobs: 4,590

Number of Estate Regeneration sites: 1 – Gascoigne Estate

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.

Clapham Junction to Battersea Riverside

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

Total value of investment and development: £1.4 billion

Indicative GLA funding allocation: £12.35 million

Total number of homes: 5,356

Total number of affordable homes: 1,596

Total Housing Zone area: 23ha

Total number of construction jobs: 10,712

Number of Estate Regeneration sites: 2 – Winstanley Estate and York Road Estate

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, alongside the 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.

Heart 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 a 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 that 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

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.

Key statistics

Total value of investment and development: circa £1.75 billion

Indicative GLA funding allocation: £31.4 million

Total number of homes: 5,294

Total number of affordable homes: 1,545

Total Housing Zone area: 183ha

Total number of construction jobs: 10,588

Number of Estate Regeneration sites: 0

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

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 in scheduled for adoption in June 2015.

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.

Key statistics

Total value of investment and development: £1.25 billion

Indicative GLA funding allocation: £18.5 million

Total number of homes: 3,478

Total number of affordable homes: 1,391

Total Housing Zone area: 466ha

Total number of construction jobs: 6,956

Number of Estate Regeneration sites: 0

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

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 re-provision of a new, expanded and fit for purpose primary school on the School Road site with a community space.

New Bermondsey

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

Total value of investment and development: circa £1 billion

Indicative GLA funding allocation: £20 million

Total number of homes: 2,372

Total number of affordable homes: 237

Total Housing Zone area: 12ha

Total number of construction jobs: 4,744

Number of Estate Regeneration sites: 0

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.

Southall

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 m² new retail and 2,250 m² 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

Total value of investment and development: circa £1.75 billion

Indicative GLA funding allocation: £20.125 million

Total number of homes: 4,345

Total number of affordable homes: 1,785

Total Housing Zone area: 530ha

Total number of construction jobs: 8,690

Number of Estate Regeneration sites: 1 – Havelock Estate

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 and grass 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.

Tottenham

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 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.

Key statistics

Total value of investment and development: circa £2 billion

Indicative GLA funding allocation: £44.115 million

Total number of homes: 1,956

Total number of affordable homes: 560

Total Housing Zone area: 560ha

Total number of construction jobs: 4,012

Number of Estate Regeneration sites: None yet but Northumberland Park and Love Lane estates are potential future investment areas

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

Other formats and languages

For a large print, Braille, disc, sign language video or audio-tape version of this document, please contact us at the address below:

Public Liaison Unit

Greater London Authority
City Hall
The Queen's Walk
More London
London SE1 2AA

Telephone **020 7983 4100**
Minicom **020 7983 4458**
www.london.gov.uk

You will need to supply your name, your postal address and state the format and title of the publication you require.

If you would like a summary of this document in your language, please phone the number or contact us at the address above.

Chinese

如果需要您母語版本的此文件，
請致電以下號碼或與下列地址聯絡

Hindi

यदि आप इस दस्तावेज की प्रति अपनी
भाषा में चाहते हैं, तो कृपया निम्नलिखित
नंबर पर फोन करें अथवा नीचे दिये गये
पते पर संपर्क करें

Vietnamese

Nếu bạn muốn có văn bản tài liệu
này bằng ngôn ngữ của mình, hãy
liên hệ theo số điện thoại hoặc địa
chỉ dưới đây.

Bengali

আপনি যদি আপনার ভাষায় এই দলিলের প্রতিলিপি
(কপি) চান, তা হলে नीचेर फोन नम्बरे
বা ঠিকানায় অনুগ্রহ করে যোগাযোগ করুন।

Greek

Αν θέλετε να αποκτήσετε αντίγραφο του παρόντος
εγγράφου στη δική σας γλώσσα, παρακαλείστε να
επικοινωνήσετε τηλεφωνικά στον αριθμό αυτό ή ταχυ-
δρομικά στην παρακάτω διεύθυνση.

Urdu

اگر آپ اس دستاویز کی نقل اپنی زبان میں
چاہتے ہیں، تو براہ کرم نیچے دئے گئے نمبر
پر فون کریں یا دیئے گئے پتے پر رابطہ کریں

Turkish

Bu belgenin kendi dilinizde
hazırlanmış bir nüshasını
edinmek için, lütfen aşağıdaki
telefon numarasını arayınız
veya adrese başvurunuz.

Arabic

إذا أردت نسخة من هذه الوثيقة بلغتك، يرجى
الاتصال برقم الهاتف أو مراسلة العنوان
أدناه

Punjabi

ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਦੀ ਕਾਪੀ ਤੁਹਾਡੀ ਆਪਣੀ ਭਾਸ਼ਾ
ਵਿਚ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਹੇਠ ਲਿਖੇ ਨੰਬਰ 'ਤੇ ਫ਼ੋਨ ਕਰੋ ਜਾਂ ਹੇਠ
ਲਿਖੇ ਪਤੇ 'ਤੇ ਰਾਬਤਾ ਕਰੋ:

Gujarati

જો તમને આ દસ્તાવેજની નકલ તમારી ભાષામાં
જોઈતી હોય તો, કૃપા કરી આપેલ નંબર ઉપર
ફોન કરો અથવા નીચેના સરનામે સંપર્ક સાધો.

