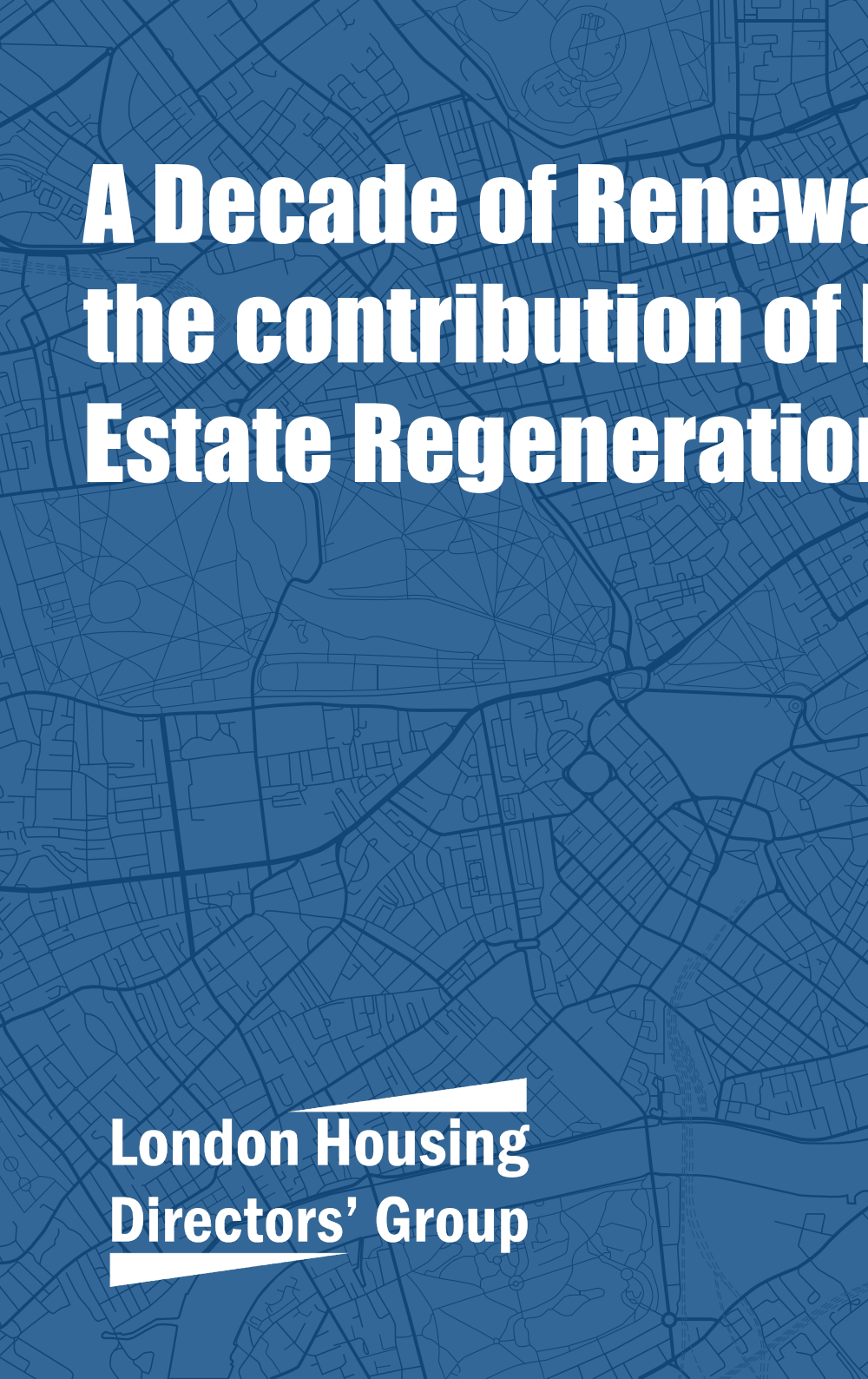


A detailed, light blue line-art map of London serves as the background for the entire page. The map shows the intricate network of streets, rivers, and parks across the city.

A Decade of Renewal the contribution of Estate Regeneration

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**London Housing
Directors' Group**

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Regenerating London's council housing: The potential to modernise and deliver more homes for Londoners

London is strongly pro-housing growth. Boroughs have long sought to turbocharge housebuilding in the capital to encourage economic growth and address London's worsening homelessness emergency. In many areas, the affordable housing supply that has been delivered in recent years has been enabled through borough partnerships or directly delivered by boroughs. This includes where boroughs have taken the lead to drive place and housing quality transformation through estate based regeneration.

The need for new homes could not be starker – London faces the most severe housing pressures in the country. London Councils estimates that one in 50 Londoners are currently homeless and living in temporary accommodation (TA), including one in 21 children. Boroughs are now spending £5.5 million a day on homelessness – up from £4.2 million in 2023/24. Most of this spending is the cost of providing TA for homeless families – almost £5 million a day.

What is Estate regeneration?

Estate regeneration involves re-developing an existing council estate to provide new housing and local amenities and can include a range of measures from refurbishing existing sites to the demolition and rebuilding of entire sites.

Many of London's housing estates were built more than 50 years ago and need updating to meet new environmental standards and improve standards of living. Estate regeneration can increase housing supply through increased density and offer new skills and employment for local residents as well as support better health and well-being outcomes through the delivery of better housing, high quality open and play space and improved access to services. Where estates are in decline they can become a centre for poor health outcomes, anti-social behaviour and crime, driving a wider cost to the public sector and impacting on quality of life and life opportunities. Estate regeneration offers a real opportunity to drive better outcomes and provide long-term value for money.

Under new government housing targets, London needs to build nearly 88,000 new homes per year. The average London borough (excluding the City of London) has 118,200 dwellings. Meeting the new housing target means London must build the equivalent of an entire borough's worth of homes every 16 months. To deliver all of the homes needed, boroughs must maximise all available housing sources, and estate regeneration is an essential source of delivery. The examples in this prospectus show how boroughs have already delivered over 750 homes in their local communities through estate regeneration, with the potential to unlock over 10,000 in total.

Regeneration is also critical for much needed housing renewal. Across many measures, the capital suffers the worst housing standards nationally. Tenant satisfaction levels are consistently and significantly lower in London.

This shouldn't be surprising – the capital has the oldest, most dense social housing stock, with a greater proportion of flatted properties within the housing stock that are harder and more costly to maintain. The longer it takes to regenerate these estates, the more financial pressure is put on the council's Housing Revenue Account (HRA), as councils have to keep them in a habitable condition.

There are a lot of barriers to unlocking these sites, not least the huge financial pressures on HRAs following a number of years where government policy interventions ensured that rents, and therefore income for business plans, were far lower than expected.

Skyrocketing construction costs amidst additional cost pressures, including building safety costs and the need to upgrade and decarbonise homes, have also led to demands increasing on those reduced funds.

Boroughs consequently face a 'black hole' in their social housing finances, with London Councils' analysis of borough HRA financial plans

suggesting that boroughs will need to make a real-terms reduction of £269 million in their spending over the next four years.

The opportunity for development in London

Despite the challenging times in housing, London local government has started more than 20,000 new build council-led homes since 2018. At the start of the decade, council home starts in London reached their highest level since the 1970s, but fell to 1,052 in 2024/25. At the same time, nearly 300,000 potential new homes (including 70,000 affordable homes) have received planning permission but have not yet been built. If we could unlock and build out the pipeline already agreed, it would satisfy over three years of the target.

With the right tools, financial footing, and policy direction, London boroughs can deliver tens of thousands of new homes each year including for social rent and intermediate home ownership. The Government's recent allocation of up to £11.7bn of the Social and Affordable Homes Programme Funding (SAHP) to London over the next 10 years, is the equivalent of 30% of the national total.

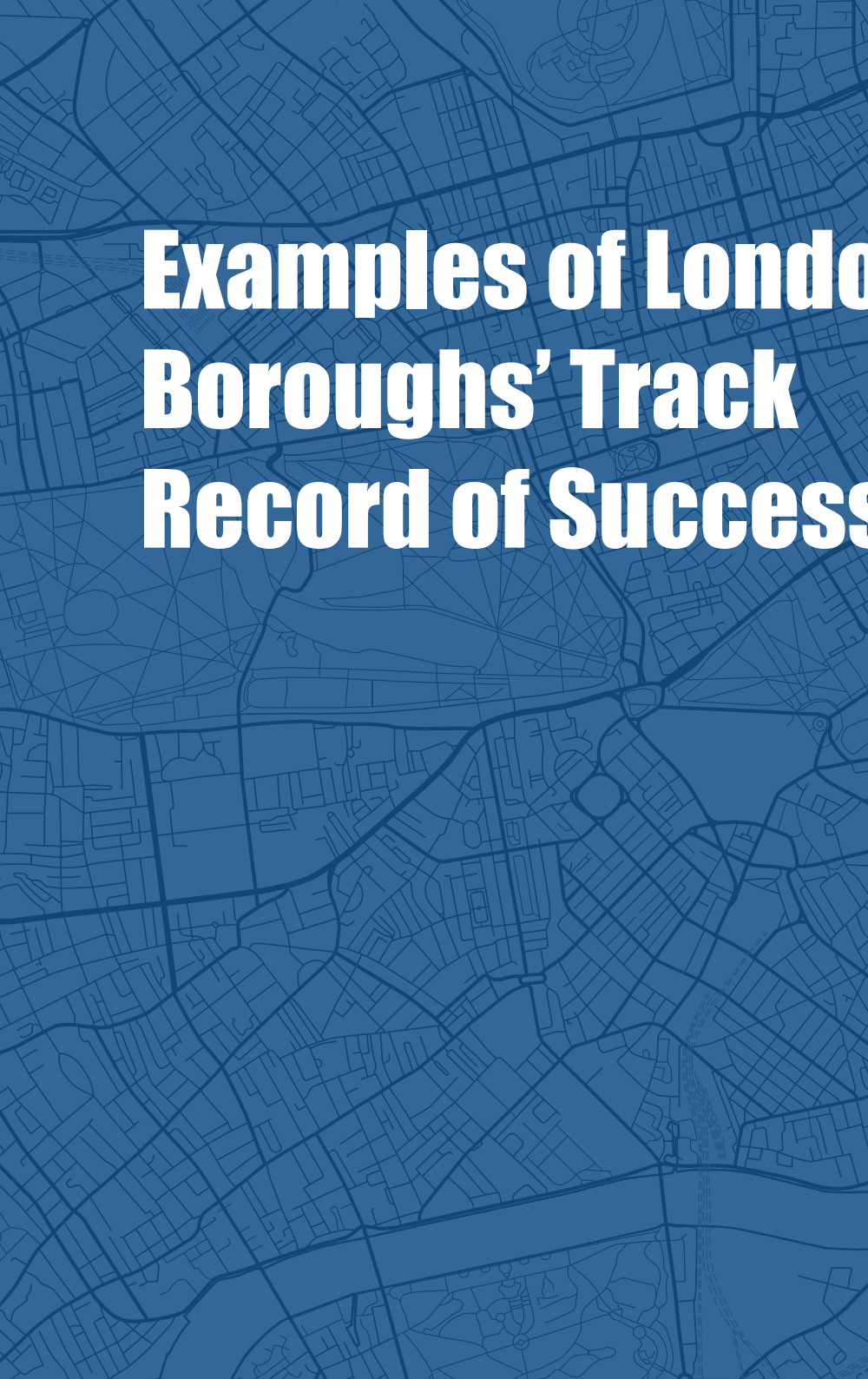
Regeneration also is closely linked to the urgent need for councils to remediate and improve building safety. Regeneration allows councils to improve the quality, safety and sustainability of the built environment whilst allowing for a more holistic, streamlined approach to improving housing stock and public spaces.

Estate regeneration prospectus: Unlocking the Potential

This prospectus contains a number of case study examples of estate regeneration schemes across London that showcase London boroughs' appetite to get things built, built sustainably, and to a high standard that serves Londoners' needs.

In the absence of a comprehensive funding strategy for regeneration that sufficiently supports the replacement of existing homes, the provision of new infrastructure, and the delivery of more homes, it is inevitable that regeneration schemes will run into viability roadblocks. This stalls progress and increases costs, including the potential for abortive costs and wasted effort.

A strategic approach to supporting regeneration is necessary. The shoehorning of the existing policy and funding framework is no longer tenable. The schemes in this prospectus alone can collectively deliver over 10,000 homes in addition to public realm improvements including playgrounds, cafes and community centres, and vitally, better living standards for residents and safer communities. With strong partnerships and timely support from government, estate regeneration has the potential to be a powerful driver of housing delivery, both unlocking opportunities to build new homes over the next four years and laying the foundation for long-term growth.



Examples of London Boroughs' Track Record of Success

Agar Grove - Camden

Agar Grove is one of the largest Passivhaus schemes in the country and the biggest project currently under construction in Camden's Community Investment Programme. The development includes:

- 205 council homes
- 35 temporary accommodation homes
- 1 home for shared equity
- 29 homes leased to Camden Living for refugees
- 4 Camden Living intermediate rent homes
- 222 private sale homes
- Communal gardens, new play areas and public realm
- A shop, café and community hall.

The project replaces aging blocks built in the 1960s with modern homes and an improved estate design. It is split into six phases and when completed will deliver a total of 496 new homes. This phased approach means new blocks are built before demolition of the old ones so that residents only need to move once, straight into their new home.

Passivhaus certification means the new buildings use significantly less energy to heat and cool, lowering carbon emissions and helping tackle fuel poverty. In 2019, the first new block's energy efficient design was awarded the top prize at the New London Architecture Awards. In 2025, the second development phase was the winner in the Project of the Year – Residential category at the CIBSE Building Performance Awards.

The phased development has delivered a total of 220 new homes so far, along with two public squares featuring a playground, a ball court, and a café, a new shop, enhanced landscaping, and public realm improvements.

Phase 2a is currently under construction. It will deliver 94 social rented homes, a semi-private courtyard, a new community hall and a play area.

Cambridge Road Estate – Kingston

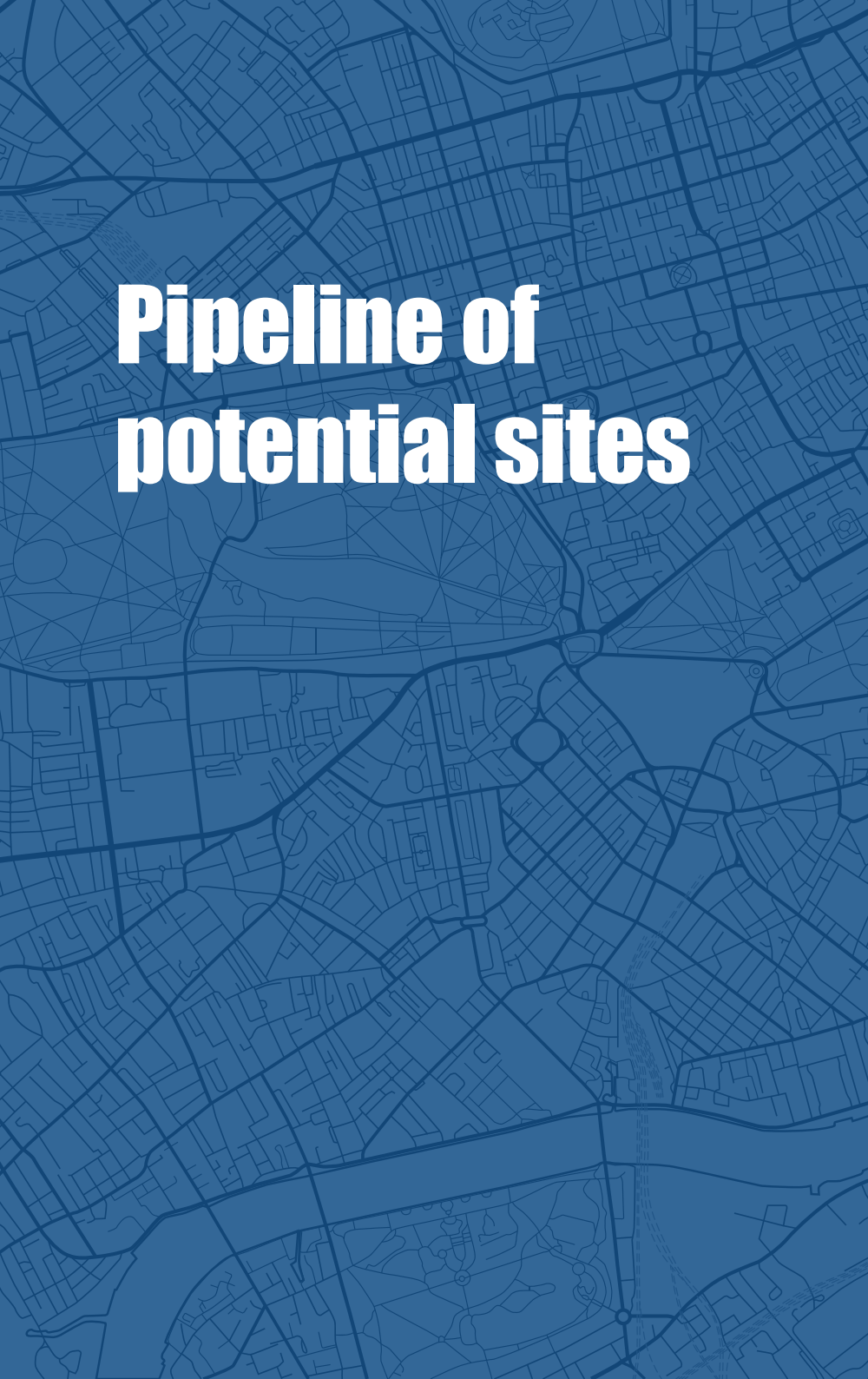
The regeneration of the Cambridge Road Estate (CRE) in Kingston upon Thames will deliver 2,170 new homes. Initially, the plan committed to 767 council-rented homes within the 941 approved affordable homes (43% of the total). However, with additional public funding, this has increased to 871 council-rented homes, raising the proportion of affordable housing to almost 50%.

Phase 1, which commenced in late 2022, will deliver 452 homes, including 254 council homes.

The project is financed through a cross-subsidy model, where income from private sales supplements limited grant funding alongside the capitalised rental stream. However, financial and economic challenges – such as inflation, resource shortages, and programme delays, including those linked to the Building Safety Regulator (BSR) approval process—necessitate a flexible and proactive approach to maintain viability and ensure continued delivery for residents.

Beyond housing, the regeneration provides significant social and economic benefits. It includes a comprehensive programme of skills development, employment and training opportunities tailored to the local workforce, as well as support for local businesses. Additionally, the Community Chest fund allocates £50,000 annually (£75,000 in the first year) to resident-supported initiatives, reinforcing community engagement and well-being.

Alongside providing much-needed delivery of new, more energy-efficient housing, the project will provide residents with a new community centre, green streets that are better knitted into the wider neighbourhood fabric, and outdoor spaces to enjoy for generations.

A blue-toned map of a city street grid serves as the background. The map shows a dense network of streets, with some larger, more prominent thoroughfares. The text is overlaid on the upper left portion of the map.

Pipeline of potential sites

Joyce and Snells Estate – Enfield

What's in the pipeline?

The redevelopment of the Joyce and Snells Estate in Enfield is a major transformation project, which will deliver 2,028 high quality homes, including 50% affordable, in a new residential neighbourhood replacing the aging 795 existing properties on the estate. The proposals for the estate enjoy substantial community support, with estate residents voting overwhelmingly in support for the redevelopment proposals in the 2021 estate ballot - 85% of eligible residents voted, of which 79% voted in favour. The project is expected to cost around £850 million, with some funding already secured from the GLA for the first phases.

Construction will be carried out in phases, and once completed, the estate will feature buildings up to 26 storeys tall. Additionally, the development will create around 5,000 jobs and offer 605 apprenticeships. The first construction partner has been appointed for enabling works and proposals for the first two phases of construction.

Alongside the housing, the plan includes a revitalised high street, new community facilities, two large community parks, new open and play space, a nursery, and an energy centre. The council has promised that current residents will be rehoused on the redeveloped estate if they wish to be, and for those who wish to take up new homes earlier on, they can do so. Enabling vacant possession of existing homes is key to ensuring the flexibility to bring forward and accelerate new housing delivery. This supports the council's ability to offer the resident just a single, less disruptive move from their existing home to a new property, as well as prioritising access to new homes off the estate, and the buy-back of leaseholders. There will be an emphasis on sustainable, energy-efficient homes delivered through the Council's heat network, Energetik.

What is needed to ensure delivery?

There are 410 leasehold and freehold interests on the estate. Securing and accelerating the delivery of subsequent phases will depend on the ability to buy back leaseholder/freeholder interests and relocate tenants.

Additional funding is needed for leaseholder buybacks and support with decant sites. Key interventions - such as grants, lower Public Works Loan Board interest rates, and infrastructure funding - are essential to ensuring viability and progressing phases in partnership with specialist providers.



Kings Crescent – Hackney

Kings Crescent estate regeneration is part of Hackney's Estate Regeneration Programme, building on the council's HRA land, and delivering at least 50% affordable housing across the Estate Regeneration portfolio. The full masterplan for Kings Crescent will see up to 491 new homes built, including 107 council homes for social rent, 143 homes for shared ownership, with the remainder for outright sale to help pay for the project, given that grant rates per home are not currently sufficient to address viability challenges.

The refurbishment element of the scheme is at the core of the estate regeneration ethos at Kings Crescent – ensuring there is parity between the old and new homes, and that existing residents also benefit from the regeneration with, for example, new balconies being retrofitted onto existing homes, improved wayfinding and public realm, and more cycle storage.

Hackney takes a not-for-profit, cross-subsidy and direct delivery approach to building homes, meaning they work directly with contractors to deliver homes, rather than selling off land.

What's been delivered?

Phases 1 and 2 of the project were completed in 2017 and included 273 new homes and 101 refurbished homes as well as improved public realm, high quality landscaping, and a play street.

What's in the pipeline?

Enabling works are underway for Phases 3 and 4, and the main construction is expected to start in early 2026. These phases include the refurbishment of existing blocks, including installing new balconies and improving entrances, as well as 218 much-needed new homes. It will also deliver commercial units such as shops or cafes, a new community centre, new and improved planting, landscaping, and play space as well as new cycle parking provision for new and existing residents.

The community centre is currently in a commercial unit within Phases 1 and 2, and the permanent space will be delivered in Phase 4. It is currently run by Hackney Showroom in collaboration with Kings Crescent's Tenants and Residents Association, providing a year-round cultural community programme, including a lunch club for older residents, a youth club, and library club.

The social rent homes will be allocated to families on Hackney's housing waiting list, with priority going to local residents who are in housing need. The shared ownership homes are prioritised for people living and working in Hackney who are unable to buy outright but won't be prioritised for social housing due to Hackney's extensive waiting list.

Why has development stalled?

Phases 1 and 2 were completed in 2017. Phases 3 and 4 were tendered during 2020/21: a period of significant tender price and construction price inflation which resulted in a price 30% above budget.

The scheme has also undergone a considerable amount of re-design within the existing building footprint and envelope to ensure the scheme is compliant with building regulations and policy changes which have occurred since the scheme received planning approval, including

the new requirement for second staircases and evacuation lifts in buildings over 18 metres tall.

The introduction of secondary staircases has resulted in a significant reduction in residential floorspace, particularly within the outright sale tenure, meaning that gross development value for the scheme has been greatly reduced, further exacerbating viability challenges.

As part of the re-design, a cost and value optimisation process has also been undertaken to improve cost efficiencies and maximise values where possible. Hackney is working with a contractor through this process to reduce construction costs whilst maintaining quality standards.

The council is working with partners such as the GLA, One Public Estate, and Ministry of Housing, Communities and Local Government to lever in grant through the Social and Affordable Homes Programme (SAHP), the Brownfield Land Release Fund, and the London Estate Regeneration Fund in order to enable the project to proceed.

Right: King's Crescent (architects, Karakusevic Carson Architects and Henley Halebrown)

Waterloo & Queen Street – Havering

What's in the pipeline?

The Waterloo Estate is Havering's biggest publicly-owned development site and would create 1,380 new high quality, modern, energy efficient homes in Romford, with over 40% of those affordable – a 173% increase on the previous number of affordable homes on site.

The scheme includes open green spaces for play and relaxing, and village gardens to increase biodiversity. The new development also includes commercial workspace.

Havering is committed to using British materials wherever it can. In terms of social value, the Waterloo Estate regeneration project should provide:

- 121 new jobs for local people
- 6,474 apprenticeship training weeks on site
- Opportunity for 34 local people to achieve new qualifications
- 50 work experience placements for adults
- An estimated 209 Havering residents working on site

Why has development stalled?

Demolition has been completed, and some enabling work has been undertaken. But new fire safety regulations, the need to submit the building control application to the Building Safety Regulator, and additional cost requirements has meant that construction has not progressed as planned.

In order to get development moving forward as quickly as possible it has been decided to develop two affordable blocks, under 18 metres. These blocks already have the benefit of outline planning consent and public consultation has recently started on design matters.

The buildings that had originally formed the first phase of the development will be reviewed to include two stair-cores, as required under the latest building safety standards for buildings over 18 metres.

In addition to this, land in one of the last development phases has been earmarked to receive some 18 modular units for temporary accommodation to assist the homeless. These will comprise a meanwhile use, and can be moved elsewhere, when the land is required for permanent development. These should be completed towards the end of 2025.



High Road West - Haringey

What's in the pipeline?

The High Road West scheme will create a new neighbourhood and town centre in North Tottenham. The plans include around 2,600 new homes of which at least 500 will be council homes, a public square, a library and learning centre, a community park, and new employment spaces.

The plans have been shaped with the community for over a decade. Residents on the existing Love Lane estate, which will be redeveloped as part of the plans, are eligible for a newly built home in the scheme. Existing businesses will also be offered new premises, designed to meet their requirements. In 2021, the majority of residents voted in favour of the proposals in a resident ballot.

In 2022, the scheme was granted hybrid planning permission, comprising detailed consent for the first sub-phase (Phase 1A) and outline consent for the remainder. In 2024, a compulsory purchase order (CPO) was confirmed by the Secretary of State for land in the southern half of the site, including the existing estate, which will enable the council to acquire the land required to deliver the new council homes and public spaces.

What's been delivered?

Enabling works have started on Phase 1A, which will deliver 61 council homes, allowing the first residents to be rehoused within the estate.

Why has the development stalled?

Works have been paused due to challenges to the overall viability position of the scheme. This is mainly due to external factors seen on many projects, such as inflationary pressures, cost of capital/funding, a static or declining residential market, and regulatory changes impacting on building efficiency and build cost.

The council is working with its development partner for the scheme, Lendlease, to explore ways to address these challenges and deliver on the plans. This includes reviewing funding opportunities and other pathways to financial viability. The immediate priority is to recommence the construction works at Phase 1A and start the detailed design and engagement work for the next sub-phase (Phase 1B), which will deliver additional new homes and public realm.

In August 2025, the government announced that the High Road West development would receive support via the New Homes Accelerator Programme. The New Homes Accelerator aims to speed up the delivery of large-scale housing developments which have been stalled.



Bridge House and Marian Court - Hackney

Bridge House and Marian Court is one of Hackney's biggest regeneration projects, involving the full redevelopment of the estate to replace properties that didn't meet modern standards with hundreds of high-quality new council homes.

What's in the pipeline?

The original Bridge House and Marian Court contained 135 homes that didn't make the best use of the land available, and which surveys had found to be uneconomical to refurbish. Hackney have already delivered 115 homes through earlier phases, and are now working to deliver the final phase at Marian Court which will provide 163 new homes, including:

- 36 council homes for returning residents and local residents in housing need
- 61 homes for shared ownership for people living or working in Hackney who can't afford to buy outright but won't be prioritised for social housing
- 66 homes sold outright to help pay for the project in the absence of sufficient government funding.
- The project will also deliver commercial workspace, retail space, community space, and improved public realm and landscaping.

What's been delivered so far?

Across earlier phases, 115 homes have now been completed, which included 48 homes for social rent, 8 Hackney Living Rent homes, and the rest shared ownership.

Why has it stalled?

Since the scheme was tendered during 2020/21, extreme construction price inflation has pushed prices 30% above budget, negatively impacting viability.

Like other estates, the scheme has undergone significant re-design to comply with updated building regulations and policies, including the addition of second staircases and evacuation lifts in buildings over 18 meters. This has reduced residential floorspace, particularly in the outright sale tenure, lowering the gross development value and exacerbating viability challenges.

A cost and value optimisation process has been undertaken to improve efficiencies and maximise values. Hackney is working with a contractor to reduce construction costs while maintaining quality standards.

As with the Kings Crescent estate, the council is also collaborating with partners - such as the GLA and the Ministry of Housing, Communities and Local Government - to secure grants through to enable the project to proceed.

Right: Bridge House (architects, Hawkins Brown)



Avenue Road Estate - Waltham Forest

The Avenue Road estate was built in the early 1960s using Bisson concrete panels. This was a quick way of building, which helped solve the severe housing shortage at that time. Today, maintenance costs on the estate are high and the flats do not meet modern standards.

What's in the pipeline?

Detailed planning consent is in place for the comprehensive regeneration of the estate, to include:

- 242 council homes for existing residents
- A further 375 private and affordable homes
- A completely redesigned public realm that prioritises residents as well as being more sensitive to the surrounding community
- Re-provided spaces for community and leisure uses

Why has it stalled?

In the same year that planning consent for the regeneration of the Avenue Road Estate was granted, the council's development partner withdrew, saying it was no longer financially viable due to difficult market conditions.

With limited HRA capacity following a period of significant investment in new homes for social rent, the council is unable to fully fund the redevelopment on a standalone basis. High borrowing and construction costs, and static property values all contribute to the viability challenge. The council is doing all it can to address the funding gap. They have

secured, in principle, up to £200 million of GLA grant for a portfolio of five stalled strategic sites across the borough, two of which are back in delivery – including the Avenue Road Estate. However, there are still viability challenges to overcome in taking the scheme forward.



Excalibur Estate – Lewisham

What's in the pipeline?

The regeneration of the Excalibur Estate in Catford is a scheme that has been led by the need to move residents from post-war, pre-fabricated homes into modern housing. The estate is the largest remaining example of post-war pre-fabricated homes.

The original estate had 187 two-bedroom homes. The homes contain asbestos, making maintenance difficult and expensive and are not well insulated making them too hot in the summer and too cold in the winter.

Planning permission was granted to L&Q in 2011 to deliver 371 new homes across 5 phases – 228 will be affordable. All current residents were entitled to an offer of a new home on the new estate.

What's been delivered?

The first phase of the redevelopment delivered 57 new homes, which were completed in 2018. These included a mix of affordable rent, shared ownership, and private sale homes. Phase 3 completed this year with 102 more homes with further social and affordable homes provided, although this phase and subsequent phases have faced some delays.

Why has the development stalled?

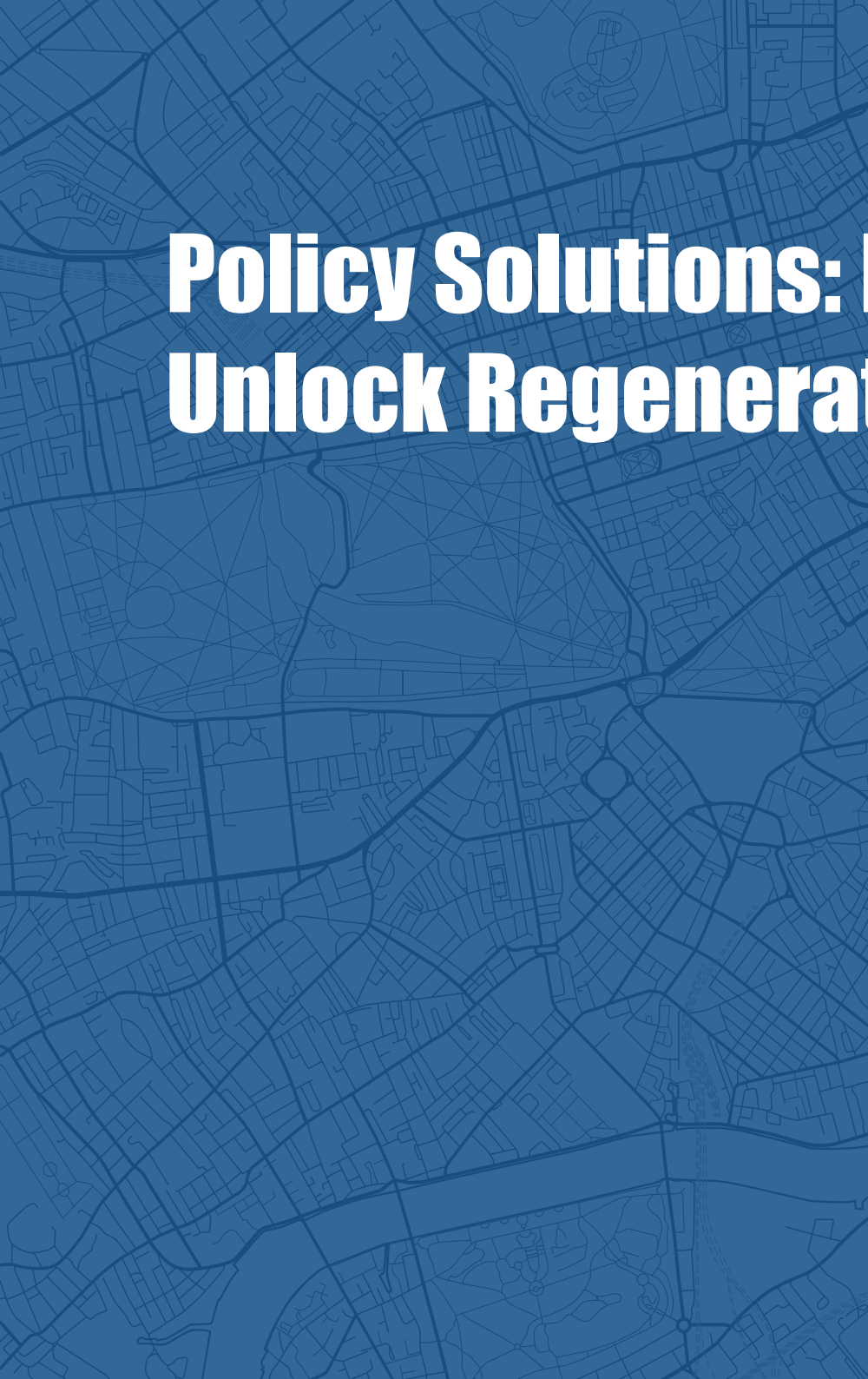
The delay with the delivery of Phase 3 has had a knock-on effect on the completion of the scheme with delivery of Phase 4. The outline planning permission granted has now expired. The period of delivery of Phase

3 has coincided with the well documented issues around build cost inflation, labour shortages and stagnating property values.

However, the resident-rehousing of the remaining estate has been satisfied in Phase 3. This presents an opportunity to provide more homes in a revised planning permission as the commitments made in the Landlord Offer have also been met.

The Council and L&Q have been working together to try to resolve the viability issues holding back the planning application for Phase 4.





Policy Solutions: Unlock Regeneration

The government's spending review provided many welcome announcements for housing, which we hope will provide vital certainty for the sector in the form of a 10-year Social and Affordable Homes Programme (SAHP) and social housing rent policy. We also welcome the direction of travel on reintroducing rent convergence – a key policy priority for addressing the crisis in London's social housing finances.

Members of the London Housing Directors' Group will be working collectively and with partners to make the best use of these funding decisions to expand delivery programmes. As a network, we have already taken a number of significant steps to support housing delivery by London boroughs, including estate regeneration, and raise the standard of existing homes. These include:

- **Supported the upskilling of borough development teams** by creating the Housing Development Academy (seed funded by the Greater London Authority and delivered on boroughs' behalf by Future of London).
- Jointly with the Society of London Treasurers, the London Housing Directors' Group developed an **HRA Financial Strategy and Framework Toolkit** for help ensure boroughs can maximise the impact of their financial strategies to support the business, including promoting new development and home building.
- Organised an **HRA training webinar** for borough officers, provided by CIPFA.
- Established an **HRA Working Group**, convened jointly with the Society of London Treasurers, to share best practice. This is further to our Housing Management Group and Building Safety Group, which share best practice to raise the standard of existing homes.

- Developed materials to **support councils in raising standards:** ‘Delivering for Tenants: The Foundations of an Effective Local Authority Landlord Service’, key lines of enquiry documents, benchmarking reports and a toolkit to help councils respond to the Grenfell Tower Inquiry phase 2 report.
- We are developing a programme of activity to explore the potential for **greater use of institutional investment** to support the delivery of development and regeneration schemes.

The London Housing Directors’ Group will continue to explore opportunities to support housing delivery among our members – working with London Councils, the Greater London Authority and national government. The Group will closely work with the London Housing Mission, a newly formed collaboration between public, private and third sector partners, to accelerate housing delivery to meet London’s housing need. Work has already commenced on solutions to unlock stalled sites under the Housing Mission.

The need for regeneration has never been more urgent. The chronic shortage of new housing means boroughs cannot afford to leave sites empty, and residents deserve to live in homes that are fit for purpose, with public spaces that serve the needs of the community.

London boroughs are continuing to push for the national policy changes required to see the change we need. Funding and policy must be better aligned to ensure boroughs can deliver on their aspirations to bring our estates into the future.

Priorities For Advancing Regeneration:

The London Housing Directors' Group (LHDG) brought together stakeholders leading estate regeneration at a roundtable at the London Real Estate Forum in September 2025. The group discussed how to ensure that the right policy frameworks and funding mechanisms are in place to allow us to accelerate delivery, unlock the substantial number of homes our existing and growing pipeline of estate regeneration schemes bring and support long-term renewal. These recommendations are informed by the discussion.

Quantifying the benefits of estate regeneration. Estate regeneration offers a transformative opportunity to deliver substantial socio-economic outcomes by addressing the deep-rooted impacts of poor-quality housing and neighbourhoods. Communities living in estates that have not benefited from sustained investment often face barriers that affect health, education, safety, and environmental wellbeing. Regeneration provides a strategic and integrated response, aligning powerfully with the Government's Decade of Renewal and its core growth missions.

Through estate regeneration, we can unlock inclusive economic growth by creating jobs in construction, green industries, and local services. It supports the delivery of the Ten-Year Health Plan by enabling neighbourhood-based health models that tackle health inequalities at their root. Where appropriate, crime and antisocial behaviour can be designed out through thoughtful placemaking, creating safer, more cohesive communities. Regeneration also enables the deployment of local green energy solutions, contributing to environmental targets and energy resilience.

A coordinated national programme that supports these joined-up interventions would ensure that the full spectrum of benefits is realised—maximising impact across government priorities including economic growth, health equity, public safety and net zero.

Changes to the Compulsory Purchase Order (CPO) process in the Planning and Infrastructure Bill are welcomed and specific guidance on use in the estate regeneration process would assist to provide confidence on the key challenge and risk of obtaining vacant possession.

Financial stability of HRA Business Plans. London Councils has already made the case for a 10 year rent convergence plan at £3 per week and the introduction of a London Rent Formula which rebases the 1999 property element of the formula. Such a measure would help support the investment needed to contribute to funding the additional management costs and income forgone associated with the delivery phase of regeneration schemes, as well as supporting borrowing to provide funding for development. This is vital in the context of estate regeneration.

Ensure holistic funding for regeneration. Delivering estate regeneration at scale requires a flexible, long-term funding approach that reflects the complexity and phased nature of these programmes. Our experience shows that drawing on multiple funding sources is essential. However, without coordination, momentum can be lost and schemes risk stalling. A nationally or regionally coordinated programme that strategically top-slices across government funding streams could unlock more effective delivery, aligning investment with the Government's growth, health, and net zero missions.

Current mechanisms, such as the SAHP, are too narrow in scope, particularly where funding restrictions limit support for replacement homes. Estate regeneration often involves the renewal of poor-performing or life-expired stock, and capital grant from programmes like Warm Homes

could be better utilised to fund new energy-efficient homes and associated infrastructure. This would ensure investment is future-proofed, rather than spent on short-term fixes.

Moreover, many large-scale regeneration schemes incorporate green energy infrastructure with the potential to benefit surrounding homes. Strategic investment in this area could catalyse wider environmental and social outcomes, supporting local energy resilience and reducing fuel poverty.

The London Land Fund has played a vital role in enabling leaseholder buy-backs, and continued support from the GLA City Hall developer is essential to meet ongoing demand. In addition, government-backed financial instruments, such as low-cost debt or guarantees, should be made available to councils and their delivery partners to directly support regeneration schemes with measurable impact.

Supporting estate regeneration at the early stages. Revenue funding is also critical. The costs of community engagement, ballots, and programme development are significant, and without dedicated support, councils may struggle to bring forward new schemes. Providing this funding would empower boroughs to commit to long-term regeneration pipelines. Alongside this, the GLA should review the estate regeneration ballot guidance to reflect whether moderate changes to it could better ensure that once a scheme mandate is secured, the process facilitates delivery and maintains momentum, while still maintaining the guiding principles of the ballot policy.

Maximising partnerships and innovative funding models. Partners that can support mixed tenure development, including delivering private sales and rented homes are key to delivery. To ensure resilience across economic cycles, good practice models should be developed that phase in public, philanthropic, social impact, pension fund, and private investment. Public sector funding can play a catalytic role, with investment transferred to alternative sources once key risks (such as building safety compliance) are mitigated, land value is captured, and market conditions are favourable.

Government should take a lead in convening the social impact investment market to match funders with regeneration schemes. LHDG continues to sponsor work on a pooled London Fund to channel investment into development and build borough capacity to engage effectively with the market.

This approach would not only diversify funding sources but also strengthen delivery, reduce reliance on public subsidy over time, and unlock wider social and economic outcomes.

Regeneration Communities of practice. London Housing Directors' Group has a track record of collaborative working across systems and taking action to address skills, capacity and innovation to unlock delivery. By sharing solutions delivery can be unlocked and we will work with the Housing Forum to enhance collaborative working. This includes working with key stakeholders such as Future of London to identify and develop opportunities to promote build thriving communities through knowledge, networks and communities of practice.

Construction and Skills. The London Housing Directors' Group will identify and explore opportunities to engage with stakeholders to promote the specific skills required to work in regeneration schemes. This includes strategic working through the London Growth Mission in the delivery of the London Growth Plan and Inclusive Talent Strategy; working directly with stakeholders delivering construction skills programmes, including the Housing Development Academy, established by LHDG and delivered by Future of London.

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Publication: November 2025