

Build to Rent Development Research

SAMPLE OF LONDON BUILT TO RENT DEVELOPMENTS

October 2021



GLA BTR Data Set

Borough Barking and Dagenham

LPA Reference	Postcode	Scheme Name	Developer	Operator	Purchaser	Status	Completion date	Transaction Type	Land Price (either - latest sold figure on land registry, or market knowledge from property press)	Land purchase date	Total Private BTR Units	Total Units (inc BTS & Affordable)	Units Affordable	Affordable %	Amenities	Additional Information
15/01635/FUL	IG11 7AX	Barking Wharf Phase 1 (Abbey Retail Park South)	Eco World London	Invesco Real Estate / Eco World		Under construction	2021	Site purchase	£19,400,595 and £24,126,616	21/10/2019	597	597		0%	Concierge, lounge, gym, gardens, co-working space, includes broadband, furniture included.	122 units completed at end of 2020. rest is due to complete summer 21. Sale of two separate titles in October/November 2019. Sale to CSHV IUK BW PROPCO LIMITED
11/00954/FUL	IG11 8FW	Abbeville Apartments	Linkcity	Grainger plc		Completed	2015	Forward sale		19/12/2012	100	100		0%	Concierge, lounge, gym, gardens	Annual ERV £1.7m. Reported that Grainger bought all 100 private-sale units in the scheme in 2014 paying an initial deposit of £13.7m - so the scheme was delivered as build-to-let.
18/00331/FUL	IG11 7LX	Former Abbey Sports Centre, Axe Street	Lindhill	Aberdeen Standard Investments		Under construction	Sep-22	Forward Funding		May-20	110	170	60	35%	concierge	Aberdeen Standard Investments announced it has bought the old Abbey Sports Centre in Axe Street, Barking and is investing about £50million (£49.6m, yield of 3.75%) to fund developer Lindhill's redevelopment of the site. Land transaction not on Land Reg. Leisure centre is to be replaced with 10,710 sqm residential and 1,207 sqm other uses (Class B1 offices, flexible commercial space and D2 Cinema). Payment of £2,510,000 for off-site AH agreed.
17/01736/REM	IG11 7BG	Fresh Wharf - Phase 1	Countryside	Notting Hill Genesis / Sigma Capital	Countryside Properties	Under construction	Mar-22	Site purchase	£19,200,000	17/01/2018		531			concierge, gym, gardens, working from home hub	Part Btr Part Bfs. AH position not clear. Total number of units c531. NHHT have bought forward 205 units as BTR. Sigma Capital 77 Btr units
16/00131/OUT	IG11 0SH	Barking Riverside - Parent Consent, Renwick Road	L&Q	L&Q PRS		Full planning permission granted.						10800		33% - 50%		BTR is part of larger 10,800 unit scheme that includes 35% AH. 1,900 BTR units.
08/00896/REM	IG11 0JP	Barking Riverside Stages 1&2 - City East Phase 1/2/3/5/6, Renwick Road, Gallions Drive	Bellway Homes Essex	L&Q PRS		Completed	2017	Site purchase	£24,557,000		100	100		41%		BTR part of larger application that included Total units:3287; Units - private:1939; Units - social rent:674; Units - intermediate:674 c41% AH Leasehold title TGL439873 was bought on 18 Dec. 2015 for £24,557,000 by L&Q PRS CO LIMITED.
19/01241/OUT	RM13 8SA	Beam Park, Valentines House	Countryside / L&Q	Simple Life (Sigma) & EQT		Completed	May-21	Forward Funding		Oct-19	80	80		50%	Bike storage, 24 service line, EV charging points,	Part of a wider GLA regeneration of the area. Affordable housing of 50% proposed across entire site. Total units:2900: Units - private: 1812; Units - intermediate and London Affordable rent: 1088. Land Transaction not shown on Molior. Be First has acquired 936 homes in phases 3, 4 and 5. The units will be built by Countryside and will be funded through a £309m loan from the borough and £30.5m grant from the GLA.
19/00855/FUL	IG11 8JE	White Horse, 63 North Street	Yara Capital	Yara Capital	Robyna Ltd	Planning application granted		Site purchase	£1,050,000	17/03/2015	125	196	71	36%		Land price only part of site as shown on Molior. DMR units at 72% of market rent.
18/01927/FUL	IG11 8PD	Trocoll House + Car Park	Patrizia UK	Patrizia UK	Patrizia	Planning application granted		Site purchase	£3,000,000	31/05/2016	128	198	70	35%	Lounge, Resident's Room, Coffee Hub and Cinema Room	198 units – 128 private Btr, 70 affordable; affordable is 49 DMR, 21 LLR
18/02131/FUL	IG11 7BS	Barking Wharf Phase 2 (Tesco Car Park)	Eco World London	Eco World London		Planning application granted		Site purchase	£10,800,000	13/08/2019	334	514	180	35%	Gym	
18/01972/FUL	IG11 8HG	Crown House + Linton Road Car Park, Cambridge Road	Be First	Be First		Under construction	2022/2023				227	396	169	43%		The project has two phases: - Phase 1 is 169 affordable units on the Linton Road Car Park site and is underway with completion due in summer/autumn 2022. - Phase 2 is 227 BTR units on the Crown House site. This site has not yet commenced - Crown House has been hoarded off but not yet demolished.
17/01792/PRI/OFF	IG11 8PD	Wigham / Nabeel House	Mihaj Investment Corporation Inc	Mihaj Investment Corporation Inc	Mihaj Investment Corporation Inc	Completed	2019	Site purchase	£3,500,000	13/06/2012	71	71		0%		PDR scheme - change of use from existing office to residential units.
15/00658/FUL	IG11 7PE	Rayhouse Court (Barking Police station), Ripple Road	Waverley Property Investments	Waverley Property Investments	Waverley Property Investments	Completed	Jan-20	Site purchase	£925,000	30/04/2014	24	24		0%	gardens	Permitted on appeal in 2016
20/01675/FULL	IG11 7LR	Gascoigne Estate West - Phase 2	Be First			Planning application granted					158		228	62%		BTR part of larger scheme Total units:405 Units - private:177 Units - LAR:228

GLA BTR Data Set

Borough Ealing

LPA Reference	Postcode	Scheme Name	Developer	Operator	Purchaser	Status	Completion date	Transaction Type	Land Price (either - latest sold figure on land registry, or market knowledge from property press)	Land purchase date	Total Private BTR Units	Total Units (inc BTS & Affordable)	Units Affordable	Affordable %	Amenities	Additional Information
185938VAR	UB2 4AU	Uncle Southall (Esso Triangle Petrol Station)	Redrow London	Realstar (UNCLE)	Realstar	Completed	May-21	Forward Funding		01/01/2019	166	166		0%	Concierge, gym, lounge, gardens, karaoke rooms	Linked to deal on another site - Malgavita- where the affordable housing was provided. Molior reports that site was sold mid construction for £15m in December 2019 to Realstar. Reported forward funded value of asset £64m and yield of 3.9%.
PP/2011/4250 161861OPDFUL	W3 6AD	Rehearsal Rooms (Victoria Square)	Hub Group / Squarestone HUB	M&G Real Estate (LIV group)	M&G	Completed	Apr-17	Forward Funding	£5,600,000	17/04/2013	143	173	30	17%	concierge, lounge, gardens, bike storage	Site bought in 2013 for £5.6m.
164694FUL 184888VAR	UB6 0HE	Greenford Quay (GSK) - The Lock	Greystar Europe Holdings / Telford Homes	Greystar Europe Holdings		Part Completed	2020	JV	£72,000,000	18/01/2016	1,439	1965	647	33%	gardens, gyms	Largest purpose built rental accommodation in the UK when fully complete. Greystar built the energy centre and Block 5, which is 379 BTR units and completed during Q2 2020. - Greystar is building Block 4, which is 251 BTR units and will complete during Q2 2022. Greystar bought the site with planning for residential in 2016 for £72m and subsequently submitted further application. - Telford Homes is building 278 units - 194 private sale and 84 shared ownership,
PP/2013/2509	W13 0SL	Green Man Lane Estate - Phase 2B - Jigsaw, Singapore Road	A2Dominion	A2Dominion		Completed	2017	Direct Development			63	63				Housing Association Molior reports overall number (part BTR part BFS) Total units:212 Units - private:126 Units - social rent:86
PP/2015/3265	W3 7AF	Aviator Place (A40 Site 11+12) , A40 Western Avenue Gibbon Road, Glendun Road	Notting Hill Genesis	Notting Hill Genesis		Completed	2019	Direct Development	£13,000,000	2013	40					Housing Association; parking included in rent. Mixed BFS and BTR scheme with 40 private units as BTR Total units:129 Units - private:66 Units - intermediate:63
PP/2012/3154	W3 6RE	The Oaks (The Oaks Shopping Centre) - Phase 1 North	L&Q	L&Q PRS		Completed	2019	Direct Development		17/11/2016	137				Gym not included in rent, garden	Housing Association. The two adjacent consents (Phase 1 and 2) will provide a total 178 units including 137 private units as well as various commercial units. The 137 units are build to rent
PP/2014/4426	W3 6RE	The Oaks (The Oaks Shopping Centre) - Phase 2 South, High Street, Churchfield Road	L&Q	L&Q PRS		Completed	2019	Direct Development	£35,584,500	17/11/2016	26		10		Gym not included in rent, garden	Housing Association - land value includes BNPBTR00449 Appears the sites were bought by L&Q prior to construction starting.
PP/2015/0016	W3 8UE	Acton Gardens - 5 - West Park Gate, Bollo Bridge Road	Countryside / L&Q	L&Q PRS		Completed	2018	Direct Development			76				Gardens	Housing Association some market as BTR Total units:271 Units - private:142 Units - social rent:82 Units - intermediate:47
160793RES	W3 8DA	Acton Gardens - 6 - Central Square Hawthorn, 142 Bollo Bridge Road	Countryside / L&Q	L&Q PRS		Completed	Dec-20	Direct Development			40				Gardens	Total units:308 Some market as BTR Units - private:170 Units - social rent:84 Units - intermediate:54
182579OUT	W3 8UE	Acton Gardens - 9.2 Onwards Parent Consent + Phase 9.2, South Acton Estate	Countryside / L&Q	L&Q PRS		Under construction	Mar-22	Direct Development			51					Total units:1950 Some market in 9.2 as BTR Units - private:1079 Units - social rent:691 Units - intermediate:180
201379OUT	W3 8QU	TFL Bollo Lane	Transport for London			Planning application granted (resolution to grant only)		Direct Development			95	700	100	51%		The outline element is up to 700 new homes of which 50% would be affordable. • The outline scheme will be eight apartment blocks. • The detailed element is as follows: • The scheme will be two apartment blocks. • With a maximum height of 25 storeys. • The residential density is stated as 875 habitable rooms per hectare. • There will be 195 BTR residential units: 100 private, 95 affordable. • The affordable is 66 discount market rent, 29 London living rent.
PP/2011/5274	UB6 0NA	Starlite Lodge (Sudbury House)	Freshwater	Highborn / Daejan / Freshwater		Completed	2019				25	39	14	36%	Parking, roof terrace, gardens	BTR scheme
181062OPDFUL	W3 6UG	The Perfume Factory - North	Essential Living	Essential Living	Imperial College London	Planning application granted		Site purchase	£28,000,000	01/01/2017	238	376	138	37%		Site bought with planning consent Aug 21. Essential Living bought whole site in 2014 for £28.25m. Telford paid £28m for this part.
192597OPDFUL	W3 6RU	One West Point (Portal West Busines Centre)	City & Docklands Management	City & Docklands Management		Under construction	Dec-22				143	701	208	30%	concierge, lounge, gardens	350 BTR units, of which 210 have sold. 351 BTR units, all to be retained by City & Docklands, including 143 BTR private, 164 DMR, 25 LLR and 19 London Affordable Rent. The first units to complete will be 57 DMR units in August 2021. The rest of the scheme will follow in tranches until Q4 2022
201888FUL	UB1 3AJ	Southall Sidings	Grainger plc / TFL	Grainger		Planning application granted (resolution to grant only) 2020		JV			297	460	163	35%		There will be 460 residential units: 297 private BTR, 163 affordable. • The affordable is 114 discount market rent, 49 London living rent
172682FUL	W3 6UG	The Perfume Factory - South	Imperial College London	Imperial College London	Imperial College London	Completed	Sep-20	Site purchase	£30,000,000	31/01/2017	55	85	30	35%	gardens	Price paid for site very high per BTR unit as student housing led scheme ---Demolition of all existing buildings and the redevelopment of the site to provide five buildings of 5, 7, 10, 11 and 31 storeys comprising 736 student bed spaces (603 rooms), 85 residential flats, 6214sqm (GIA) of Office (B1) floor space
200534FUL	UB6 8DW	The Wiltern (rear of Hoover building)	Amro Real Estate Partners / PIC			Planning application granted		Forward funding	£90,000,000	01/05/2021	197	278	81	29%	co-working, gym, terraces, playground, sports lounge	There will be 278 residential units: 210 private, 68 affordable. The affordable is 52 discount market rent, 17 London living rent.Reported price Of £90m is FF deal not on Land Reg
PAN/2015/5736	UB6 0JA	Park View Place (Kellogg) - The Big Blue	Rooms & Studios	Network Homes		Completed	Dec-18	Site purchase	£68,000,000	15/12/2017	263	263	0	0%		PDR scheme - site purchase during construction
182843FUL	UB6 0JA	Park View Place (Kellogg) - Car park	Interland Group		Laverne Holdings	Planning application granted		Site purchase	£22,500,000	30/10/2015	236	346	110	32%		Total units:346 Units - private:236 Units - intermediate:110 The affordable is 34 discounted market rent, 32 London affordable rent, 30 London living rent, 14 shared ownership. Latest land purchase price £22.5m by Laverne Holdings in Oct 2015
164285FUL	UB2 4QH	Kings House. The Green	TRS Asset Management Ltd			Planning application granted		Site purchase	£1,500,000	30/11/2005	51	77	26	34%		
165514OPDFUL	W3 6EJ	The Portal, Portal Way. Wales Farm Road	Citrus Group		Createfuture Ltd	Planning application granted		Site purchase	£1,000,000	30/09/2013	232	350	118	34%	The affordable is 49 discount market rent, 35 London affordable rent, 34 London living rent	

GLA BTR Data Set

Borough Harrow

LPA Reference	Postcode	Scheme Name	Developer	Operator	Purchaser	Status	Completion date	Transaction Type	Land Price (either - latest sold figure on land registry, or market knowledge from property press)	Land purchase date	Total Private BTR Units	Total Units (inc BTS & Affordable)	Units Affordable	Affordable %	Amenities	Additional Information
P/1205/13	HA1 1NW	Bradstowe House	Comer Homes	Pramerica Real Estate Investors / Greystar Europe Holdings	Pramerica	Completed	Sep-15			04/12/15	177	177		0%	concierge, gym, lounge	Pramerica purchased the leasehold when construction was complete but prior to lettings - very small interest in site. Old scheme that started in 2008.
P/5051/18 PRIOR P/5074/18	HA8 7UU	Edgware Hills (Middlesex House)	Sheen Lane Developments	EEH Ventures / Grand City Properties	EEH Ventures	Completed	Nov-19	Scheme purchase	£3,700,000	01/08/15	173	173		0%		GPDO - Change of use from office to residential flats. and the erection of three additional floors. Office Building purchased in 2015 without resi consent - completed building bought by EEH Ventures Dec 2019
P/1979/16 P/5067/17 PRIOR	HA2 7JW	Broad House (Imperial House)	Sheen Lane Developments	EEH Ventures / Grand City Properties	EEH Ventures	Completed	Dec-18	Scheme purchase			215	215		0%	concierge	GPDO - Change of use from office to residential flats. and the erection of three additional floors. Office Building purchased by Sheen Lane Dev in Sept 2017 with consent - completed building bought by MP Property Development Jan 19, EEH Ventures as operator. Freehold title MX30488 was bought on 01 Jan. 2019 for £53,016,900 by MP Property Development 2 Limited. At the time of the transaction the scheme was complete but the BTR units were unrented. The BTR company is EEH Ventures.
London P/4150/15	HA1 4HZ	Greenstock Lane (Quality Hotel Harrow) , 12- 22 Pinner Road	Notting Hill Genesis	Notting Hill Genesis	Notting Hill Home Ownership	Completed	2019	Site purchase	£4,400,000	20/08/14	40	59	19	32%	no amenities	Site bought by NH Genesis in 2014, New build, two blocks, 4 to 5 storeys. Construction Q2 2017 - Q3 2019, rented May 2020
London P/0291/16	HA1 2HL	Lexicon (Swift House / Sonia Court)	Fairview New Homes	LB Harrow		Completed	Dec 19	Site Purchase (part)	£1	21/09/16	53	355	72	136%	concierge	LB Harrow sold site to Fairview for £1, provision of public CP plus community centre, BTR operated by LB Harrow, (53 Units BTR plus 72 AR) plus 230 BfS by Fairview.
London P/2279/19	HA1 2DR	Trinity House, 324-326 Station Road	Dandi Living			Planning application granted		Site purchase		16/05/2014	21	34		0%		Consent granted in Aug 2019, for conversion of existing building (21 rooms) plus construction of addit floors (13 studios) + amenity area, constion not started. Query on site purchase at £29.985m
London P/1374/18 PRIOR P/4150/18	HA2 0ED	180-188 Northolt Road (ATS House)	Krrish Capital / Kartik Capatak	Kartik Capital	Kartik Capatak	ph one occupied, ph two under construction	Dec-21	Site purchase	£4,000,000	16/07/2018	36	36		0%		PD- Conversion of existing office buildingto resi, 28 x1B Btr units, plus suppl consent for 4&5 floor for addit 8 x1B BTR, second ph will complete Q4 2021. Phase 2 commenced at Q1 2021, but no sign of progress since
London P/0138/19 PRIOR (Appeal)	HA7 1BQ	2 Dalston Gardens	Avivco Developments / Sydney Friedman	Avivco Developments		Completed	Nov-20	Site purchase	£1,710,000	18/04/2019	24	24		0%	no facilities	Industrial - GPDO Ind to Resi by Appeal (3229041) for 24 Btr units, conversion start Q1 2020 -Nov 2020 to studios
London P/3468/17	HA1 4EF	Vaughan Road Car Park	Dandi Living			Planning application granted - vacant site		Site purchase	£3,110,000	10/02/2020	30	33	3	10%	Workshop/ community space on Grd Flr	LB Harrow sold site to Dandi for £3.11m, provision of public community centre, 33 Btr units operated by LB Harrow,
London P/1482/17 p/1234/18	HA5 3LW	653-659 Uxbridge Road	Troy Homes	Troy Homes		Under construction, Q2 2020 - Q4 2021	end-21	Site purchase (part)	£1,300,000		26	26		0%	?	TROY bought 4 freehold houses ranging from £470k to £1.3m, building 4 storey block - 26 Btr units, completion Q4 2021
London P/4131/17 P/2195/20 PRIOR	HA1 3AW	The Heights, 59-65 Lowlands Road	Dandi Living	Dandi Living		Under construction, Q3 2020 - Q4 2021	Dec-21	Site purchase	£8,511,450	19/08/2016	125	125		0%		Co-living? Prior approval from office to residential
London P/4164/15 P/0587/18	HA1 1BQ	Ferrari House	Dandi Living	Dandi Living		Completed	Jun-20	Site purchase	£1,697,000	15/01/2016	25	36		0%		GPDO- part office conversion plus ext 3rd & 4 flrs, completion Q4 2020, to produce 25 Btr units plus 11 HMO units
London P/5219/19 PRIOR P/2766/20 P/3102/20 PRIOR	HA3 7TS	Premier House, 1 Canning Road	Akelius	Akelius		Planning application granted		Site purchase	£8,000,000	23/10/2017	106	112	6	5%		GPDO - Change of use from 4 storey office to resi flats. and the erection of three additional floors, max height 8 storeys ("currently airspace above PD Scheme" for 33 BTR, 6 DMR,) plus previous consent for 73 units in existing building. Prior approval P/3102/20/PRIOR has been granted, but planning application P/2766/20 does not appear to be formally determined but only went to committee in Feb 2021

GLA BTR Data Set

Borough Lambeth

LPA Reference	Postcode	Scheme Name	Developer	Operator	Purchaser	Status	Completion date	Transaction Type	Land Price (either - latest sold figure on land registry, or market knowledge from property press)	Land purchase date	Total Private BTR Units	Total Units (inc BTS & Affordable)	Units Affordable	Affordable %	Amenities	Additional Information
19/00406/NMC	SW4 9WU	Thornton Park	London Realty Ltd	M&G Real Estate (LIV group)	Thornton Park Ltd.	Under construction	2022	Site purchase	£35,520,018	04/05/2016	186	294	59	20%	Concierge, Lounge, Gardens	Housing association. The scheme is 294 units, including 207 private, and will complete in late 2022/early 2023. 186 private units are being delivered as BTR for M&G which is funding the project. The remaining 21 units have switched to shared ownership and are being delivered for Optivo
11/02326/OUT	SW8 2LF	MyLo Nine Elms - Nine Elms Point (Sainsburys SW8)	Barratt London / L&Q	Greystar Europe Holdings	Nine Elms LLP	Completed	2017	Direct Development	£66,000,000	18/08/2016	118	737			Concierge, Lounge, gym and Gardens	Housing association, land was purchased post permission. 737 units in total, 86 social, 58 intermediate
20/02331/FUL	SW8 4SH	Connected Living London - Nine Elms over station development	Grainger plc	Grainger with Transport for London	London Underground Ltd.	Planning application granted		JV	£14,400,000	28/08/2015	303	479	176	37%		Residential led mixed-use development above and surrounding Nine Elms Station, comprising three new residential buildings of 21 storeys, 16 storeys and 17 storeys. There will be 479 residential units: 303 private, 176 affordable. The affordable is 155 London living rent, 21 Lambeth tenancy strategy
16/05036/VOC	SW8 1RG	Keybridge (Keybridge House) - Phase 1 - Keybridge, 80 South Lambeth Road	A2Dominion / Mount Anvil	A2Dominion	Keybridge House LLP	Completed	May-20	Direct Development	£92,500,000	27/02/2015	159	470	26	6%	Concierge, gym and gardens	Housing Association. Demolition of existing buildings on the site and retention of basement to provide a mixed use development comprising full planning permission for 5 blocks
20/01086/FUL	SE11 5DE	Montford Place	Grainger	Grainger with Transport for London	London Underground Ltd.	Planning application granted		JV	£3,600,000	05/09/2013	86	139	53	38%	Gym and co working space	40% affordable, The affordable is 40 London living rent, 13 intermediate rent
15/05282/RG3	SW9 8ND	Somerleyton Road	Igloo Regeneration Partnership	London Borough of Lambeth		Planning application granted		Direct Development			152	304	152	50%		50% affordable, BTR. Igloo was appointed to be the council's development partner during the application process and the borough granted itself permission on 23 March 2017.
	SE11 4LT	6-12 Kennington Lane	Jewson			Pre-planning			£3,100,000	12-Jul-13	200	300		0		Opinion has been sought under ref 17/02300/EIASCSP for: Request for a Scoping Opinion in respect of an Environmental Impact Assessment in relation to the proposed residential-led redevelopment of 6-12 Kennington Lane. The proposals include the provision of up to 300 private rental residential units including discount market rent affordable units. 200 BTR units is our opening assumption.
16/06172/FUL	SE1 8TG	OCCC Estate Renewal	Grainger	Grainger	Grainger OCCC Ltd.	Planning application granted		Direct Development	£16,053,752	31/03/2011	138	215	43	20%	Communal gardens and cycle parking	138 units will be for BTR, 43 units would be for Discounted Market Rent and 34 units would be replacement units for residents on protected tenancies

GLA BTR Data Set

Borough Tower Hamlets

LPA Reference	Postcode	Scheme Name	Developer	Operator	Purchaser	Status	Completion date	Transaction Type	Land Price (either - latest sold figure on land registry, or market knowledge from property press)	Land purchase date	Total Private BTR Units	Total Units (inc BTS & Affordable)	Units Affordable	Affordable %	Amenities	Additional Information	
PA/11/03785	E2 0EL	Dressage Court/ Farrier House	Essential Living	Essential Living		Completed	2017	Direct Development	14,000,000	01/05/2013	104	149	36	24.0%	concierge, gym, Lounge and gardens	Reported in May 2013 that Essential Living purchased the site. Transaction amount and date not confirmed. Demolition of building and construction of two mixed-use buildings	
London	E14 5SP	Infinity Towers, 2 Trafalgar Way	Urbanest/Essential Living	Essential Living		In Planning		Direct Development	£13,000,000	30/09/2014	60			35%	gym, residential and community amenity space and cycle storage	The proposed development would be majority student accommodation with a small amount of BTR. A Payment in lieu equivalent to 35% affordable housing is being agreed in relation to the BTR. 25% affordable student accommodation is proposed.	
PA/12/00637	E14 6NL	The High Line, 136-156 Chrisp Street	Telford Homes	M&G Real Estate (LIV group)	M&G Real Estate (LIV group)	Completed	2019	Forward Funding	£ 25,631,439	16/06/2017	150	206	56	27%	concierge, residents' lounge and communal gardens	21 four bed BTR units. M&G bought the freehold in 2017 prior to commencement of the scheme.	
PA/14/01246	E14 9NG	Harbour Central / Sailmakers	Galliard Homes	Greystar Europe Holdings	Greystar	Completed	Mar-20	Forward Purchase	£207,800,000	01/01/2015	327	901		31%	Concierge, Gym, Lounge and Gardens, cinema room, communal terraces	Full planning permission for the erection of seven mixed use buildings. £68m sale of site in 2014 to Galliard. Transaction in 2015 to Greystar - reported that £207,800,000 paid. 277 affordable (176 social, 101 intermediate), 31% affordable	
PA/14/02134	E14 4JB	Newfoundland (The Diamond Tower) 1 park place, Westferry road	Canary Wharf Group	Canary Wharf Group / Vertus	Brookfield and Qatar Investment Authority	Under construction	2021	Direct Development			636	636	280	45%	Concierge, Gym, Lounge, Garden, Private dining room, gym studio, personal training studio, screening lounge, games area and bike storage.	Brink of completion, expected to be launched within Q2 of 2021. No onsite affordable units, the 280 figures are offsite contribution equivalent	
PA/20/01421/A1	E14 5LQ	North Quay / Aspen Way	Canary Wharf Group	Canary Wharf Group / Vertus		Planning application submitted		Direct Development	£145,000,000	20/03/2008	TBC		702	206	30%		Mixed use development comprising of 4 buildings. Canary Wharf Group has unveiled plans for a 3.8m sq ft development on the North Quay site. Immediately opposite the new Crossrail station, North Quay is the largest undeveloped site remaining at Canary Wharf and will be built out with around seven high-rise blocks. Masterplanned by architects Allies and Morrison, the site is earmarked as a mixed-use district with up to 2.5m sq ft of office and 1.6m sq ft of residential space. May include BTR and BFS
PA/15/00286	E14 9SF	Wood Wharf - RM03 - E1/E2/E3/E4 10 George Street	Canary Wharf Group	Canary Wharf Group / Vertus		Completed	2020	Direct Development			327	797		25%	Concierge, Lounge, gardens, Gym, Private dining room, guest suites, bicycle storage	Construction Completed on 10 George Street (Blocks E1 and E2) during Q4 2019. The 327 units were built to rent and are currently being leased. This leaves 470 units yet to commence in E3 and E4. 25% AH delivery across wider site.	
PA/15/00316	E14 9SF	Wood Wharf - RM05 - A2/A3 - 10 Park Drive & 8 Water street	Canary Wharf Group	Canary Wharf Group / Vertus		Completed	2020	Direct Development			174	519		25%	Concierge, Lounge, gardens, private dining room, screening lounge, bicycle storage and pet friendly.	Leasehold title AGL344271 was bought on 22 May. 2015 for £11,500,000 by VERTUS A2 LIMITED 25% AH delivery across wider site.	
PA/13/03068	E1 8ND	Tower Reach (Ensign Court)	L&Q	L&Q PRS		Completed	2021	Site purchase	£8,747,175	01/07/2015	48	71	17	35%		Housing Association. Fully let Sept 2021.	
PA/14/03660	E3 2SJ	Bow East, 219-221 Bow Road, 27-31 Payne Road	L&Q	L&Q PRS		Completed	2019	Site purchase	£12,712,500	03/02/2016	61	89	28	35%	Gardens	Housing Association - L&Q PRS let the last of its 61 BTR units at the end of October 2019, 14 weeks after the first units became available. Complete and sold	
PA/20/00788/A1	E3 4PN	Southern Grove Lodge		London Borough of Tower Hamlets		Planning application granted					36	78	42	54%	amenity areas and cycle storage	Demolition of 1980s office. The affordable is 15 London affordable rent, 15 Tower Hamlets Living Rent, 12 London Living Rent	
PA/13/00218	E1 8DX	Aldgate Place, 10 Whitechapel High Street Leman Street	British Land and Barratt London	British Land and Metropolitan Thames Valley Housing Association		Under Construction	Phase 1 Completed, Phase 2 Under construction	Forward Funding	£37,703,879	28/06/2019	159	463	151	35%	cycle storage	Three towers ranging from 22,25 and 26 storeys and a series of lower buildings from 6 to 9 storeys.	
PA/21/00642	E14 4EB	1 Park Place	Canary Wharf Group			Pre-planning		TBC				700		TBC - Pre-Planning		The proposed development comprises a build to rent residential scheme comprising approximately 700 units including residential amenity spaces and approx. 7,500m2 of non-residential uses which could comprise retail, co-working/office space, education, leisure, culture and/or community uses at the ground and lower levels of the proposed building.	
PA/20/02488/A1	E14 0JN	Orchard Wharf	Regal London/ Grafton Group = land owner			Planning application submitted					456	826	233	35%	private amenity space and cycle storage. Garden.	Erection of five buildings between 15 and 30 storeys in height. A funding partner will be sought for the BTR units	
PA/13/02911	E14 7NL	Stepney Green - H - Neo / Ropemakers Yard, Aston Street	L&Q		Pictet / Pinnacle Investments	Completed					70	225	121	54%	Concierge, gym, gardens	Housing Association. Demolition of existing buildings on site and construction of three residential blocks The scheme sold out during Q3 2020, having Completed during Q4 2018. Of the 104 private units, 34 were sold individually and 70 were sold to Pinnacle Investments and Pictet Alternative advisor in a BTR deal.	