

Here for a greener,
kinder and more
connected London.



We're the property company with big plans for the Capital

For 160 years, Transport for London has kept London moving. It has been one of the city's biggest innovators; an inventive creator and creative designer. Places for London, TfL's new and financially independent property company, is its latest innovation. We are here to unlock more of the potential of TfL land, creating a greener, kinder and more connected London for everyone.

As part of TfL we've been supporting over 1,500 businesses in stations and railway arches and on high streets. Now, as Places for London, we're working to release more of the untapped opportunity in TfL's property portfolio – whether it's a disused plot in outer London or an empty arch in the city centre – to create more of the spaces that Londoners need to thrive. And we'll find new ways to partner with and celebrate the businesses we already support, as we move towards a greener and greater London.

With 5,500+ acres, stretching across almost every borough, TfL is already one of London's largest landowners. At Places for London, we're on a mission to help it become one of the most impactful too.





Our promise

We believe that cities, and the way they evolve, can be a powerful force for good in the world. It's why we work closely with local communities all over London, responding to their needs and hopes to create a London where everyone can feel at home. It's why we've introduced skills and education programmes to energise the construction industry with new talent and inspire the next generation of city-shapers and place-makers. And it's why we think long term, reinvesting our profits to enable a future London that is decentralised, decarbonised and accessible to all.

Our plan

We're starting by investing in our existing workspaces, shops and arches, making them greener, safer and more accessible, and helping the businesses in them to go further.

We're also working to create even more of the places Londoners need. We're building thousands of quality homes, many of them affordable, as well as more workspaces, shops, public parks and community areas, while improving access for everyone.

We are expanding on years of work as part of TfL; collaborating with commercial partners and local communities from every corner of London. Together, we plan to create more of the places people and communities really need, and to do it in a way that is safe, sustainable and inclusive.

Our portfolio

RETAIL / ARCHES

1,500
Spaces provided to businesses

95%
Small and medium businesses

450+
Station shops

850
Arches

600+
High street spaces

£49m
Gross annual revenue

HOMES

WORKSPACES

JOBS AND TRAINING

4,000+
Homes built or in construction now

£290m
Value of existing workspaces

1,800+
New jobs at London Living Wage

1,750+
Affordable homes

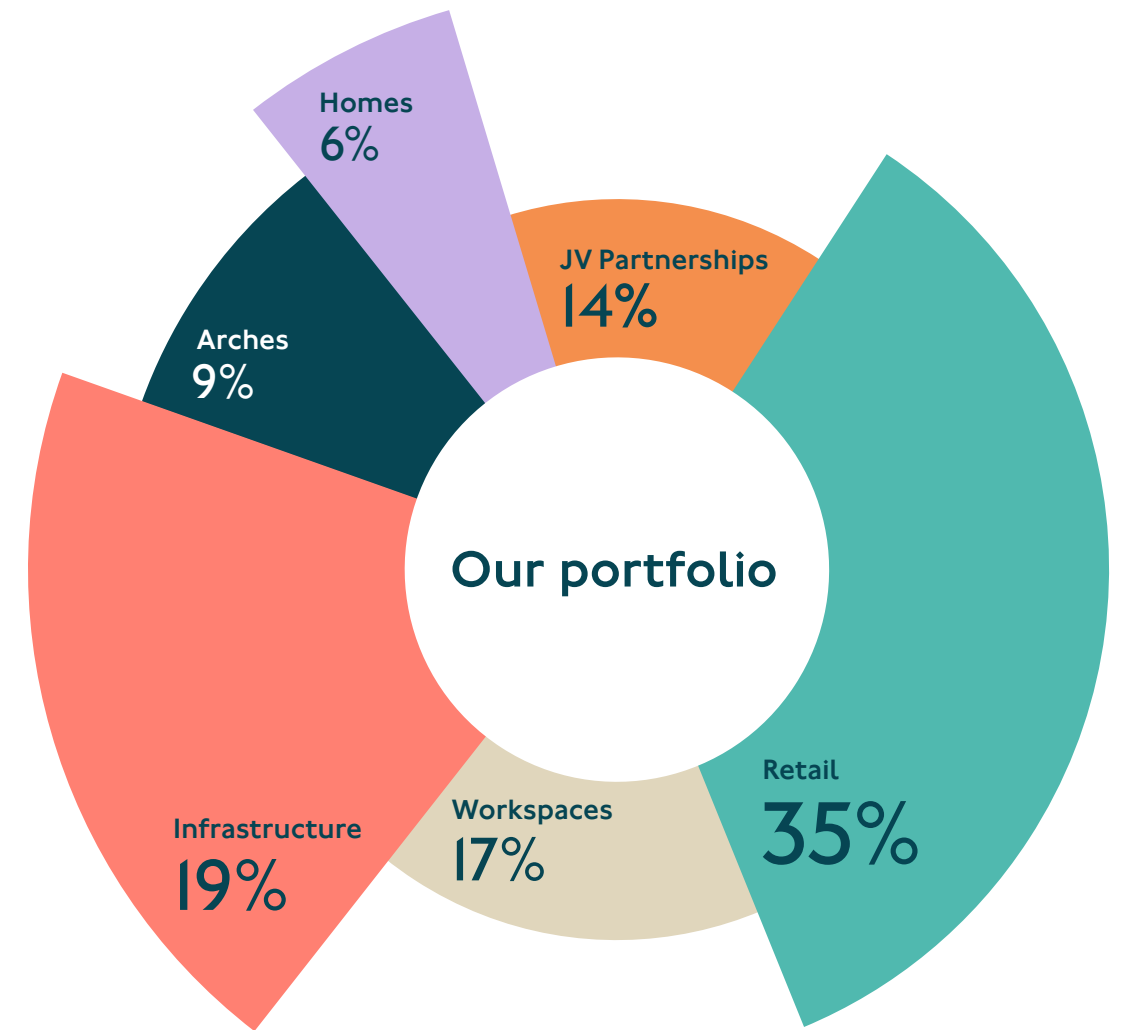
50+
Workspaces across London

4,800+
Londoners trained in construction skills

20,000
Homes target across the city

600,000
sqft of new prime workspace to be delivered increasing total workspace value by around £1bn.

2,000+
From diverse backgrounds



Who we support today

Helping small and medium businesses go further

We're already home to more than 1,500 businesses in TfL stations, on London's high streets and in our arches. Around 95% are small- and medium-sized. From learner swimming pools to one of London's first female-run gin distilleries, we actively support the businesses who chose us, helping them grow and thrive. The shops in TfL stations, under our arches and in our new developments aren't just shops, they're hubs for the community and fuel for the local economy; they're first businesses, family businesses and businesses with the freedom and support to grow; they are part of our city's fabric and we're proud to be part of their story.

Time doesn't stand still, and neither can we. We are making significant investment to make these places greener, safer and more accessible. We aim to set the bar on retrofitting, from arches in west London, to workspaces in central London, to a car park in east London. We're finding ways to improve them all.

Buns From Home, Sloane Square.



VW Green Garage, Kilburn.



Turning Earth, Hoxton.
One of the many small- and medium-sized businesses we're helping to thrive.



What we do

Kidbrooke Station Square,
with Notting Hill Genesis.

Here for a greener, kinder and more connected London

We're a property company with a public spirit. Our focus is on using land and property to help solve London's biggest problems, including housing, ageing infrastructure, inclusion and air pollution.

We're building, and improving, spaces for businesses

We're already home to over 1,500 incredible businesses across London, who are central to Places for London, contributing revenue that we can reinvest back into our city.

We're creating even more spaces for businesses, as well as working to make existing ones greener, safer and more sustainable.

We're building new workspaces, and upgrading existing ones

We are starting work on building over 600,000sqft of workspace across three prime locations, alongside our partner Helical plc. Flexible, sustainable, accessible, connected spaces, where all Londoners can think, grow, focus and collaborate.

We're also upgrading our existing workspaces to improve sustainability and accessibility.

Places for London

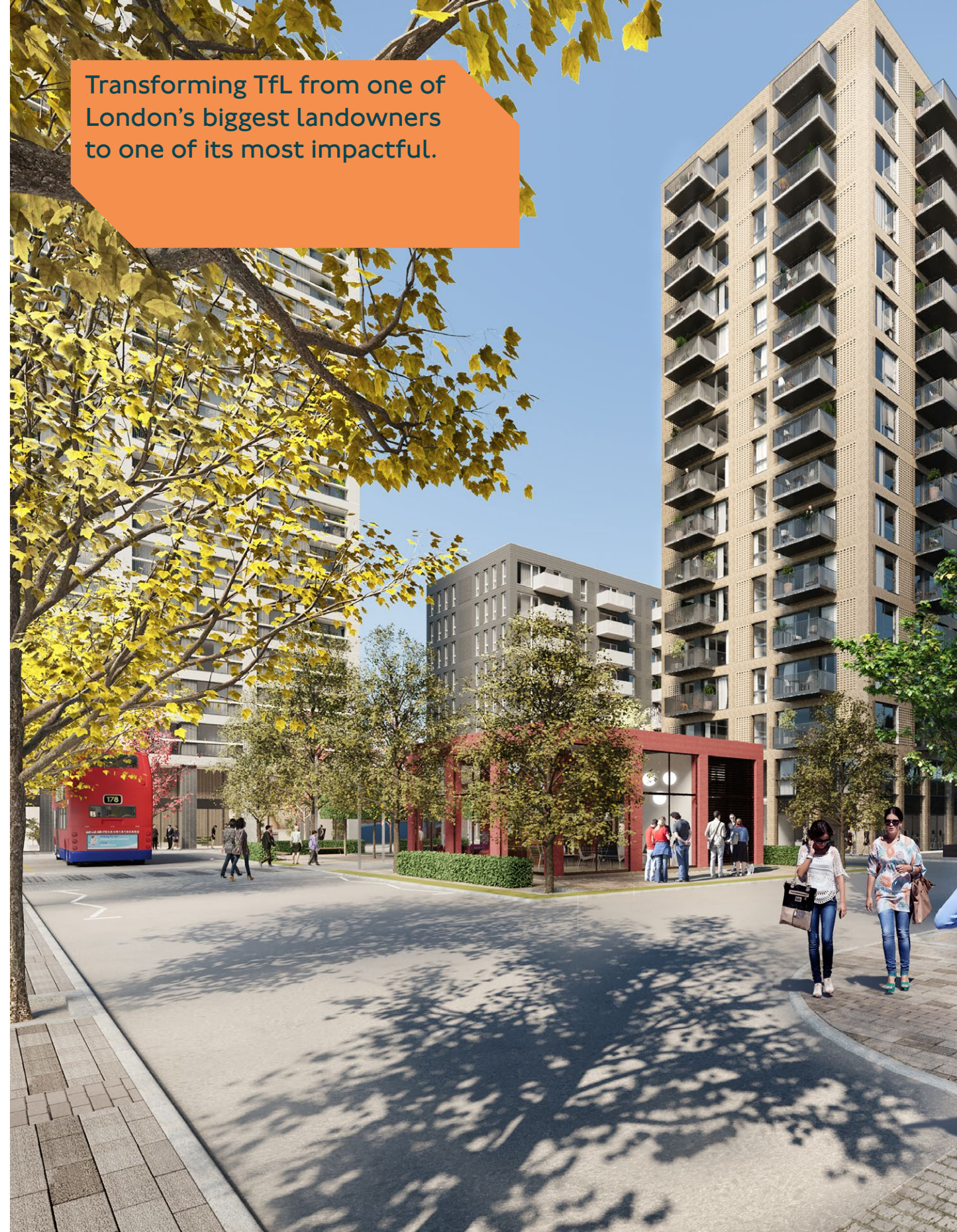
We're building homes

Alongside partners like Grainger, Barratt and Notting Hill Genesis, we are already building over 4,000 homes, and we have big plans to build thousands more. And by homes we mean sustainable, desirable, beautiful homes where Londoners can grow their roots. On average, across our sites, 50% of the homes we build will be affordable, because we want to build a city for all of us.

We're building a more sustainable city

We're designing more sustainable homes and buildings, working in partnership to create places that prioritise those who travel by foot, bike, wheelchair and public transport. We're introducing new carbon-storing green spaces and accelerating London's transition to clean energy. And our business model means we're also supporting investment in public transport.

Transforming TfL from one of London's biggest landowners to one of its most impactful.





Together with our partner Ballymore, we are reimagining Edgware's town centre to create a place where everyone can feel at home.

-  5-star GRESB Rating
- Targeting Net Zero Carbon by 2030
- Upskilling Londoners
- Introducing Responsible Leases

How we do it

How we build matters as much as what

We're creating together, in partnerships, with communities, with our customers, with developers, with the Mayor of London, and with our neighbours, like Network Rail, local councils, and other landowners. This is how we multiply our opportunity, allowing us to think big and reconfigure stations, accelerate London's transition to clean energy, rethink education centres and re-energise cultural venues.



We're building a more connected city

Naturally, our land has some of the best transport links around. Our business model means we are also helping improve connections for all Londoners – every penny we make from recurring revenues goes to TfL as a dividend, where it is reinvested into making the transport network safer, more sustainable and more inclusive.

We're building a greener city

Our business model and public spirit means we can take a long-term view, both with what we build and how we work; when developing new spaces and when managing existing ones. We aim to lead the way in creating a more sustainable city through our places, properties and our people. We're training our teams and partners in sustainable building design and management. We're working with our supply chain to get greener together. We're rolling out responsible leases. We're already 5-star GRESB rated. And we're aspiring for our portfolio to be Net Zero Carbon by 2030.



We're building skills

We believe the people who build our city should reflect our city, so we're working hard to increase diversity at all levels in the property industry. Nearly 5,000 people have already taken part in our construction training programmes, and of them over 2,000 are from underrepresented groups.



For everyone who calls this city home





East London Arches

Our arches are home to some incredible businesses, bringing life, energy and community to London for decades. We have over 850 arches in total, with 85 in Haggerston and Hoxton – the East London Arches – situated underneath the London Overground.

The East London spot is home to music and photography studios, bars, restaurants, bakeries, workout venues and even an award-winning distillery.

Victoria

Together with Network Rail we are reimagining the area around Victoria station, building homes and workspace for all Londoners. It's just part of our work together to improve stations, services and neighbourhoods all over the Capital.

In partnership with



Bank

Together with Helical we have proposed three new future-focused workspace developments at prime locations in Bank, Paddington and Southwark, each with terraces and retail space. These state-of-the-art buildings are part of our Platinum Portfolio and will use recycled building materials and result in 600,000sqft of new office space.

In partnership with






Connected Living London




By combining our land and skills with Grainger's expertise and experience in the Build to Rent sector, we are providing thousands of homes including 40% affordable housing. Connected Living London has five sites across three boroughs, and will generate a long-term income, while creating places where people can live, connect and thrive.

In partnership with



 **105,000+** sqft
 **85** East London arches
 **99%** Occupied by SMEs

 New homes
 Flexible workspace
 Retail space

 **135,000+** sqft at Bank
 Recycled building materials
 Flexible retail space

 **1,500+** homes
 **40%** affordable housing
 Environmentally conscious homes that are built to last



Earls Court

Blackhorse View

Build East

Whitechapel

Together with Delancey we have created The Earls Court Development Company and are now working to bring the wonder back to Earls Court. This is one of Central London's most significant development projects. It has already been home to Underbelly and the BBC Earth Experience, as we prepare to deliver thousands of new homes, long-term employment opportunities and plentiful affordable and low-cost workspace.

Alongside Barratt, we have built 350 new homes, 50% of which are affordable, right in the thriving creative and cultural hub of Walthamstow. Every one of these homes is now being lived in.

Together with The Skills Centre we're helping Londoners from different backgrounds to upskill and enter the construction industry. We've trained nearly 5,000 people so far and already helped over 1,500 into paid work, including on our own projects. We've also invested in a network of training centres across our city, including a flagship centre in Stratford.

Together with Tower Hamlets Council we are breathing new life into Whitechapel Street Market, one of London's oldest and most-loved retail institutions. We are repairing, restoring and refurbishing our properties with the local community in mind, to create more of the commercial and residential spaces they need.

In partnership with

The Earls Court Development Company

In partnership with

BARRATT — LONDON —

In partnership with



-  Thousands of new homes
-  Long-term employment opportunities
-  Affordable and low-cost workspace

-  350 homes
-  50% affordable housing
-  From car parks to homes

-  4,800+ Londoners have been trained
-  1,500+ supported into employment
-  2,000+ learners from diverse backgrounds

-  New homes
-  Refurbishing space for businesses
-  Public realm improvements

This is just the beginning.

We've got big plans for the Capital.

Be part of it at:

placesforlondon.co.uk



Contact information

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