

# Our commitment to London's future



Places  
for  
London

 The TFL Property  
Company

## Building a better London

For over 160 years, Transport for London (TfL) has kept London moving, connecting communities and supporting growth. As TfL's financially independent property company, we're building on this legacy – transforming underused land across the capital into the homes, workspaces and places communities need most to thrive.

Everything we do is guided by five priorities: delivering homes Londoners can afford; securing vital funding for TfL's transport network; creating thriving business hubs and training opportunities; working with public sector partners to bring essential services closer to communities; and accelerating London's transition to a greener, more sustainable future.

And we don't just talk a good game. We have already delivered over 1,600 homes and have 4,900+ under construction, with over half being affordable. We support more than 1,500 businesses across our arches, stations and high streets, 95% of whom are small to medium sized businesses. Through our Skills Academy we've supported more than 4,300 Londoners into work and trained more than 10,000 people in construction skills, 65% of whom are from under-represented backgrounds.

Because we're not just building places.  
We're building London's future.



## Our business priorities

# Our priorities for London

We're playing an essential part in solving London's housing and transport challenges. That's because everything we do is guided by what matters most to Londoners, their priorities are our priorities.

## Places for Living

We're unlocking thousands of new front doors across the capital – from Kidbrooke to Barnet, Ealing to Barkingside – and we are committed to making homes more affordable and giving Londoners a genuine voice in shaping their neighbourhoods.

## Places for Connection

We're securing millions in vital new funding for TfL, helping London's transport network to be as affordable and sustainable as possible, while becoming more accessible for everyone.



## Places for Growth

We're creating thriving business hubs with sustainable, inclusive and affordable spaces that work for enterprises of all sizes, whilst generating thousands of new jobs and training opportunities for Londoners through our Skills Academy.

## Places for the Future

We're accelerating London's transition to a greener capital through expanded electric vehicle charging infrastructure and pioneering innovation in sustainable design, helping Londoners save money whilst protecting the environment.

## Places for Community

We're working with other public sector organisations like the NHS, local boroughs and charities to bring essential services closer to where people live and work, ensuring public land serves its communities.

## Our portfolio

### RETAIL / ARCHES

 1,500

Businesses leasing  
our properties

 95%

Small and medium  
businesses

 1,000+

Railway arches

 1,000+

Retail spaces

### HOMES

 4,900+

Homes currently  
under construction

 50+

Workspaces across  
London

 54%

Affordable homes  
delivered so far

 1,600+

Homes already  
delivered

### WORKSPACES

 3m sq ft

New prime workspace  
to be delivered increasing  
total workspace value  
by around £1bn

 65%

From diverse backgrounds

 5

Dedicated training centres

### JOBS AND TRAINING

 4,300+

People supported  
into jobs

 10,000+

Londoners trained in  
construction skills

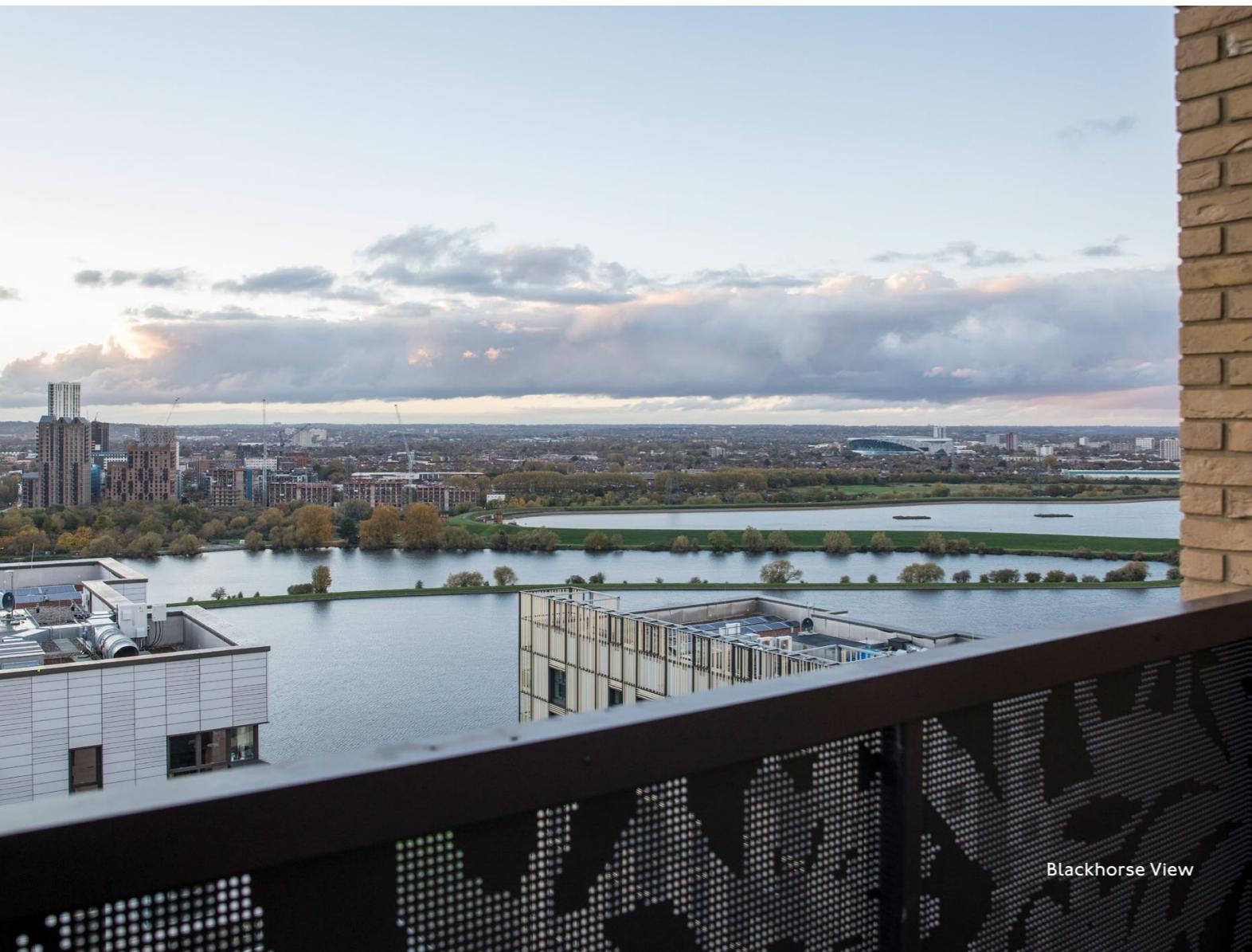


Places for Living:

## For everyone who calls this city home

Alongside joint venture partners like Grainger, Barratt London, Ballymore and Notting Hill Genesis, we've already built more than 1,600 homes. Right now we're building another 4,900, with big plans for thousands more.

And by homes we mean sustainable, desirable, well-connected and beautiful spaces where Londoners can put down roots. On average across our sites 50% of the homes we build will be affordable – because we're building a city for all of us.



Blackhorse View



The West London Partnership  
will deliver:



**£1.9bn**

Total  
investment



**1,500+**

Affordable homes  
(40% target)



**5,000+**

New homes



**9,600+**

Jobs created



**60**

Acres of land  
unlocked



**258,000**

Sq ft commercial  
space



**8**

London boroughs  
where we're  
delivering homes

### Barratt London The West London Partnership

The West London Partnership is our joint venture with Barratt London, a leading UK homebuilder with a track record of quality delivery.

By combining access to well-connected land with the ability to create thoughtfully designed homes at scale, the partnership is helping to address some of the capital's greatest challenges: the need for more affordable, sustainable housing in locations that work for Londoners.

Across sites including Wembley Park, Bollo Lane, Cockfosters and High Barnet, the West London Partnership JV is creating thousands of new homes, targeting 40% to be affordable, alongside thoughtful placemaking that aims to enhance existing neighbourhoods and communities. Beyond homes, revenue is invested back into TfL's network and the partnership provides career and training opportunities to underrepresented young people.

The West London Partnership believes in TfL land being put to public use – taking pockets of London and realising the capital's vision for inclusive urban growth.



## Ballymore The East London Partnership

We recently announced a partnership with Ballymore, a trusted developer with more than 40 years' experience in some of Europe's largest regeneration projects, to bring forward several much needed residential developments.

Ballymore has already built more than 35,000 homes in the UK and Ireland. The partnership currently includes the development of Limmo Peninsula and the £1.7bn redevelopment of Edgware Town Centre.

### Limmo Peninsula

 **1,400**  
New homes  
 **40%**  
Affordable homes



### Edgware Town Centre

 **3,365**  
New homes  
 **1,150**  
Affordable homes  
 **1,400+**  
Jobs created  
 **£80m**  
Boost to the  
local economy

## Notting Hill Genesis Kidbrooke Square

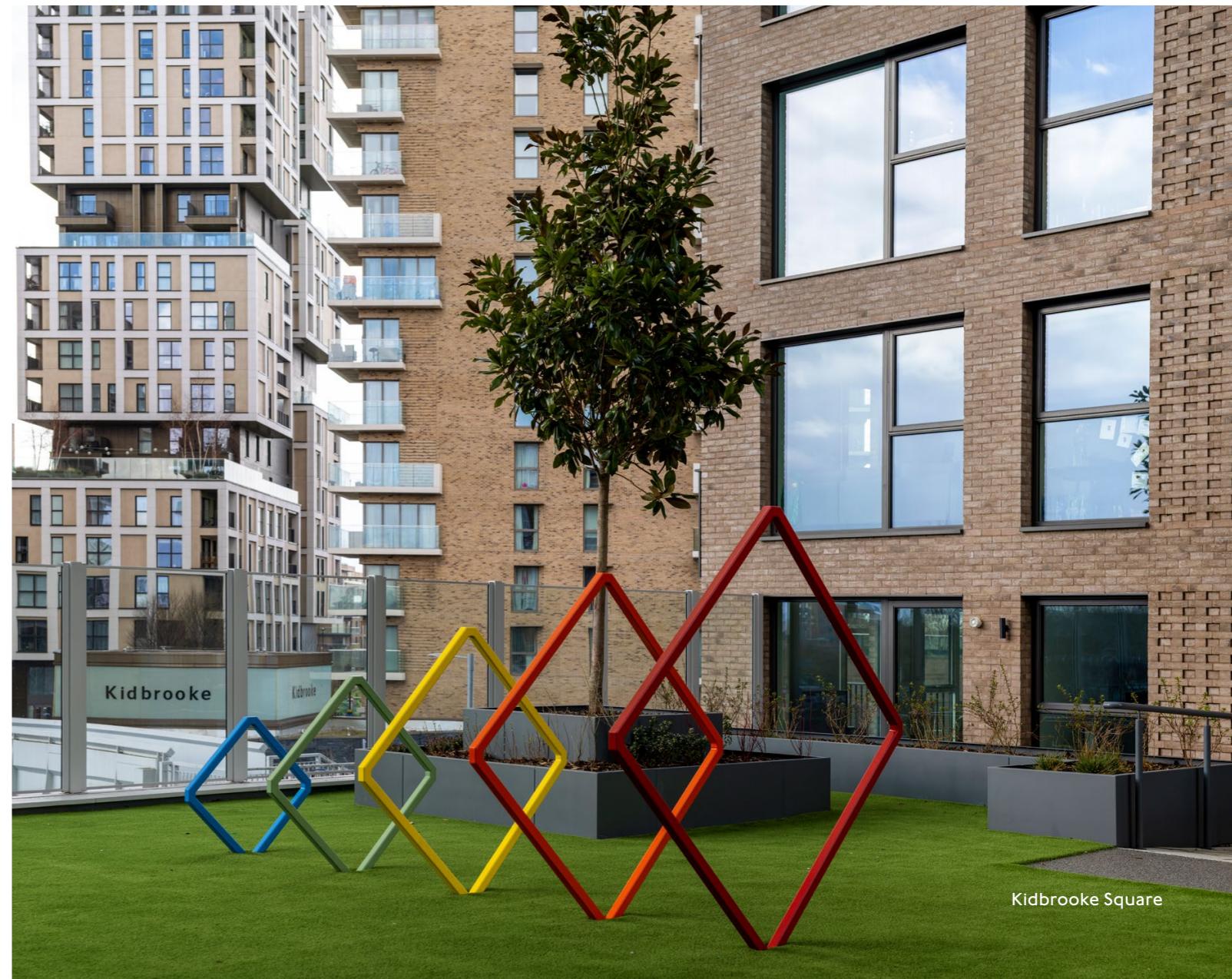
We are working in partnership with social landlord and developer Notting Hill Genesis to deliver 619 new homes in Kidbrooke.

The development, located in the Royal Borough of Greenwich, includes a mix of one, two, and three-bedroom properties, both for sale, shared ownership and to rent.

The project also features a new village square, retail and commercial space, a nursery, and improved transport links. Partnerships like this one are helping to bring forward the housing most needed in the capital.

 **600+**  
New homes

 **50%**  
Affordable  
homes



## Business priorities: Places for Connection

### Places for Connection:

## Helping London move forward

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

### Regenerating Waterloo Station and the South Bank neighbourhood

Waterloo Station is the biggest station in London. Millions of people pass through every year to work and explore the South Bank and beyond.

A new strategic partnership combining Places for London, Network Rail and the London Borough of Lambeth will ensure that those customers get the very best London has to offer as they travel through this historic transport hub. The collaboration will pave the way for a transformation of both Waterloo Station and a new and improved vision for the community and the surrounding neighbourhood.

Future regeneration will unlock huge growth and investment opportunities across the Borough, delivering the widest mix of uses, providing new homes and iconic open spaces, and creating something very special for this important part of London.



40+

Enhanced walking and cycling routes



1,900m<sup>2</sup>

New green space



### Preserving history and providing new homes

30 million people pass through South Kensington Station every year to visit our world-famous museums and shops. But for people who struggle with stairs, it's not as easy as it could be.

We're seeking funding to go step-free – and that's just the start. We've got plans to preserve and restore the historic arcade in this Grade II-listed station. And we want to create 50 new homes around it, 35% of them affordable, as well as new spaces for restaurants, retail and offices.



Step-free access



Station enhancements

## Business priorities: Places for Growth

### Places for Growth:

# Creating spaces for businesses to thrive

We're already home to more than 1,500 incredible businesses across London, 95% of which are small and medium sized, contributing revenue that we can reinvest into our city. We're creating even more spaces for businesses, as well as working to make existing ones greener, safer and more sustainable. Our incredible Skills Academy is also unlocking opportunities in construction, plugging London's skills gaps and creating lasting pathways to rewarding careers in the built environment.

Turning Earth Ceramics, Hoxton



### East London Arches

Our arches are home to some incredible businesses, bringing life, energy and community to London for decades. We have more than 1,000 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.

↗  
**105,000+**  
Sq ft

85  
East London  
arches

↗  
**95%**  
Occupied  
by SMEs

## The Skills Academy: building a future-ready workforce for London

London has a major skills gap and the capital's ability to grow and thrive depends on fixing it. We've launched the Skills Academy to do just that.

By 2028, we'll need another 26,500 construction workers, but between 2021 and 2024, apprenticeships dropped by 24%. The current workforce is ageing (a third are over 50) and just 6% are female.

Increasing employee turnover, low opportunities for progression and poor access to structured training are holding back London's growth.

10,000+

Londoners trained in construction skills

4,300+

Londoners supported into work

"I started out thinking I'd just be labouring, but now I'm a hoist driver and I've got my sights set on becoming a crane operator, maybe even a site supervisor one day. The support I received through the all-women construction course and from Places for London made a huge difference. I've learned so much, and I'd recommend it to anyone."

Michelle  
Skills Academy Learner  
and Hoist Operator  
Wembley Park



Trainees at 10 King William Street



13,000+

Young people engaged

£240m

Socioeconomic contribution

We're connecting Londoners of all backgrounds to opportunities across our developments and businesses on our estate.

Our training hubs and programmes include:

### Skills for Construction

Getting Londoners into jobs in construction, built environment and green skills.

### Future Talent

Creating a pipeline from secondary schools and colleges to the built environment sector.

### Skills for Business

Empowering our tenants to improve their recruitment and training.

Together, we're bringing down barriers so Londoners have the skills, experience and support to find a great career and help us build a better city.

Places for Community:

## Spaces that serve London

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, re-think education centres and re-energise cultural venues.



Burnt Oak Community Food Bank



Seven Sisters Market

### Restoring Latin flavour to Seven Sisters

When Seven Sisters Market closed in 2020 after 50 years of busy trade, it was a blow to the local community – especially South and Latin American stallholders and their loyal customers. But there were critical safety issues to address if the market was ever going to return.

With TfL and the Mayor of London, Places for London stepped in. Together, we made £2 million available to protect traders, and in October 2025 launched a new temporary market.

Open seven days a week with 40 new units and outdoor seating, stalls are packed with food from all over the world, including Latin America, as well as offering visitors services from beauty and hairdressing to legal advice. For locals, there's also the benefit of a redesigned, clearer route from the station, as well as a mixed use community space for Tottenham and beyond.

£2m  
Invested

40  
New units and  
outdoor seating

### It's not just where Londoners live. It's how Londoners live.

Our partnerships and proposals go much further than building houses. They make London a home. Together, we're transforming underused spaces into vibrant neighbourhoods. From retail and healthcare to entertainment and acres of open space, we plan around what people need and where they need it.

Our award-winning, market leading Sustainable Development Framework and soon-to-be-launched Sustainable Estates Framework, ensure that supporting communities, environmental stewardship, and investing in local economies are at the heart of everything we do.

The dream is in the details. Like carving out 20,000 sq ft of space for GPs, dentists and more within easy reach of Edgware residents. Breathing life back into Earl's Court, while we create 12,000 new jobs, skills and training opportunities. And helping all Londoners embrace greener living with 75 new ultra-rapid electric vehicle charging hubs across the capital.

Places for the Future:

## Building a greener London

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.



**5-star GRESB Rating** – recognised as an industry leader for our commitment to sustainability

Targeting **Net Zero Carbon** by 2030 – leading London's green transition

Introducing **Responsible Leases** – working with our supply chain to get greener together

### Ultra-rapid EV charging hubs in partnership with Fastned

We are proudly partnering with European charge point operator Fastned to develop a network of ultra-rapid electric vehicle charging hubs across London.

This partnership marks a significant milestone in our commitment to supporting London's transition to cleaner, greener transportation, while optimising the use of TfL's land assets and delivering a sustainable income for reinvestment in the transport network.

#### The JV will deliver:

##### Ultra-rapid charging hubs

Starting with five sites across strategic locations in London, over 75 charging bays will be provided, each capable of delivering up to 300kW to vehicles to support 15-20 minute charging sessions.

##### Extensive capacity

Serving hundreds of car and van drivers daily across London, with ambitions to expand the number of hubs significantly by the end of the decade.

##### Customer-focused design

Industry-leading designs for place-making and accessibility, ensuring a safe, inclusive and welcoming experience for all users.

##### Rooted in sustainability

Utilising 100% renewable energy, with solar-powered canopies generating renewable energy on-site and providing shelter for users.

##### Operational excellence

Reliable, high-quality service available 24/7 with retail and welfare facilities where space allows.



## Passivhaus

At Bollo Lane, we're pioneering a new approach to sustainable housing in London. Working with Barratt London, we're delivering 455 homes built to Passivhaus standard – some of the most energy-efficient homes in the capital.

These aren't just greener homes, they're homes that work harder for Londoners. Residents can expect up to 80% savings on heating and hot water bills compared to conventional systems, alongside up to 90% reductions in carbon emissions.

Triple-glazed windows provide better insulation and quieter living, while innovative ventilation systems filter pollutants and reduce allergens for healthier indoor air.

The result? Homes that stay warm in winter and cool in summer, protecting residents from energy price volatility whilst helping London meet its net zero ambitions. It's sustainable design that puts people first – and it's setting a new standard for affordable, future-ready housing across the capital.



**455**

Passivhaus homes



**80%**

Savings on heating and hot water bills



**90%**

Reductions in carbon emissions

## 10 King William Street in partnership with Helical

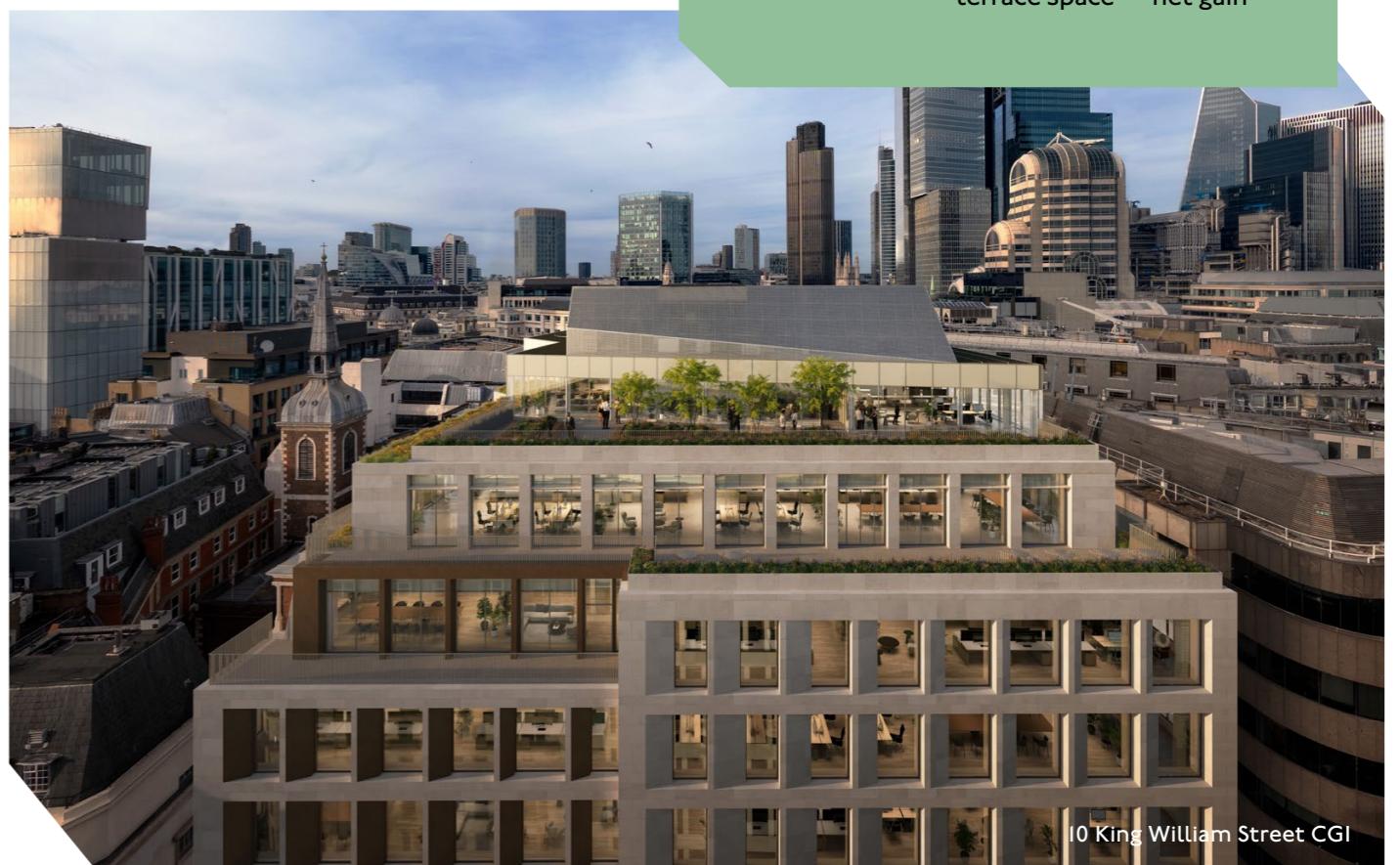
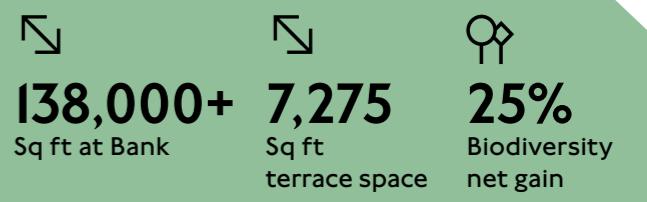
Together with Helical we have proposed two new future-focused workspace developments at prime locations in Bank and Paddington, each with terraces and retail space. These state-of-the-art buildings are part of our Platinum Portfolio.

10 King William Street near Bank Station is market-leading in sustainability. Combining cutting-edge technology with intelligent design, the building will minimise carbon emissions in operation, while providing optimum comfort and personalisation options for occupiers.

In line with Places for London's Sustainable Development Framework, 10 King William Street will seek to not only achieve excellence within

its own walls but contribute positively to the environment and community in which it is located with early commitments to inclusive design and thoughtful landscaping, enhancing local biodiversity and ecology.

Working to stringent targets, 10 King William Street will minimise embodied carbon and waste during construction, using recycled and sustainably sourced materials whenever possible.



10 King William Street CGI

# Our commitment to London's future.

We've got big plans for the capital.

Be part of it at:

[placesforlondon.co.uk](http://placesforlondon.co.uk)



## Contact information

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## Supported by



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