

TfL Property Development

High Level Policy Forum
February 2018



Our objectives

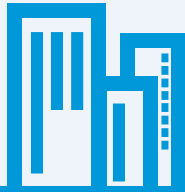
1

Our programme has the potential to deliver thousands of homes



2

Deliver



affordable housing across our portfolio

3

Generate vital revenue to reinvest in the transport



4

Provide

transport infrastructure improvements including step-free access, new bus stations and better urban realm



5

Create

Healthy Streets and neighbourhoods where people want to live



Our development team



Our advisory team



Development pipeline: 2016/17

Sites to market Affordable%

● 2016/17

Landmark Court

• Southwark



Blackhorse Road

• Waltham Forest



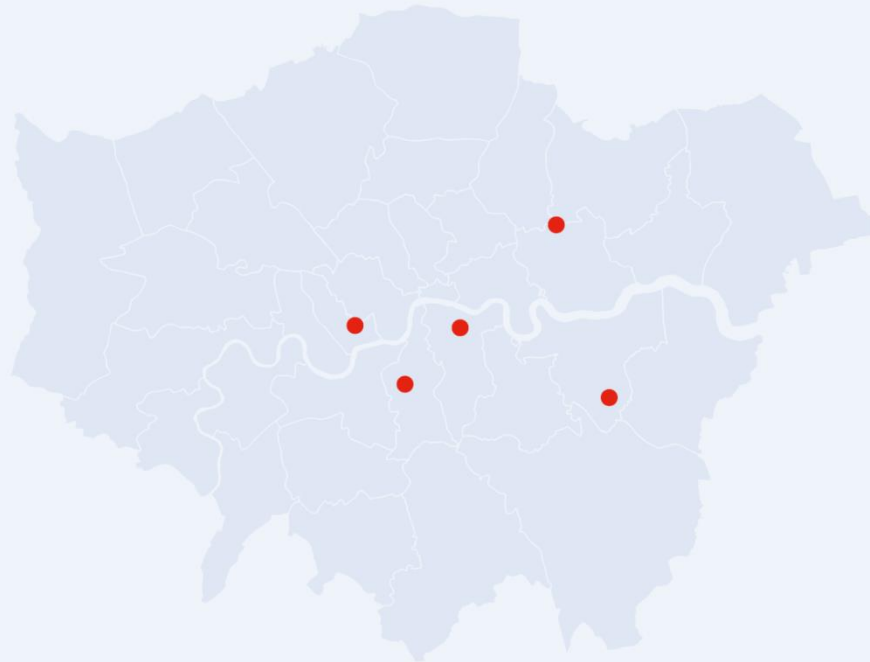
Fenwick South

• Lambeth



Kidbrooke

• Royal Borough Greenwich



Homes



Development pipeline: 2017/18 to date

Sites to market Affordable%

● 2016/17

● 2017/18

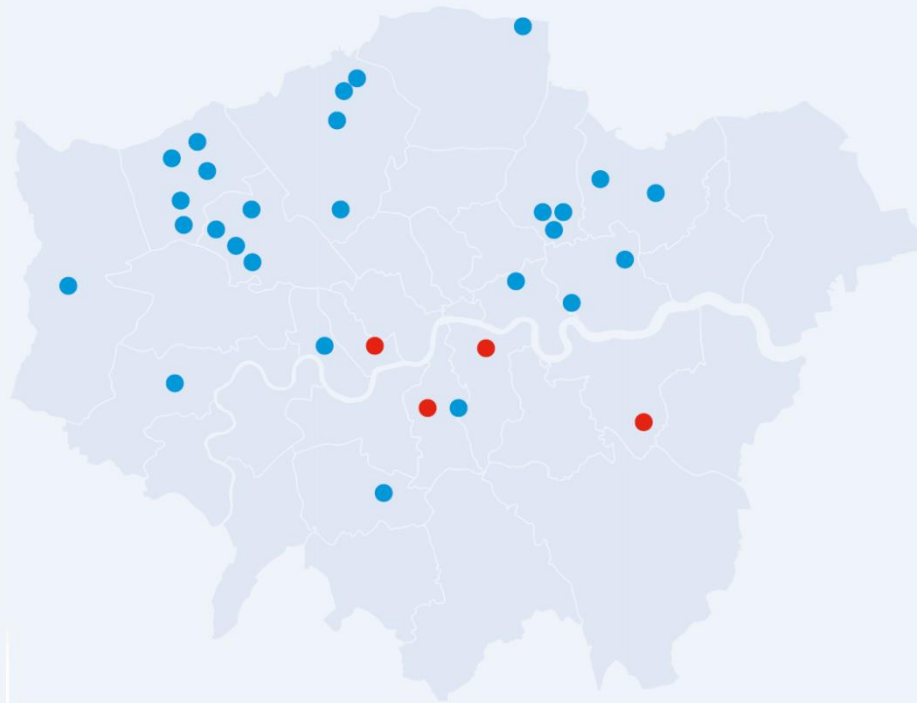
Harrow-on-the-Hill

- Harrow
- Step-free access and bus station improvements



Northwood

- Hillingdon
- Step-free access



Small sites

- 10 sites across London, two released as Community Land Trusts
- Targeting SME sector



Limmo Peninsula

- Newham



2,250 
Homes

Development pipeline: Next month

Sites to market Affordable%

● 2016/17

● 2017/18

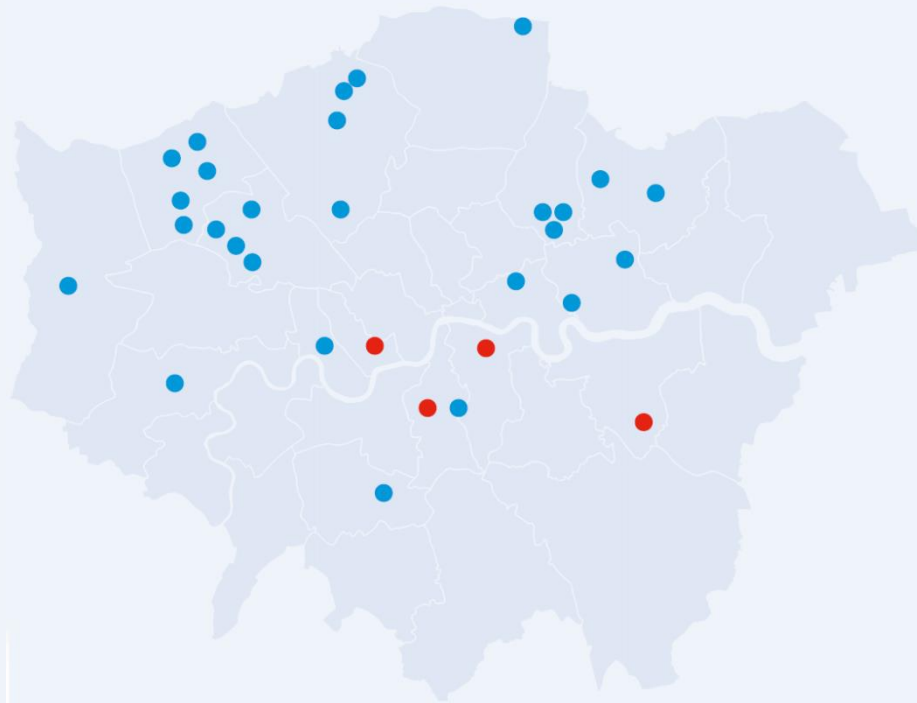
Harrow car parks

- Three car parks



South Kensington

- Announcing JV partner
- Commercial scheme
- Step-free access



Barnet car parks

- Two car parks



1,150 
Homes

New partnerships

Precision build

- New partnerships with Pocket Homes and AFL
- Bringing forward sites as modular



Morden Town Centre

- Working with Merton Council
- Major mixed-use town centre development including homes, bus station improvements and public realm



Development pipeline: feasibility sites



Project

● Pre-May 2016

● 2016/17

● 2017/18

● 2018/19 onwards

Our legacy: Creating places

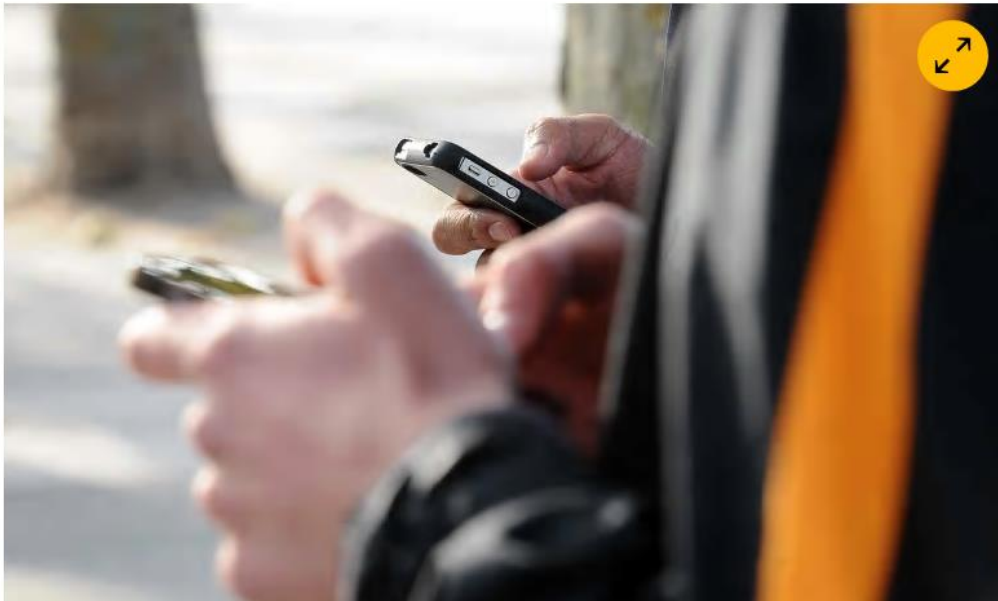
- Our sites are often at the heart of town centres
- We need to make sure we create places that are sustainable and will stand the test of time
- We are working closely with communities, Boroughs, the GLA, the Mayor's Design Advocates, and other key stakeholders
- Working with the GLA we are applying a Design Review process to ensure continuity



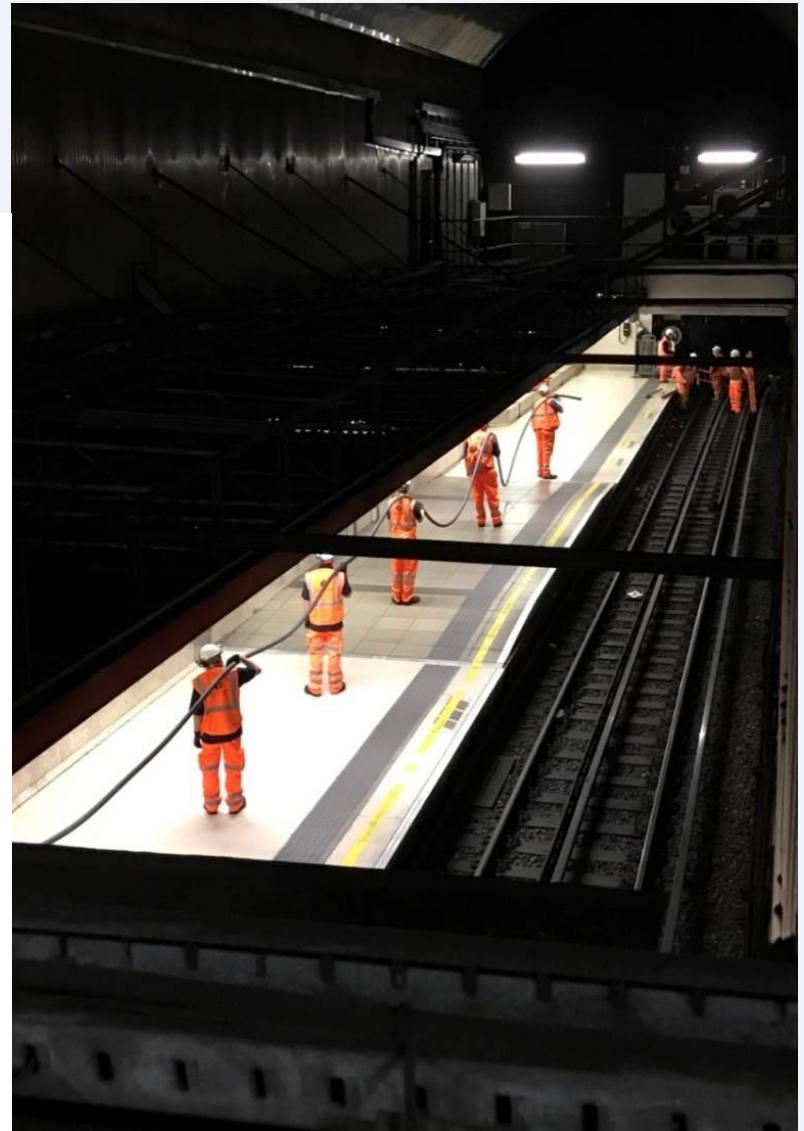
More than just housing: Connected London

4G mobile: UK urban areas with best and worst coverage revealed

London ranks 16th out of 20 big cities and towns, with coverage and download speeds varying wildly, says Which?



i 4G mobile availability varies wildly around the UK, Which? found. Photograph: Lauren Hurley/PA



Graeme Craig

