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PLANNING

Housing & Estate Regeneration

Housing Regeneration

At Savills, we understand that housing regeneration can transform lives through the delivery of high-quality, well-designed housing and improved access to services and amenities.

Sitting within the UK Planning division, our dedicated Housing Regeneration team has a proven track record of advising Registered Providers, Local Authorities and development partners. We advise on everything from refurbishment and infill development, to some of the UK's largest and most complex estate regeneration schemes.

With an unrivalled national presence, we offer a best-in-class service across the entire development lifecycle, from early feasibility and optimisation through to delivery and implementation.

Working seamlessly with our market-leading Affordable Housing, Viability and CPO colleagues, we bring together deep expertise to provide a joined-up, dynamic service that supports successful regeneration at every stage.



savills

Our **presence**

As one of the largest planning consultancies in the UK, our geographic spread is extensive.

Birmingham	Newcastle
Brighton	Oxford
Bristol	Perth
Cambridge	Reading
Cardiff	Sevenoaks
Chelmsford	Southampton
Edinburgh	Wimborne
Glasgow	York
Guildford	
Leeds	
London	
Manchester	



350+

Planners across the UK



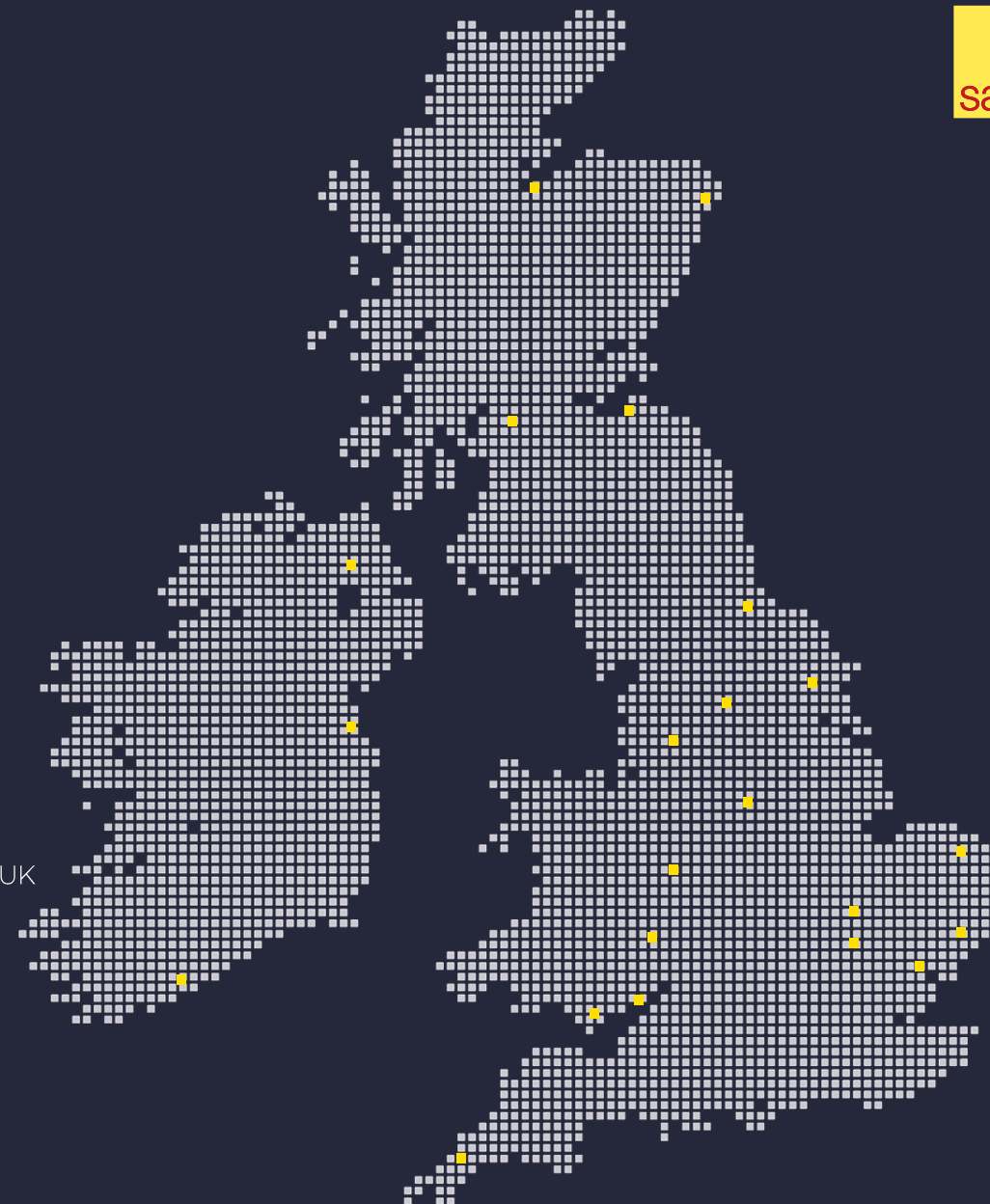
21

Office locations



350,000

Homes that
Savills advised on
(2024/2025)



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A **collaborative** approach

We collaborate with Savills specialists across the housing sector, strengthened by insights from our industry-leading Research team.

By combining expertise from across our business, we offer a fully collaborative approach, facilitating knowledge sharing, establishing best practice, and delivering solutions that are not only optimal but also viable and achievable.

We partner with:

- Affordable Housing
- Estate strategies, Master Planning & Project Delivery
- Viability
- Development Consultancy & Agency
- CPO
- Project Management & Building Consultancy
- Economics
- Heritage & Townscape
- Environmental Impact Assessments
- Research
- Urban Design
- Social Value
- Savills Earth



Our planning **expertise**

From first concept to delivery, access a seamless, full-cycle planning and property service tailored to your project.



Initial planning advice
Assess development potential and optimise sites and estates.



Delivery & implementation
Advise on delivery strategies, procurement, and new-build execution.



Strategic asset review
Review assets and provide planning advice to support programming, investment and long-term plans.



Performance & risk management
Enhance asset performance and set governance for risk, quality, programme, and budgets.



Regeneration & development strategy
Prepare regeneration cases and appraise refurbishment, infill or redevelopment options.



Specialist advice
Provide expertise on CPOs, funding, and delivery mechanisms.



Planning permissions & negotiations
Manage planning processes and S106 negotiations to secure approvals.



Who we work with

savills



Sanctuary



Stonebond



Where we are **delivering** with you

savills



ELM GROVE



DAGENHAM
GREEN



CHURCH
STREET



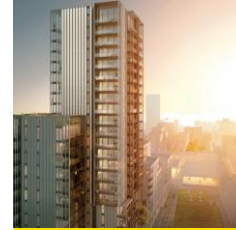
HAYES TOWN
CENTRE



HIGH PATH



BARKING
RIVERSIDE
REGENERATION



CRISP
STREET
MARKET



BEECH TREE
PLACE



EASTFIELDS



AVENUE ROAD



EBURY BRIDGE
ESTATE



BLACKWALL
REACH



THE SUTTON
ESTATE



CASTLEFIELD
ESTATE
REGENERATION



GALLIONS
QUARTER



RAVENSBURY



HARTCLIFFE
CAMPUS



AVONDALE
DRIVE ESTATE

Where we are **delivering** with you

savills



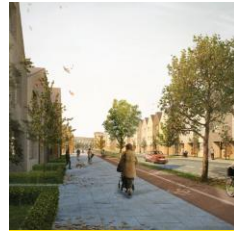
BLACKBIRD LEYS
REDEVELOPMENT



PERRY BARR



OLD LANE /
DUCHY LANE



PURFLEET
CENTRE
REGENERATION



STOKE WHARF



VILLAGE ROAD



PACKINGTON



TEMPLE
COWLEY POOLS



JESSOP PARK



BLACKHORSE
YARD



CULVER
CENTRE



ONE HORTON
HEATH



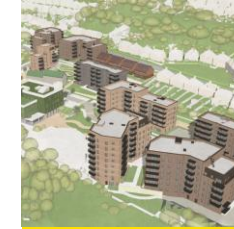
ACRE LANE



LONDON
CANCER HUB



MORETON



MOULSECOOMB
HUB AND
HOUSING

ELM GROVE ESTATE, LONDON BOROUGH OF SUTTON

- *Client: London Borough of Sutton*
- Outline planning permission achieved for regeneration of existing town centre housing estate with detailed enabling works.
- 282 new/replacement homes, including mixed tenure affordable, up to 16 storeys. Flexible commercial and community space, improved public realm, landscaping and play space, with improved connectivity throughout. Planning expert at CPO Inquiry to secure CPO and early site delivery.
- Involved Planning, Housing Consultancy, Developer Procurement, Economics, Viability, Heritage and Townscape, CPO Teams.



Jane Barnett
Director
jabarnett@savills.com
+44 (0) 7807 999 242



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DAGENHAM GREEN, LONDON BOROUGH OF BARKING & DAGENHAM

- *Client: Peabody*
- Outline permission secured for 3,502 homes, (50% affordable) in buildings up to 19 storeys.
- Delivers over 10 acres of open space with the area's heritage embedded in the design, 5 acres safeguarded for a new 10FE secondary school, up to 5,000 sqm of industrial workspace and 4,400 sqm of supporting non-residential uses.
- Awarded 'Planning Permission of the Year' (2023).
- Achieved through the combined expertise of our Planning, Housing Consultancy, EIA, Economics, & Archaeology teams.



Samruti Patel
Director
spatel@savills.com
+44 (0) 7807 999 116



CHURCH STREET, CITY OF WESTMINSTER

- *Client: Westminster City Council*
- Hybrid planning permission secured for WCC's largest and flagship mixed use regeneration scheme.
- The development will provide a high-quality residential neighbourhood for the community of Church Street, existing and new.
- 1,120 homes to be delivered, with at least 50% affordable.
- Ongoing advice in relation to approvals for later phases.



Julian Carter
Director
jucarter@savills.com
+44 (0)7891 136 118



HAYES TOWN CENTRE ESTATE, LONDON BOROUGH OF HILLINGDON

- *Client: London Borough of Hillingdon*
- Hybrid planning permission for up to 500 new and replacement homes, plus community floorspace. Detailed first phase approval.
- Social Rent replacement homes and additional London Affordable Rent homes provided as part of affordable package.
- Achieved through combined expertise of Planning, Housing Consultancy, Developer Procurement, Viability, Economics, Heritage and Townscape.



Jane Barnett
Director
jabarnett@savills.com
+44 (0) 7807 999 242



HIGH PATH, LONDON BOROUGH OF MERTON

- *Client: Clarion Housing Group*
- Outline permission secured for the estate's regeneration, delivering up to 2,275 new homes, and 5,000 sqm of non-residential floorspace in buildings up to 13 storeys. The value generated will help unlock the delivery of two further estates.
- Highly Commended at Planning Awards under 'Planning permission of the year' category.
- Achieved through the combined expertise of our Planning, Housing Consultancy, EIA, Economics, Heritage & Townscape, CPO teams.



Samruti Patel
Director
spatel@savills.com
+44 (0) 7807 999 116



BARKING RIVERSIDE REGENERATION, LONDON
BOROUGH OF BARKING & DAGENHAM

- *Client: L&Q*
- Working alongside several developers on the Barking Riverside Strategic Masterplan, the most recent parcel was on behalf of L&Q, where permission was granted 659 new homes (including 55% affordable) within Barking and Dagenham (Be First).
- Approval was granted within the 13-week statutory time period, with a unanimous decision from members of the planning committee.



Ben Thomas
Director
bthomas@savills.com
+44 (0) 7807 999 212



CHRISP STREET MARKET, LONDON BOROUGH OF TOWER HAMLETS

- *Client: Telford Homes & Poplar HARCA*
- Regeneration of the existing market and 19 new buildings ranging from 3-26 storeys with 643 new homes.
- Includes a conservation area and features retention of the existing Festival of Britain buildings.



Scott Hudson
Director
shudson@savills.com
+44 (0) 7807 999 245



POPULAR **HARCA**

savills

BEECH TREE PLACE, LONDON BOROUGH OF SUTTON

- *Client: London Borough of Sutton*
- Replacement of existing homes with up to 92 high-quality new and replacement homes - 100% affordable.
- Mansion block buildings of 4-8 storeys. 100% double, dual or triple aspect homes. Sensitive design in response to the neighbouring Grade II* Listed church.
- Extended public realm and pedestrian-friendly frontage along the gyratory of St Nicholas Way. Secure landscaped residential gardens (private and communal with integrated play space).
- Finalist in Housing Design Awards.



Jane Barnett
Director
jabarnett@savills.com
+44 (0) 7807 999 242



EASTFIELDS, LONDON BOROUGH OF MERTON

- *Client: Clarion Housing Group*
- Outline permission secured for delivery of 800 new homes (houses and apartments), following demolition of 466 existing homes, in buildings up to 10 storeys.
- Reserved matters approved for Phases 1A-1E, and advising on implementation and delivery.
- Collaboration with Planning, Housing Consultancy, EIA, Economics, and CPO teams.



Samruti Patel
Director
spatel@savills.com
+44 (0) 7807 999 116



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AVENUE ROAD, LONDON BOROUGH OF WALTHAM FOREST

- *Client: Bellway (London Partnerships)*
- Designed by PRP Architects, includes 617 new homes (359 net homes) in buildings ranging from 2-23 storeys.
- New and replacement community and commercial spaces plus a large area of public realm.
- Also includes an enhanced east-west route through the site and a new northern route to improve connectivity.



Kieran Wheeler
Director
kwheeler@savills.com
+44 (0) 7807 999 239

Bellway

savills



EBURY BRIDGE ESTATE, CITY OF WESTMINSTER

- *Client: Westminster City Council*
- Worked with WCC to deliver their masterplan at the Ebury Bridge Estate, delivering a high-quality development of c.800 homes with commercial and community uses.
- Advised on Reserved Matters consent for Phase 2, a series of amendments and discharge applications and undertook engagement with residents and stakeholders.



Julian Carter
Director
jucarter@savills.com
+44 (0) 7891 136 118



BLACKWALL REACH, LONDON BOROUGH OF TOWER HAMLETS

- *Client: Sanctuary*
- 268 new residential homes within Phase 2, improved public space, plus demolition of the existing Robin Hood Gardens Estate.
- This phase forms part of wider regeneration proposals.
- 1,575 new homes, a new school and other non-residential floorspace.



Scott Hudson
Director
shudson@savills.com
+44 (0) 7807 999 245



THE SUTTON ESTATE, RBKC

- *Client: Clarion Housing Group*
- Sutton estate refurbishment, which has been vacant since 2015 and consisted of 159 social rent units in a state of severe disrepair, uninhabitable and below modern living standards.
- Refurbishment includes 81 modern homes, 28 for social rent and 53 London Affordable Rent units, all designed to meet modern space standards.
- Achieved 45% reduction in carbon emissions and 72% energy savings, with new central communal garden.



Simon Wallis
Director
swallis@savills.com
+44 (0) 7824 646 765



CASTLEFIELD ESTATE REGENERATION,
WYCOMBE DISTRICT COUNCIL

- *Client: Red Kite Community Housing*
- Redevelopment of the north and south sites, comprising 97 existing dilapidated affordable homes.
- Detailed Planning Permission granted for 194 new high-quality flats and houses, including mixed tenure affordable housing, substantial landscape and public realm improvements with car parking and improved pedestrian and cycle connectivity throughout the scheme.



Jane Barnett
Director
jabarnett@savills.com
+44 (0) 7807 999 242



Red Kite
Community Housing

savills

GALLIONS QUARTER, LONDON BOROUGH OF
NEWHAM

- *Client: Telford Homes PLC and Notting Hill Genesis*
- Includes up to 800 new homes, including 40% affordable and 30% family housing, plus a new local centre, a food store and two new public parks.
- In addition, significant public realm improvements were proposed for the area adjacent to the DLR station with an excess of 900 cycle spaces.



Scott Hudson
Director
shudson@savills.com
+44 (0) 7807 999 245



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RAVENSBURY, LONDON BOROUGH OF MERTON

- *Client: Clarion Housing Group*
- Demolition of 100 existing homes and the delivery of 200 new homes and a new Community Centre.
- Planning permission secured for the first phase, to allow the early delivery of new homes to decant existing residents. This was following by outline permission and reserved matters approval for the subsequent phases. The outline permission for the estate regeneration was secured in parallel with two other estate regeneration schemes in the borough, with a single linked viability case.



Samruti Patel
Director
spatel@savills.com
+44 (0) 7807 999 116



HARTCLIFFE CAMPUS, BRISTOL

- *Client: Keepmoat Homes, LiveWest*
- Planning and CIL consultancy advice provided to help secure reserved matters consent for 350 homes and significant volumes of public open space on a vacant brownfield site in one of the most deprived wards of Bristol.
- The scheme, which is now built, delivered 138 affordable dwellings, which is 11% more than required by the outline permission.
- Reserved matters approval and discharge of all pre-commencement conditions was achieved in under 5 months – well below local averages, with local knowledge and relationships key to this.



Mark Sommerville
Director
msommerville@savills.com
+44 (0) 7807 999 390



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AVONDALE DRIVE ESTATE, LONDON BOROUGH OF HILLINGDON

- *Client: London Borough of Hillingdon*
- Hybrid Planning Permission for delivery of up to 240 new and replacement homes in buildings up to 10 storeys. Detailed first phase approval to allow one-move decant.
- Includes mixed tenure affordable housing offer to include Social Rent replacement homes.
- Involved Planning, Housing Consultancy, Developer Procurement, Viability, Economics, Townscape Teams.



Jane Barnett
Director
jabarnett@savills.com
+44 (0) 7807 999 242



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BLACKBIRD LEYS REDEVELOPMENT, OXFORD

- *Client: Peabody*
- Winner of 'Best Housing Scheme (under 500 homes)' and 'Community-Led Placemaking' Planning Awards 24.
- Allocated for development in the Oxford Local Plan, includes 294 affordable homes (210 apartments & 84 houses), up to 1,300 sqm of retail, commercial, public open space and replacement community centre.
- Involved hybrid planning application and extensive pre-application discussion.
- Now leading on the preparation of a reserved matters application for the community centre.



David Bainbridge
Director
david.bainbridge@savills.com
+44 (0) 7866 885 372



PERRY BARR, BIRMINGHAM CITY

- *Client: L&G Affordable*
- Alongside Savills OCM, advised in respect of the acquisition of 487 affordable homes.
- The homes were provided within 9 buildings across two principal plots by Birmingham City Council, originally intended as the athlete's village for the 2022 Commonwealth Games.
- Provided due diligence to support the transaction.



Paul Rouse
Director
prouse@savills.com
+44 (0) 7870 555 776



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- *Client: Seddon*
- Secured planning permission for the delivery of 155 dwellings, including 136 affordable homes across two sites.
- The development will regenerate two brownfield sites to deliver a range of new affordable housing tenures.
- The dwellings are to be delivered in partnership with Great Places Housing Group.



Jay Patel
Director
jay.patel@savills.com
+44 (0) 7585 889 283

Seddon

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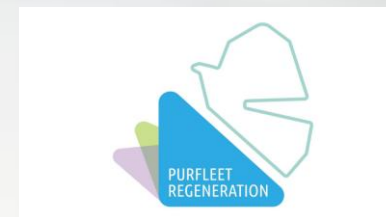


PURFLEET CENTRE REGENERATION, THURROCK

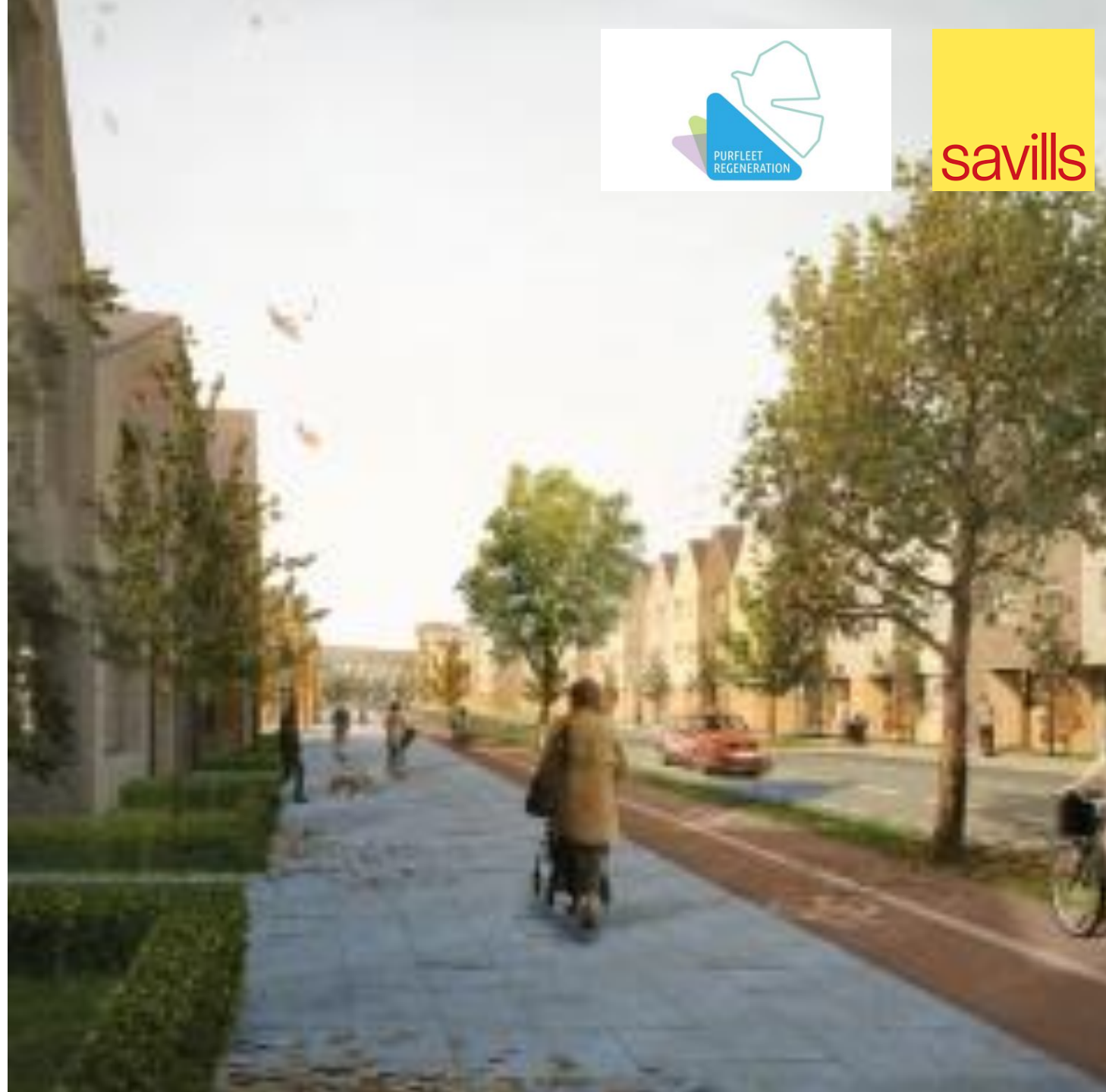
- *Client: Purfleet Centre Regeneration Ltd*
- Regeneration of Purfleet-on-Thames Town Centre.
- Outline Planning Permission for up to 2,850 dwellings, with business, retail, hotel, education, health and assembly and leisure uses, and new film and television production facilities extending Thurrock's creative industry quarter. To include a new rail station. Enabling Works detailed approval.
- Reserves matters approval for 61 mixed tenure homes with open space and strategic play. As built out by Sanctuary in the form of Phase 1.



Will Lusty
Associate Director
wlusty@savills.com
+44 (0) 7968 550 427



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STOKE WHARF, SLOUGH

- *Client: Slough Urban Renewal and Waterside Places*
- 312 new residential homes, plus 329 sqm of commercial floorspace, canal side recreational facilities and public realm improvements at the end of the Grand Union Canal.
- This is a site that has been stalled for many years which has a long term site allocation within the Local Plan.
- The development will completely transform this part of the Borough providing a destination for the Grand Union Canal in Slough.



Ben Thomas
Director
bthomas@savills.com
+44 (0) 7807 999 212



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VILLAGE ROAD, CHELTENHAM

- *Client: Countryside Partnerships & Bromford*
- Comprises 71 high-quality and energy efficient new homes. 100% affordable scheme on an unallocated employment site, contrary to a restrictive loss of employment policy position.
- Mix of rented accommodation and shared ownership.
- Developed a comprehensive evidence base. Extensive engagement with councils Housing team. Approval of a full application under delegated powers in just over 6 months.



Mark Sommerville
Director
msommerville@savills.com
+44 (0) 7807 999 390



Countryside
Partnerships
Bromford.

savills

PACKINGTON, LONDON BOROUGH OF ISLINGTON

- *Client: The Hyde Group*
- Outline planning application and detailed submission for the first phase of regeneration of the Packington Estate and subsequent revised applications.
- Removal of 538 existing homes and their replacement with 538 affordable homes (100% reprovion) and a further 301 market homes.
- The regeneration was delivered over six phases. Savills advised on all planning matters through to completion.



Samruti Patel
Director
spatel@savills.com
+44 (0) 7807 999 116



TEMPLE COWLEY POOLS, OXFORD

- *Client: Peabody*
- Full planning permission obtained for 48 residential dwellings as a mix of apartments, semi-detached and terraced properties on the former Temple Cowley Pools site.
- Work undertaken included public consultation, presentations to the Oxford Design Review Panel and pre-application discussions with the Local Planning Authority in line with Oxford City Council's Statement of Community Involvement.



Roger Smith
Director
rasmith@savills.com
+44 (0) 7967 555 603



 Peabody

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JESSOP PARK, BRISTOL

- *Clients: Keepmoat Homes and LiveWest*
- Delivered 350 homes and volumes of public space on a vacant brownfield site in one of the most deprived wards of Bristol.
- 138 affordable homes (11% above the outline).
- Reserved matters approval and discharge of all pre-commencement conditions in under 5 months – well below average timescales.
- Knowledge and experience of similar projects in the local authority and existing relationships with officers.



Mark Sommerville
Director
msommerville@savills.com
+44 (0) 7807 999 390



BLACKHORSE YARD, LONDON BOROUGH OF WALTHAM FOREST

- *Client: Catalyst Housing & Swan*
- Secured full planning permission for 359 affordable (shared ownership) homes, plus 2,569 sqm of non-residential floorspace in building rising to 15 storeys.
- The first time the GLA had bought land to develop into 100% affordable housing.



Samruti Patel
Director
spatel@savills.com
+44 (0) 7807 999 116

swan



savills



CULVER CENTRE, THURROCK

- *Client: Thurrock Regeneration Ltd*
- Detailed planning permission obtained for delivery of 173 new homes, with 36% affordable housing provision.
- Mix of homes, including larger two-and three-bed family homes.
- Reprovision of existing Public Open Space at a significantly improved quality, including new children's play space, as part of a landscape-led approach.



Jane Barnett
Director
jabarnett@savills.com
+44 (0) 7807 999 242

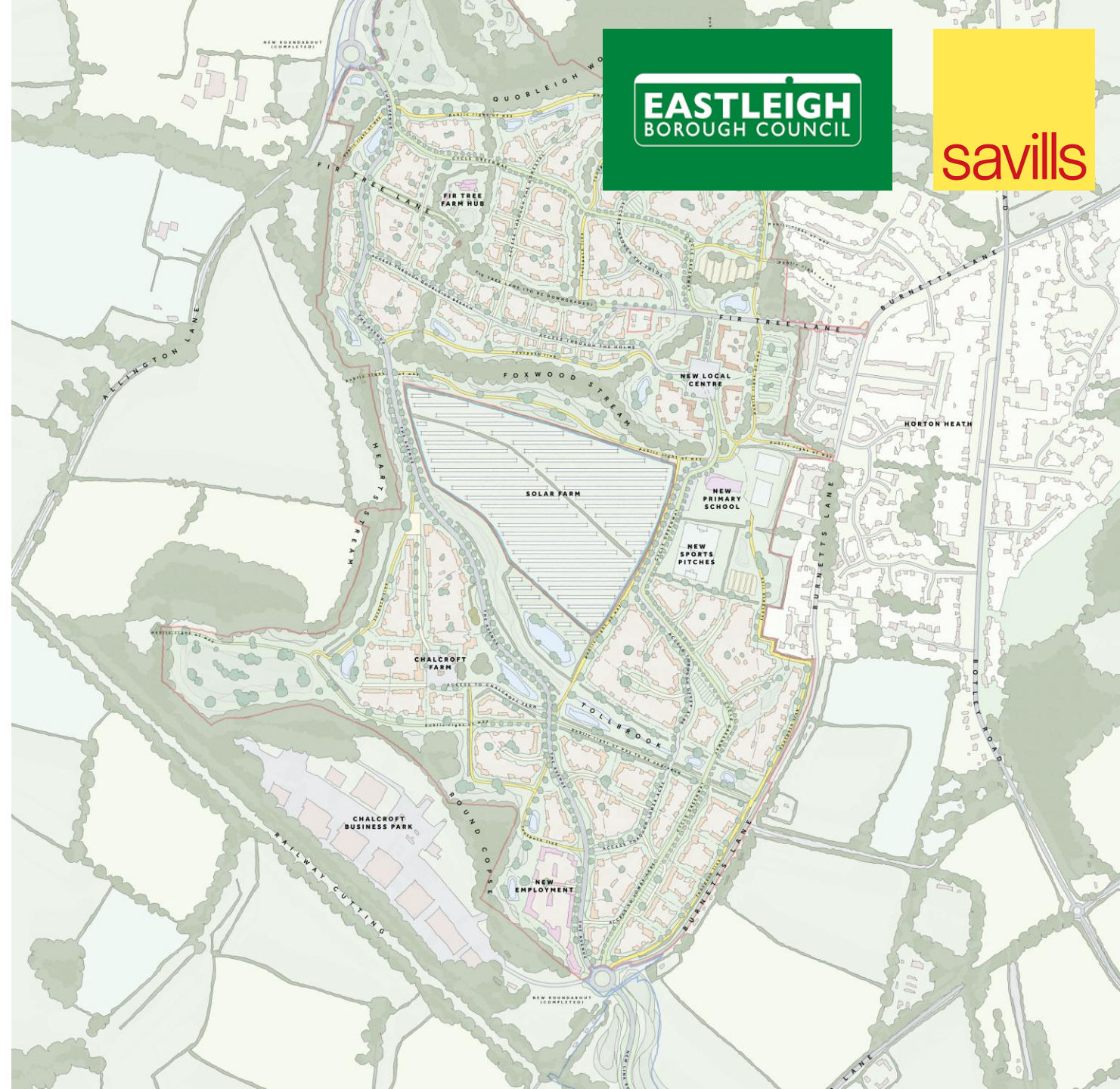


ONE HORTON HEATH, EASTLEIGH

- *Client: Eastleigh Borough Council*
- Strategic mixed-use development comprising 2,500 homes, 2 local centres, employment land and a primary school.
- Secured the outline permission and continues to advise on the delivery of 393 homes in Phase 1 of the residential development.



Bryony Stala
Director
bstala@savills.com
+44 (0) 7807 999 328



ACRE LANE, LONDON BOROUGH OF LAMBETH

- *Client: Notting Hill Genesis*
- Redevelopment of former storage and distribution site, including 48 new homes providing 36.5% affordable housing.



Scott Hudson
Director
shudson@savills.com
+44 (0) 7807 999 245



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KEY WORKER HOUSING AT LONDON CANCER HUB, LB SUTTON

- *Client: Aviva Capital Partners and SOCIUS*
- Delivery of 100% affordable key worker housing as part of a life-science led development at the London Cancer Hub.
- C3 affordable homes, and C4 affordable sharer accommodation.
- Expected to deliver c.120 homes prioritised for key workers.
- Collaborated with the Research, Affordable Housing and Economic teams.



Samruti Patel
Director
spatel@savills.com
+44 (0) 7807 999 116



MORETON, WIRRAL

- *Client: Vistry and Magenta*
- Reserved matters consent for the regeneration of a council-owned brownfield site in a suburban centre.
- 44 affordable homes alongside an 80-bed affordable extra care apartment block.
- A major part of a wider hybrid planning permission that also includes a new supermarket.

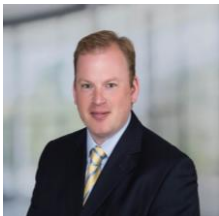


Matthew Dawber
Director
matthew.dawber@savills.com
+44 (0) 7974 293 282



MOULSECOOMB HUB AND HOUSING, BRIGHTON & HOVE COUNCIL

- *Client: Brighton & Hove City Council*
- Planning permission secured on behalf of BHCC Housing Regeneration.
- A 100% affordable housing scheme comprising 212 dwellings.
- Delivery of a new dedicated community hub building providing a consolidated location for several key local community support facilities, including library, skate park and 3G pitches.



Guy Dixon
Director
gdixon@savills.com
+44 (0) 7870 999 503



savills



Key contacts



London



Jane
Barnett

Director
+44 (0) 780 799 9242
jabarnett@savills.com



Samruti
Patel

Director
+44 (0) 7807 999 116
spatel@savills.com



Kieran
Wheeler

Director
+44 20 3320 8243
Kwheeler@savills.com



Scott
Hudson

Director
+44 (0) 7807 999 245
shudson@savills.com



Enya
MacLiam Roberts

Associate Director
+44 (0) 7976 910 365
enya.macliamroberts@savills.com



Rob
Morgan

Associate Director
+44 (0) 7807 973 694
rob.morgan@savills.com

Regional



Jonathan
Steele

Director
+44 7967 555818
JSteele@savills.com



Mark
Sommerville

Director
+44 7807 999390
Msommerville@savills.com

Regional **contacts**

savills



**Sarah
Beuden**

Southampton
+44 (0) 7812 965 308
sbeuden@savills.com



**Julia
Mountford**

Reading
+44 (0) 7976 256 133
julia.mountford@savills.com



**Jonathan
Ainley**

Manchester
+44 (0) 7814 121 663
jainley@savills.com



**Adam
Key**

Leeds
+44 (0) 7870 999 449
akey@savills.com



**Jonathan
Dixon**

Cambridge
+44 (0) 7870 999 576
jonathandixon@savills.com



**Roger
Smith**

Oxford
+44 (0) 7967 555603
rasmith@savills.com



**Peter
Lamb**

Wimbourne
+44 (0) 7967 555664
plamb@savills.com



**Nick
Matthews**

Bristol
+44 (0) 7812 965 408
nmatthews@savills.com



**Andy
Watson**

Sevenoaks
+44 (0) 7850 311 337
AJWatson@savills.com



**Guy
Dixon**

Brighton
+44 (0) 7870 999 503
gdixon@savills.com



**Paul
Rouse**

Birmingham
+44 (0) 7870 555 776
prouse@savills.com



**Jack
Pugsley**

Cardiff
+44 (0) 29 2036 8947
jack.pugsley@savills.com



**Alastair
Wood**

Edinburgh
+44 (0) 7807 999 047
awood@savills.com



**Neil
Morton**

Newcastle
+44 (0) 7973 696 543
neil.morton@savills.com

Other key **contacts**



Vinita
Dhume

Urban Design
+44 20 7290 4576
vinita.dhume@savills.com



Wesley
Ankrah

Social Value
+44 7977 842 268
wesley.ankrah@savills.com



Matthew
Sobic

Retail Planning
+44 7972 000 129
msobic@savills.com



Marylís
Ramos

Savills Earth
+44 (0) 7712 397 729
marylis.ramos@savills.com



Rory
Brooke

Economics
+44 (0)7972 000 007
rbrooke@savills.com



Henry
Ryde

Heritage & Townscape
+44 (0) 7773 753 192
henry.ryde@savills.com



Robert
Pert

Affordable Housing
+44 7812 249 305
rpert@savills.com



Kirk
Macdiarmid

CPO
+44 7967 555 684
kmacdiarmid@savills.com



[savills.com](https://www.savills.com)

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