Newham London

NEWHAM INVESTMENT PROSPECTUS 2025

Delivering growth with purpose

newham.gov.uk

WE ARE NEWHAM.

THE LONDON BOROUGH OF NEWHAM IS ONE OF THE UK'S MOST DYNAMIC AND DIVERSE GROWTH DESTINATIONS. WITH THREE FUTURE ECONOMY PRIORITY SECTORS - CONSTRUCTION & GREEN SKILLS, DIGITAL & DATA, AND CREATIVITY & CULTURE - NEWHAM OFFERS INVESTORS ACCESS TO HIGH-GROWTH MARKETS, WORLD-CLASS INFRASTRUCTURE AND A YOUNG, DIVERSE WORKFORCE.

Newham is creating prosperity with purpose – through a commitment of community wealth building while offering outstanding opportunities for investors and partners backed by an investment pipeline of national significance.

This Prospectus presents a curated pipeline of investment-ready opportunities designed to deliver measurable returns for forward-looking investors and secure long-term livelihood security for our communities.

Join us on this journey – delivering growth with purpose.

Contact us at
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THE NEWHAM OPPORTUNITY – INCLUSIVE GROWTH

Newham is a borough of ambition, resilience and opportunity.

Over the past decade, our economy has grown faster than almost anywhere in the UK - creating jobs, homes and vital infrastructure. Our ambition is clear - deliver thousands of affordable homes, build a thriving innovation-led economy, and create resilient, inclusive communities where prosperity is shared.

Our vision is rooted in 'people and place' - ensuring every investment strengthens community wealth and long-term livelihood security. Our Local Plan sets a clear strategic direction to 2038, targeting the delivery of 51,000 new homes and over 10,000 new jobs.

With one of the youngest and most diverse workforces in the UK, Newham offers talent, creativity and ambition at scale.

We are a borough that welcomes purposeful partnership - where investors, developers and communities co-create lasting value. As a Council, we take an active and proactive role in facilitating development from master planning to delivery.

Whether your interest lies in investing, developing new projects or forging strategic collaborations, join us on this journey to shape the next, exciting chapter of Newham's story.

Photo credit: Proctor and Matthews, Metropolitan Workshop

WHY INVEST IN NEWHAM?

Newham is leading one of London's most ambitious and inclusive urban transformations.

We are unlocking new opportunities across housing, infrastructure, culture and the digital economy. No other borough offers the same pace, scale and diversity of growth.

At the heart of our growth story are two three nationally significant Opportunity Areas: Stratford and the Olympic Legacy, and the Royal Docks & Beckton - London's only Enterprise Zone and Europe's largest regeneration zone.

Together, they anchor Newham as the capital's most investable growth hub.

1

Scale of Opportunity

Flagship development zones featuring live projects across housing, digital infrastructure, logistics and culture.

2

Strategic Location

London's best-connected borough – minutes from the City and West End, direct links to global markets via London City Airport.

3

Policy Certainty

Growth Plan (2025– 2030) and Local Plan (to 2038) provide long-term direction and investor confidence.

4

Proven Track Record

£13bn invested in the Olympic Park; £4bn Silvertown partnership (Lendlease & Crown Estate); 14,000 new homes delivered since 2018.

5

Future Economy Hub

Three high-growth priority sectors - Construction & Green Skills, Digital & Data, Creativity & Culture.

6

Inclusive Growth Model

Investment here builds community wealth, secures livelihoods and aligns with ESG and impact investing goals.

A NATIONALLY SIGNIFICANT GROWTH STORY

£25bn+ transformational investment

26,000+
net additional homes in the borough since 2013

£13bn
of public and private investment in the Queen Elizabeth Olympic Park and surrounding communities

£3.7bn
investment into Canning Town and Custom House

£60m
public investment to support the regeneration of Newham's neighbourhood

up to 5bn
future investment planned for the Royal Docks

£4bn
investment secured through a landmark partnership delivering 6,300 new homes in Silvertown and over 1.6 million sq ft of new commercial space at Stratford Cross

Rapid growth driving London's future

14%
population growth since 2013 (3rd highest in London)

54%
increase in the number of jobs since 2015 (4th highest in London)

84%
increase in the number of businesses since 2014 (2nd highest in London)

83%
increase in 'knowledge intensive' jobs since 2015 (2nd highest in London)

+5,000%
finance and insurance jobs since 2019

6%
fall in the proportion of jobs in low paying sectors

Community wealth building

50%
increase in resident earnings since 2014 (2nd highest in London)

14%
increase in the proportion of residents who are economically active compared to 2005

17%
increase in the employment rate since 2005

STRATEGIC CONNECTIVITY

Newham is London's best-connected borough.

From Stratford - the capital's busiest interchange - businesses can access the City and West End in minutes via the Elizabeth Line, Jubilee and Central lines.

Our global gateway, London City Airport, connects directly to 30+ destinations.

Future-proofing is underway: the Stratford Station redevelopment, a planned DLR extension, and enhanced cross-river mobility through the Silvertown Tunnel will further strengthen Newham's position as a gateway for international trade, logistics, and investment.

PARTNERSHIPS THAT DELIVER

Partnership is at the heart of Newham's growth story.

We are proactive, pragmatic, and purposeful partners.

We work collaboratively with developers, investors, anchor institutions and communities to deliver high-impact regeneration. Every project is shaped to maximise value for investors and communities - ensuring long-term sustainability and resilience.

Our track record with **Lendlease, Crown Estate, Oxley & Ballymore, Berkeley Group, Homes England and Abu Dhabi National Exhibitions Company (ADNEC)** demonstrates global confidence in Newham.

Looking forward, **Our Newham Futures Innovation Lab** will bring together over 100 cross-sector partners to co-develop projects that drive sustainable and inclusive growth.

THE ROYAL DOCKS REGENERATION

London's Only Enterprise Zone and Europe's Largest Regeneration Zone.

With over £10 billion in live investment potential, the Royal Docks is a magnet for global capital.

Backed by major players like **Lendlease, Oxley Holdings, and ADNEC**, the area is transforming into a vibrant hub of homes, commerce, and culture. From world-class cultural venues like Immerse LDN to waterfront living, the Royal Docks exemplifies Newham's ambition for inclusive, innovation-led growth.

For forward-looking investors, the Royal Docks offers unmatched scale, incentives and long-term confidence.

TWELVETREES PARK

A Model for Sustainable Urban Living

This significant brownfield regeneration project, a collaborative effort involving **Berkeley Group, Homes England, the Greater London Authority, Newham Council and Peabody**, is transforming a 26-acre site near West Ham.

With 4,700+ homes (including 1,650 genuinely affordable), a 1000-pupil secondary school, a 12-acre park, and new infrastructure including two new pedestrian bridges, Twelvetrees Park is setting a new standard for inclusive, connected development.

SILVERTOWN TUNNEL

Unlocking East London's Connectivity

Opened in April 2025, this landmark 1.4km tunnel in Silvertown enhances cross-river mobility in East London and supports regeneration on both sides of the river Thames. Delivered through a major public-private partnership, it exemplifies infrastructure-led growth and long-term investor confidence.

Transport for London (TfL) partnered with the Riverlinx Consortium (comprising Invesis, Cintra, Macquarie Capital, Aberdeen Standard Investments and SK E&C) who were responsible for the design, build, and finance of the tunnel. They will also operate and maintain the tunnel for 25 years.

Construction was undertaken by a joint venture of leading international civil engineering companies: BAM Nuttall, Ferrovial Construction, and SK ecoplant.

FUTURE ECONOMY SECTORS: BUILDING NEWHAM'S NEXT CHAPTER

Newham is leading in high-growth industries that matter for London's future – construction & green skills, digital & data, culture & creativity. These sectors not only offer strong investor returns but also align with our Growth Plan priorities of inclusive, equitable and innovation-led growth.

CONSTRUCTION & GREEN SKILLS

Building Newham's future

Newham's construction sector is the largest in the borough, employing over 9,000 people - 90% above the London average. Since 2019, the sector has grown by 29%, driven by major regeneration schemes and a robust pipeline of housing and infrastructure projects. Newham is pioneering a transition to green construction, with ambitious retrofit programmes and circular economy initiatives. Our supply chain is evolving to embrace sustainable materials, low-carbon technologies, and progressive procurement practices. Investment here supports not only growth but also a just green transition.

DIGITAL & DATA INNOVATION

A growing technology cluster

Within Newham, a dynamic and rapidly expanding cluster of data and technology-related economic assets is taking root. The **Centre for AI in the Public Sector**, developed in partnership with the University of East London, positions Newham as a leader in ethical, civic-focused AI. For investors, Newham offers one of London's best opportunities to shape the capital's digital infrastructure.

CREATIVITY & CULTURE

East London's cultural capital

Home to **East Bank**, London's newest cultural quarter, Newham is rapidly becoming a cultural powerhouse. Flagship institutions such as BBC Music Studios; London College of Fashion, UAL; Sadler's Wells East; UCL (University College London) and V&A East anchor this world-class cultural cluster in Stratford

Newham is home to a thriving creative economy, with over 1,700 active creative businesses and a 113% increase in creative enterprises since the London 2012 Olympics. Backed by the Growth Plan, we are growing a world-class creative cluster where investors can unlock long-term cultural and commercial value.

WHERE TO INVEST SECTOR BY SECTOR

Newham offers a dynamic investment landscape shaped by strategic regeneration, sectoral growth, and inclusive community development.

We are unlocking a portfolio of live, high-value projects across housing, digital infrastructure, logistics, culture and placemaking. Together, they represent investable opportunities that combine strong returns with measurable social impact.

From residential neighbourhoods to data hubs and cultural destinations, the borough is actively shaping East London's future. For investors, this is a prime opportunity to create long-term value while driving transformation in one of the UK's fastest-growing boroughs.

- Living
- Digital Infrastructure & Data Economy
- Leisure and Culture
- Logistics and Light Industry
- Learning and Institutions

Living

CREATING THRIVING COMMUNITIES

Newham is London's most dynamic residential growth market. With one of the youngest populations in the UK and strong housing demand across all price points, the borough offers investors access to large-scale strategic sites backed world class transport and social infrastructure.

Our Growth Plan commits to genuinely affordable housing, mixed-use neighbourhoods, and inclusive placemaking. For investors, this means access to resilient demand, policy certainty, and partnership with a proactive council shaping London's housing future.

Delivering inclusive residential growth

THE ROYAL DOCKS

The Royal Docks alone features a pipeline of **36,000 new homes, including 10,000 with planning consent**. From waterfront homes to vibrant new neighbourhoods, Royal Docks offers large-scale, well-connected housing opportunities with commercial space and community infrastructure.

ROYAL ALBERT WHARF

Royal Albert Wharf, developed by Notting Hill Genesis is delivering **1,856 homes (45% genuinely affordable)** alongside over **9,000 sqm of vibrant commercial space**, and fostering a thriving canal side community. The inclusion of artist studios managed by **Bow Arts Trust** has led to creative placemaking at the heart of this community.

ROYAL WHARF

Royal Wharf, a collaboration by Oxley and Ballymore, has already delivered over **4,000 homes** (with 3,000 more in the pipeline) and **11,150 sqm of retail and business space**. This development is transforming a former industrial site into a self-contained urban village complete with extensive social infrastructure such as schools, healthcare, community centre and a range of hospitality venues.

SILVERTOWN

The Silvertown regeneration project, led by Lendlease and Starwood Capital, is set to deliver 7 million sq ft of residential and commercial space, creating a vibrant new waterside community. This includes a pipeline of **6,500 new homes**, a significant proportion of which will be affordable.

Digital Infrastructure & Data Economy

LEADING LONDON'S DIGITAL TRANSFORMATION

Digital infrastructure is central to London's future competitiveness and Newham is at the forefront to deliver it with strategic land assets and exception connectivity. With hyperscale data centres, AI-ready campuses, and community-focused innovation hubs, the borough is attracting high-growth tech enterprises and delivering future-facing jobs for residents.

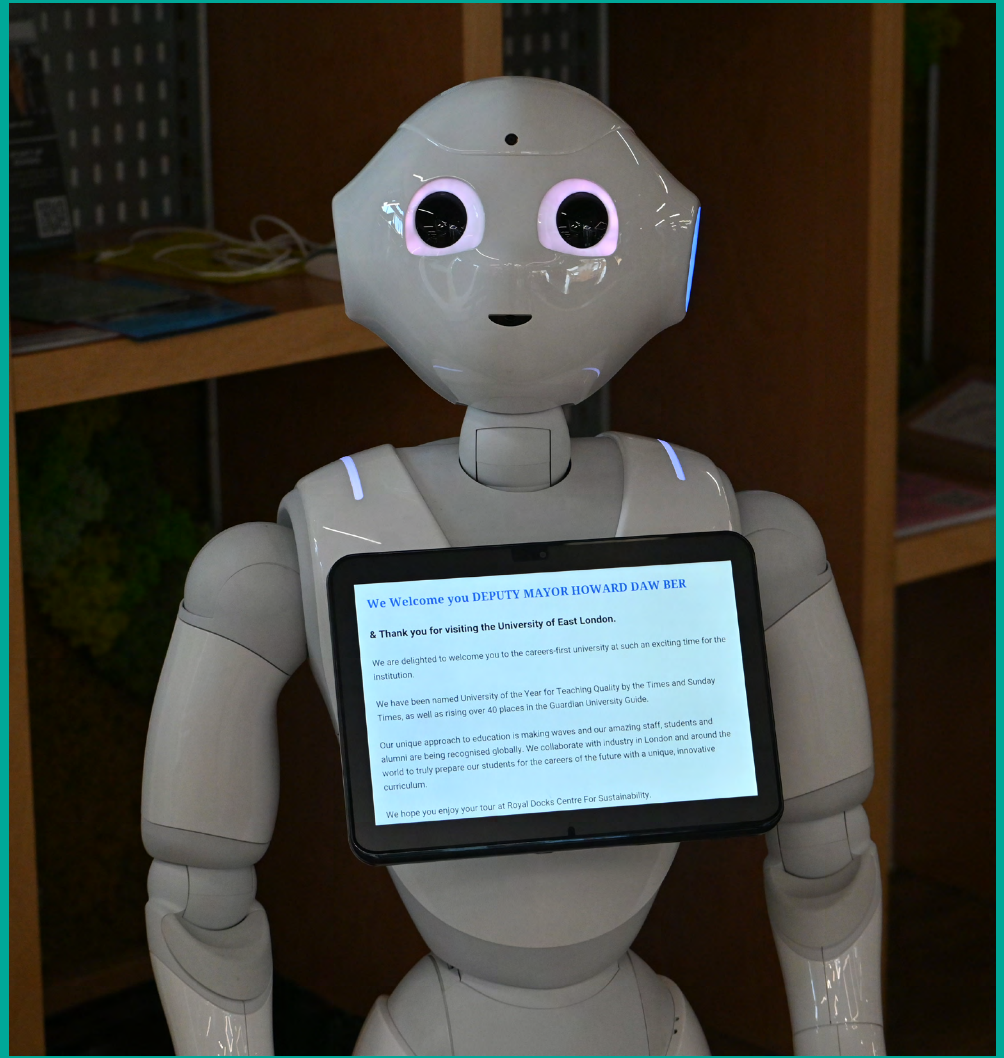
In doing so, the borough is building a future-ready workforce and positioning itself as London's digital powerhouse. Investors in Newham's digital economy will gain first-mover advantage in one of the UK's most strategic technology growth clusters.

Powering AI, Cloud and civic innovation future

DOCKLANDS DATA CENTRE CAMPUS

The **Docklands Data Centre Campus** already delivers 210MW of IT capacity for AI and cloud workloads, built with a strong focus on environmental sustainability. This foundation is being expanded through a landmark development in Canning Town, where planning permission has been granted for IDXS Limited to deliver a hyperscale data centre projected to contribute **£88 million** to the local economy, create **1,000+** jobs, and attract **500 high-growth** data businesses.

Further strengthening Newham's position, **Ada Infrastructure** is developing a major data campus in the Royal Docks, designed to meet the escalating demands of AI workloads. This project will include three state-of-the-art data centre buildings and a multi-purpose community facility dedicated to local job training and digital inclusion - ensuring the benefits of high-tech growth are shared with residents.



CENTRE FOR AI IN THE PUBLIC SECTOR

Newham's leadership in civic innovation is exemplified by **the Centre for AI in the Public Sector**, a pioneering partnership with the University of East London. This initiative positions the borough as a national leader in ethical, public-purpose AI, supporting service transformation and inclusive employment.

Leisure and Culture

CREATING A PREMIER CULTURAL AND ENTERTAINMENT DESTINATION

With 1,700+ creative businesses, a 113% rise in creative enterprises since the London 2012 Olympics, and grassroots networks thriving from Stratford to the Royal Docks, Newham is where cultural investment delivers both commercial return and social impact.

Newham's approach is distinctly people-powered. We are cultivating a future-facing creative economy rooted in inclusivity, innovation, and community empowerment.

The council's Cultural Strategy and Cultural Passport initiative ensure equitable access, building the pipeline of creative talent and audiences for decades to come.

Fostering creative enterprise and inclusive cultural growth

EAST BANK

Newham is East London's cultural powerhouse.

Anchored by the East Bank cluster at Stratford - home to the **BBC, V&A East, Sadler's Wells, and University College London** - the borough is rapidly building one of the UK's most significant cultural and creative ecosystems attracting thousands of visitors annually.

EXCEL LONDON AND IMMERSE LDN

Excel London attracts global business tourists and now boasts over 100,000 sqm of exhibition space.

Complementing this is Immerse LDN, the UK's largest entertainment district. Spanning over 160,000 sq ft, it is set to bring an additional 2.5 million visitors by 2027, offering cutting-edge immersive experiences

EXPRESSWAY, BOW ARTS, THE FACTORY PROJECT

The borough supports a thriving ecosystem of micro and small creative businesses, with dedicated workspaces such as **Expressway** and studios managed by **Bow Arts** providing affordable, accessible environments for artists, makers, and cultural entrepreneurs.

Large-scale venues like **The Beams**, developed through **The Factory Project**, exemplify Newham's commitment to adaptive reuse and creative placemaking - offering flexible spaces for events, production, and immersive experiences.

Logistics and Light Industry

EXPANDING SUSTAINABLE INDUSTRIAL GROWTH

Leveraging its historic maritime infrastructure, direct access to the Thames, and proximity to London City Airport, Newham is an invaluable gateway for distribution, manufacturing and innovation.

The borough is committed to safeguarding and enhancing its industrial land to provide dedicated, future-ready space for business growth. This proactive approach ensures long-term resilience and underpins Newham's ambition to be at the forefront of London's green and innovation-led economy. For investors, this means resilient demand, prime land, and partnership with a council committed to building a future-ready industrial base.

Driving innovation and opportunity in logistics

Beckton Gateway Retail Park is a future-focused logistics hub. Backed by Oxford Properties and M7 Real Estate, this approved 324,000 sq ft Grade A logistics hub will pioneer sustainable design, targeting BREEAM Excellent and EPC A ratings. Featuring rooftop renewables and EV charging, it will create 300+ new jobs, add £23.5m annually to the local economy, and establish Beckton as a flagship model for low-carbon logistics.

Canning Town Industrial area is well-positioned to support last-mile logistics, clean-tech manufacturing, and ESG-compliant industrial developments owing to its proximity to major transport arteries. It also features a pioneering district heating system capable of warming up to 13,000 homes, reinforcing Newham's commitment to sustainable urban innovation.

Together, these projects showcase Newham's industrial strength and forward-looking approach: a borough where global investors can deliver large-scale, sustainable industrial development while creating lasting prosperity for local communities.

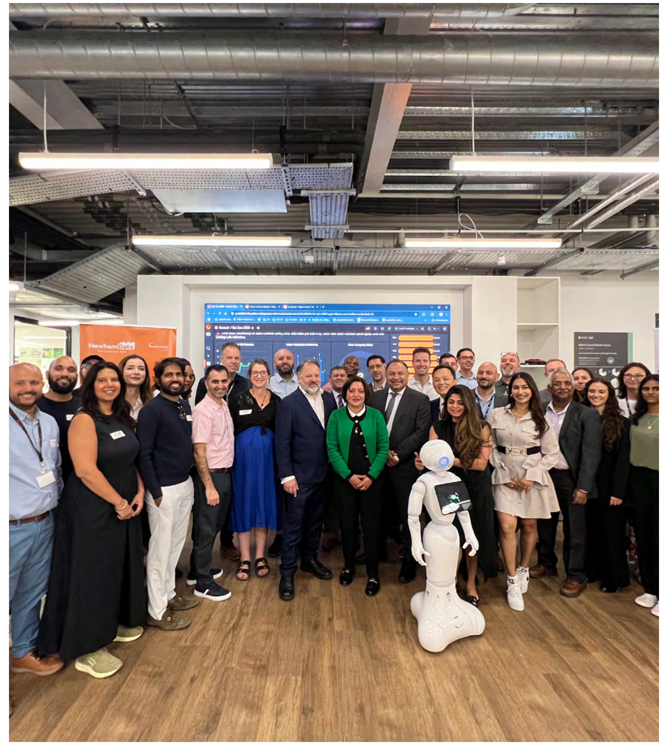
Learning and Institutions

EMPOWERING INNOVATION THROUGH EDUCATION AND RESEARCH

Newham is building a future-ready economy by investing in education, research, and civic innovation. Anchored by world-class institutions such as the University of East London (UEL), the borough is cultivating a skilled, diverse workforce and driving applied research that supports inclusive growth.

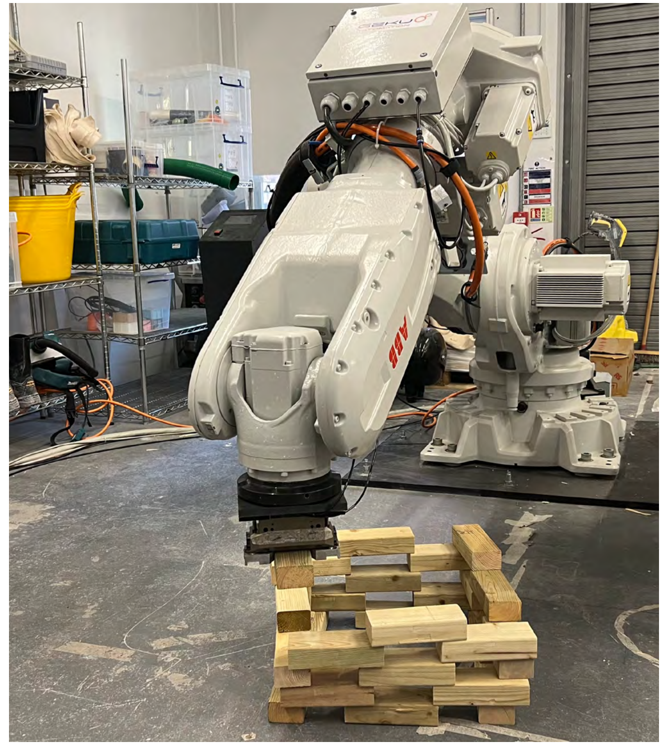
Together, our institutions and initiatives demonstrate Newham's commitment to building a future-ready workforce, embedding innovation across public and private sectors, and positioning the borough as London's most investable hub for education, research and technological advancement.

Building talent and research partnerships



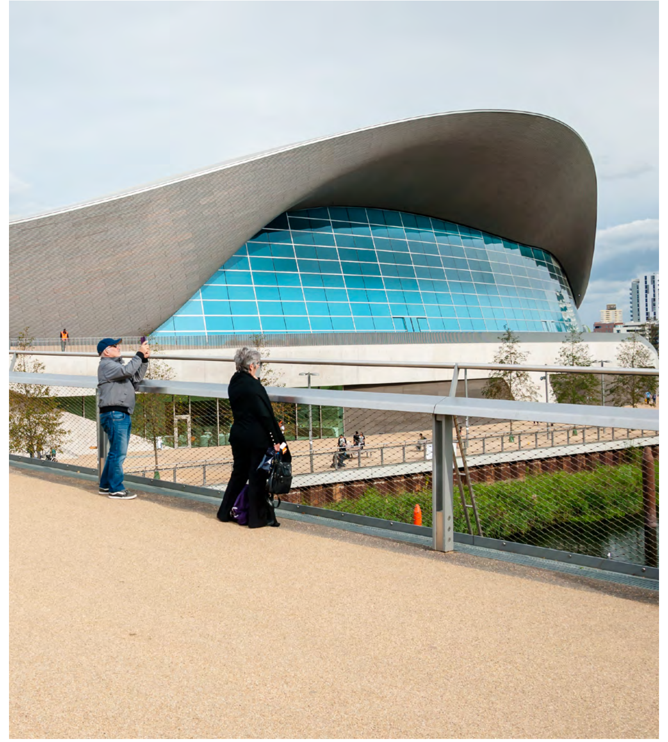
UNIVERSITY OF EAST LONDON (UEL)

UEL plays a pivotal role in this transformation—hosting the Sustainability Research Institute, the Royal Docks Centre for Sustainability, and a leading engineering faculty. These centres of excellence are shaping the borough's response to climate resilience, green skills, and technological advancement, while providing local pathways into high-value careers.



AI & PUBLIC SECTOR INNOVATION

The newly launched **Centre for AI in the Public Sector**, a first-of-its-kind collaboration between UEL and Newham Council, is pioneering the use of advanced technologies to deliver social impact and improve public services.



INNOVATION CLUSTERS AT STRATFORD

The growth of Here East and the wider Olympic legacy campus in Stratford brings together multiple universities, creative institutions and high-growth startups, fostering collaboration and accelerating innovation across digital, data and creative sectors.

CREATING THRIVING PLACES – DISCOVER THE OPPORTUNITIES

Newham presents a robust pipeline of investment-ready projects across residential, commercial, digital and cultural sectors.

Every project is shaped around livelihood security: good jobs, genuinely affordable homes, thriving high streets, access to culture and resilient neighbourhoods.

Investment here builds community wealth - ensuring value circulates locally through SME participation, London Living Wage adoption, and procurement reform.

For investors, this creates stable, long-term growth underpinned by resilient communities.

1 – Carpenters Estate

STRATFORD

Photo Credit: Proctor and Matthews, Metropolitan Workshop

Homes	**2,300**
£	**1.2Bn**
Planning Consent	**Outline Masterplan**
Estate Regeneration	**12 Phases**

2 – Custom House Estate

CUSTOM HOUSE

Homes	**734**
£	**0.35Bn**
Planning Consent	**Outline Masterplan**
Estate Regeneration	**6 Phases**

3 – Canning Town Estate

CANNING TOWN

Homes	**1,222**
£	**0.7Bn**
Planning Consent	**Outline Masterplan**
Estate Regeneration	**9 Phases**

GET IN TOUCH

Join us in building the future of East London.

Get in touch today:
paul.kitson@newham.gov.uk


CROWNE PLAZA

Newham is London's most investable growth story:
a borough where purpose meets opportunity.

From the Royal Docks Enterprise Zone to Stratford's East Bank cultural powerhouse, from Silvertown Quays to thriving high streets, our borough offers unmatched opportunity. Every pound invested here delivers both strong returns and measurable community benefit.

Partner with Newham to build thriving places, power London's future economy, and deliver growth with purpose.

Join us in building the future of East London.

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