

Future Pipeline Regeneration Programme

Scheme	Dwellings	Affordable units	Shared Ownership	Affordable Rent	Social Rent	Milestones		Capital Cost		
						Construction start	Fully operational	Total Capital Expenditure	Sales receipts (private and SO)	Net Capital Expenditure
Artist Housing	12	100%	0%	100%	0%	Q2 2018.19	Q1 2020.21	£2,958,539	£0	£2,958,539
Barking Riverside Gateways 1	300	35%	40%	40%	20%	Q2 2019.20	Q1 2022.23	£101,426,188	£89,251,036	£12,175,152
Becontree Avenue 200	20	100%	0%	100%	0%	Q4 2019.20	Q3 2021.22	£5,693,954	£0	£5,693,954
Becontree Heath	87	100%	53%	47%	0%	Q2 2017.18	Q3 2019.20	£24,371,153	£11,057,662	£13,313,491
Berryman Close	0	0%	0%	0%	0%	Q4 2019.20	Q3 2021.22	TBC	TBC	TBC
Burford Close	6	100%	0%	0%	100%	Q3 2018.19	Q2 2020.21	£1,717,798	£0	£1,717,798
Church Street	20	100%	0%	100%	0%	Q3 2019.20	Q2 2021.22	£6,307,118	£0	£6,307,118
Crown House	144	100%	0%	100%	0%	Q4 2018.19	Q1 2021.22	£46,384,422	£0	£46,384,422
Former Weighbridge Site	20	100%	50%	50%	0%	Q2 2019.20	Q1 2021.22	£5,840,077	£2,203,717	£3,636,360
Gascoigne West	201	35%	40%	40%	20%	Q3 2018.19	Q4 2021.22	£297,454,546	£286,646,219	£10,808,327
Land north of Becontree Station	30	100%	65%	35%	0%	Q4 2019.20	Q3 2021.22	£9,462,113	£4,261,430	£5,200,683
Land to the rear of 134 Becontree Avenue	4	100%	0%	100%	0%	Q3 2018.19	Q4 2019.20	£1,138,931	£0	£1,138,931
Land to the rear of 296 Lodge Avenue	0	0%	0%	0%	0%	Q2 2019.20	Q1 2021.22	TBC	TBC	TBC
Limbourne Avenue	12	100%	0%	0%	100%	Q3 2018.19	Q2 2020.21	£3,421,865	£0	£3,421,865
Marks Gate - Phase 1	150	100%	0%	100%	0%	Q2 2019.20	Q3 2021.22	£45,138,501	£0	£45,138,501
Mellish Close, Barking	25	100%	0%	0%	100%	Q3 2018.19	Q2 2020.21	£7,114,009	£0	£7,114,009
Naseby Road (Ellen Wilkinson House)	15	100%	0%	0%	100%	Q3 2018.19	Q2 2020.21	£4,273,898	£0	£4,273,898
Salisbury Avenue Car Park	20	100%	0%	0%	100%	Q3 2018.19	Q2 2020.21	£5,693,954	£0	£5,693,954
Sebastian Court	90	100%	43%	57%	0%	Q2 2019.20	Q3 2021.22	£14,532,175	£4,990,908	£9,541,268
Stour Road 90	30	100%	35%	65%	0%	Q3 2019.20	Q3 2021.22	£8,794,079	£2,294,616	£6,499,463
Sugden Way	15	100%	0%	0%	100%	Q3 2018.19	Q2 2020.21	£4,273,898	£0	£4,273,898
Town Quay Wharf	206	100%	0%	100%	0%	Q4 2019.20	Q1 2022.23	£65,968,021	£0	£65,968,021
Wivenhoe Road, Barking	30	100%	0%	100%	0%	Q3 2018.19	Q2 2020.21	£8,534,065	£0	£8,534,065
Sub total years 1-5	1,437							£670,499,304	£400,705,588	£269,793,717
Barking Riverside Gateways 2	300	35%	40%	40%	20%	Q2 2020.21	Q3 2023.24	£99,130,567	£87,663,097	£11,467,470
Barking Riverside Gateways 3	300	35%	40%	40%	20%	Q4 2021.22	Q1 2025.26	£99,130,567	£87,451,914	£11,678,653
Barking Riverside Gateways 4	300	35%	40%	40%	20%	Q4 2022.23	Q1 2027.28	£100,854,843	£89,944,943	£10,909,900
Barking Riverside Gateways 5	300	35%	40%	40%	20%	Q2 2024.25	Q1 2027.28	£98,282,717	£85,844,009	£12,438,708
Becontree Heath Iceland site	44	100%	0%	100%	0%	Q4 2023.24	Q3 2025.26	£13,859,024	£0	£13,859,024
Clockhouse Avenue	200	50%	100%	0%	0%	Q3 2020.21	Q4 2023.24	£63,766,328	£62,756,754	£1,009,574
Fiddlers Corner	0	0%	0%	0%	0%	Q2 2020.21	Q3 2022.23	TBC	TBC	TBC
Film Studios Commercial	0	0%	0%	0%	0%	Q3 2019.20	Q4 2023.24	TBC	TBC	TBC
Film Studios Residential	500	100%	0%	100%	0%	Q3 2019.20	Q4 2023.24	£152,529,548	£0	£152,529,548
Ford Stamping Plant	300	100%	0%	100%	0%	Q1 2020.21	Q2 2024.25	£99,268,250	£0	£99,268,250
Gascoigne East 2	449	75%	33%	40%	27%	Q4 2018.19	Q3 2022.23	£136,050,371	£23,883,889	£112,166,482
Gascoigne East 3	250	75%	33%	40%	27%	Q2 2021.22	Q3 2024.25	£76,972,603	£38,562,874	£38,409,729
Gascoigne West 2	161	35%	40%	40%	20%	Q4 2019.20	Q3 2022.23	Incl above	Incl above	Incl above
Gascoigne West 3	447	35%	40%	40%	20%	Q2 2021.22	Q3 2025.26	Incl above	Incl above	Incl above
Marks Gate - Phase 2	288	50%	25%	25%	0%	Q4 2020.21	Q1 2023.24	£73,641,545	£7,673,348	£65,968,197
Marks Gate - Phase 3	288	50%	25%	25%	0%	Q3 2022.23	Q4 2024.25	£77,881,544	£7,460,426	£70,421,118
Oxlow Lane / Rainham Road North	44	100%	0%	50%	50%	Q3 2022.23	Q4 2024.25	£12,952,376	£0	£12,952,376
Rainham Road South	30	100%	0%	60%	40%	Q3 2022.23	Q4 2024.25	£8,836,039	£0	£8,836,039
Roxwell Road (Thames View)	50	100%	0%	40%	60%	Q1 2023.24	Q2 2025.26	£14,721,366	£0	£14,721,366
Woodward Road redevelopment	60	100%	50%	50%	0%	Q1 2021.22	Q2 2023.24	£17,658,758	£6,368,736	£11,290,022
Sub total years 6-10	4,311							£1,145,536,447	£497,609,991	£647,926,456
Barking Riverside Gateways 6	300	35%	40%	40%	20%	Q4 2025.26	Q1 2030.31	£100,854,843	£89,217,010	£11,637,833
Barking Riverside Gateways 7	300	35%	40%	40%	20%	Q2 2027.28	Q3 2030.31	£99,130,567	£86,289,793	£12,840,774
London Road North of TSA	40	100%	0%	100%	0%	Q2 2026.27	Q1 2028.29	£12,600,373	£0	£12,600,373
Sub total years 11-15	640							£212,585,783	£175,506,802	£37,078,980
Barking Riverside Gateways 10	300	35%	40%	40%	20%	Q4 2031.32	Q1 2035.36	£99,130,567	£83,811,057	£15,319,510
Barking Riverside Gateways 8	300	35%	40%	40%	20%	Q4 2028.29	Q1 2033.34	£100,854,843	£87,696,362	£13,158,481
Barking Riverside Gateways 9	300	35%	40%	40%	20%	Q2 2030.31	Q3 2034.35	£100,854,843	£86,775,025	£14,079,818
Dagenham Heathway A & B	130	100%	0%	100%	0%	Q3 2031.32	Q4 2034.35	£38,966,299	£0	£38,966,299
Sub total years future	1,030							£339,806,552	£258,282,444	£81,524,108
Total	7,418							£2,368,428,086	£1,332,104,825	£1,036,323,261