

Countryside Partnerships strikes £1bn deal for 2,500-home Clapham Park development

A major £1 billion redevelopment of [Clapham Park](#) Estate with plans for 2,500 new [homes](#) has taken a step closer to reality.

Developer Countryside Partnerships has struck a deal with Metropolitan Thames Valley Housing (MTVH) to deliver “significant regeneration” of the [Lambeth](#) estate.

The firm said demolition works were now going “full steam ahead” and that this would pave the way for the construction of 520 high-quality new homes as part of phase 1 of the project.

The entire project will be set across 17 sites, of which 53% will be for affordable tenures. These will comprise family homes, apartments and retirement living.

Countryside added that there would also be a community centre, a market square, two parks, commercial and retail space, and a district heating system.

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The firm added the homes will be built to high sustainability standards, and that residents would benefit from extensive cycle parking, electric vehicle charging points and public realm enhancements.

Mike Woolliscroft, co-interim chief executive at Countryside, said the partnership was an “incredibly exciting opportunity to provide great new homes and places for the existing Clapham Park Estate community, as well as those who move to the area”.

“As a partnerships-based business, we take a long-term approach to all of our projects and put communities at the heart of everything we do,” he said.

“This project presents an exciting opportunity to reinvigorate Clapham Park by creating safe and welcoming mixed-tenure neighbourhoods with an abundance of green space and amenities for existing and future residents to enjoy for many years to come”.

Countryside said it had “proven expertise” in creating mixed tenure communities, meaning a split between affordable homes, homes for institutional private rental and home for private sale.

Councillor Danny Adilypour, Lambeth’s Deputy Leader (Sustainable Growth and New Homes), said the “huge investment” was welcomed as the borough desperately needed more homes given the national failure to build enough properties.

“This failure means more than 3,200 Lambeth households are living in temporary accommodation, because of the huge gap between the level of demand for accommodation and the housing supply,” he said.

“So, we are delighted to have been able to help make this

project happen, it will help make a real difference to people's lives."