

London Development Report

Quarter 4 - 2025





Contents

01	London Market Report Overview and analysis of the London apartment market.	06-07	07	South East London Market overview of Bexley, Bromley, Greenwich, Lambeth, Lewisham and Southwark.	36-43
02	Heat Map Heat map of areas average sale price and average £psf.	08-09	08	South West London Market overview of Croydon, Kingston Upon Thames, Merton, Richmond Upon Thames, Sutton and Wandsworth.	44-51
03	London Overview The 2025 London New Build Pricing Overview	10-11	09	West London Market overview of Brent, Ealing, Hammersmith & Fulham, Harrow, Hillingdon and Hounslow.	52-59
04	Central London Market overview of Camden, City of London, Hackney, Kensington & Chelsea, Islington and Westminster.	12-19	10	Forecast Data Future predictions for London house prices.	60-61
05	East London Market overview of Barking & Dagenham, Havering, Newham, Redbridge, Tower Hamlets and Waltham Forest.	20-27	11	Executive Summary	62
06	North London Market overview of Barnet, Enfield & Haringey.	28-35	12	About Regenta	63

London Market Report

Regenta Q4 2025 Market Research Report: London Apartment Market Overview

The Regenta Q4 2025 Market Research Report provides a comprehensive analysis of the market across London, with a focus on new build properties available for private sale and shared ownership. The report also examines the construction pipeline and highlights key market developments across the capital.

For the purposes of this analysis, London has been divided into six distinct regions: Central, North, South West, South East, East and West London. Each region is further broken down by its constituent local authorities, enabling a granular review of market trends. In total, the report covers 33 of the local authorities, offering a detailed view of activity across Greater London.



St. Paul's Cathedral

Market Performance -

Over the past year, the London housing market has slowed notably, with new-build asking prices falling 1.7% since Q1 2025 and apartments declining 5% overall. Some boroughs saw drops of over 10% for £/sq. ft, reflecting widening regional disparities. New-build apartment asking prices fell each quarter, with the steepest decline (2%) recorded between Q1 and Q2 following the April stamp duty discount being lifted. Asking prices then dropped 1.6% in Q3, driven by seasonal factors and growing budget speculation, before easing to a 0.5% decline in Q4. Demand also weakened, falling 12% in Q3 and Q4 year-on-year as buyers adopted a “wait-and-see” stance

amid budget uncertainty. Activity improved slightly toward year-end once the budget proved less severe than expected. Rightmove reported a 93% surge in Boxing Day traffic compared to Christmas Day, a record increase compared to previous years. While new listings increased by 143% driven largely by London, the South East and East of England. Smaller 1-2-bed homes saw the strongest interest, aligning with first-time buyer preferences. Overall, London remains the most affected region nationally, with entrenched affordability pressures, policy changes and economic uncertainty shaping a challenging 2025 and pointing to a muted start to 2026.

Development Activity

Development activity across London remained subdued in Q4 2025, with every subregion experiencing a contraction in its construction pipeline. Overall, units under construction fell by around 25% compared with Q2, driven by market uncertainty, rising build costs and tighter lending, which pushed developers to prioritise completions over new starts. Although more than 2,000 construction starts took place in Q4 up from nearly 900 in Q2 activity still sits well below the government’s quarterly target of 22,000. Molior reported an 84%

decline in construction over the past decade, with 51 sites halted, representing 5,000 homes. The report goes into further detail regarding the region’s planning and construction starts for this quarter. But despite several completions adding short-term supply, London’s pipeline continues to shrink. Sustained cost pressures, financing challenges and cautious sentiment threaten future delivery, risking deeper new build supply shortages beyond 2026.



From Q1 2025



Overall pricing
-3.20%



Apartment overall pricing
-4.8%



New Build pricing
-1.7%



Est. Units under construction
55995
Down 25% from Q2 2025

London New Build Apartment Market

CAMDEN			
£802,500	£1,069	£3,906	6%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

HILLINGDON			
£327,913	£537	£1,697	6%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

BARNET			
£440,412	£640	£2,289	6%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

HARINGEY			
£337,499	£547	£1,769	6%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

ENFIELD			
£419,579	£660	£2,136	6%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

HARROW			
£356,250	£551	£1,773	6%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

BRENT			
£413,750	£635	£2,160	6%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

EALING			
£432,083	£650	£2,066	6%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

HAMMERSMITH & FULHAM			
£762,833	£984	£3,071	5%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

HOUSLOW			
£384,367	£593	£2,118	7%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

KENSINGTON & CHELSEA			
£961,667	£1,259	£4,759	6%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

WESTMINSTER			
£1,035,417	£1,270	£5,099	6%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

RICHMOND UPON THAMES			
£564,583	£776	£2,100	4%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

WANDSWORTH			
£615,000	£864	£2,980	6%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

KINGSTON UPON THAMES			
£387,500	£602	£2,139	7%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

MERTON			
£440,417	£692	£1,983	5%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

LAMBETH			
£533,760	£751	£2,470	6%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

CITY OF LONDON			
£1,016,667	£1,405	£4,304	5%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

SUTTON			
£303,250	£478	£1,552	6%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

HACKNEY			
£584,583	£916	£2,812	6%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

NEWHAM			
£415,250	£588	£2,440	7%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

WALTHAM FOREST			
£392,708	£631	£1,907	6%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

REDBRIDGE			
£292,499	£476	£1,671	7%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

ISLINGTON			
£551,663	£881	£3,118	7%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

HAVERING			
£279,167	£460	£1,573	7%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

BARKING & DAGENHAM			
£261,583	£405	£1,689	8%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

TOWER HAMLETS			
£539,549	£729	£2,632	6%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

GREENWICH			
£427,916	£614	£2,114	6%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

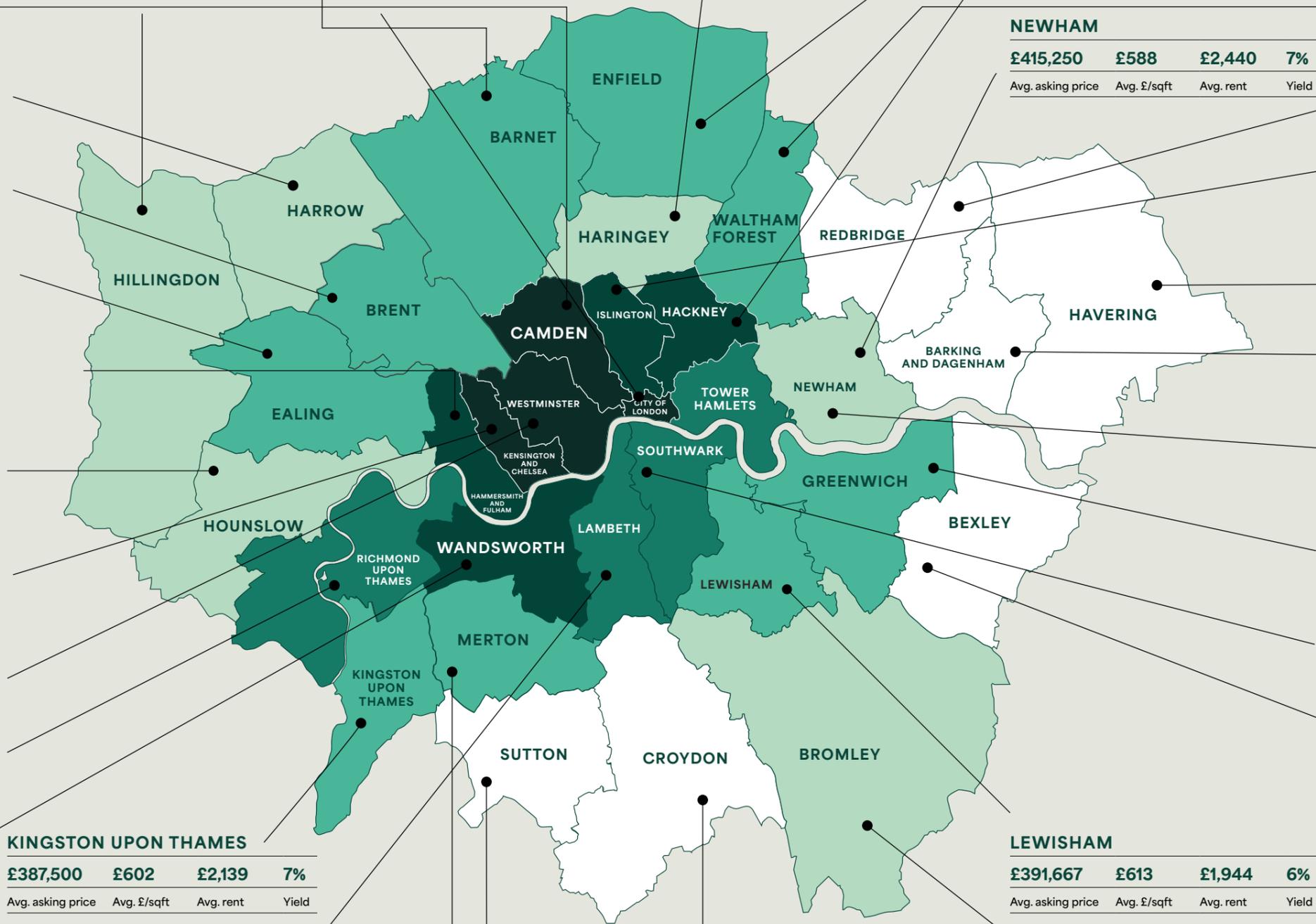
SOUTHWARK			
£495,833	£733	£3,247	8%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

BEXLEY			
£281,667	£468	£1,556	7%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

LEWISHAM			
£391,667	£613	£1,944	6%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

CROYDON			
£305,833	£460	£1,633	6%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield

BROMLEY			
£367,500	£540	£1,707	6%
Avg. asking price	Avg. £/sqft	Avg. rent	Yield



Key £/sqft

£1,000+	£601 - £700
£801 - £900	£501 - £600
£701 - £800	>£500

London



The 2025 London New Build Pricing Overview

The two graphs show a clear and sustained downward trend in asking prices for new-builds across London. Overall asking prices declined from approximately £540,000 in January to around £532,000 by December, representing a modest 1.7% annual decrease. Price movements were not uniform: asking prices fell consistently between January and July before stabilising from August through year-end, indicating a period of relative market pause following earlier declines. Flats experienced materially greater pricing pressure, dropping from roughly £485,000 to £460,000, a sharper 5% reduction highlighting increased sensitivity within this segment. Collectively, the data points to a subdued market environment shaped by the aforementioned affordability constraints and economic uncertainty which have contributed to more cautious decision-making among both purchasers and developers.



Central London



Oxford Street

Analysis of Camden, Hackney, Kensington & Chelsea, Islington, Westminster and City of London

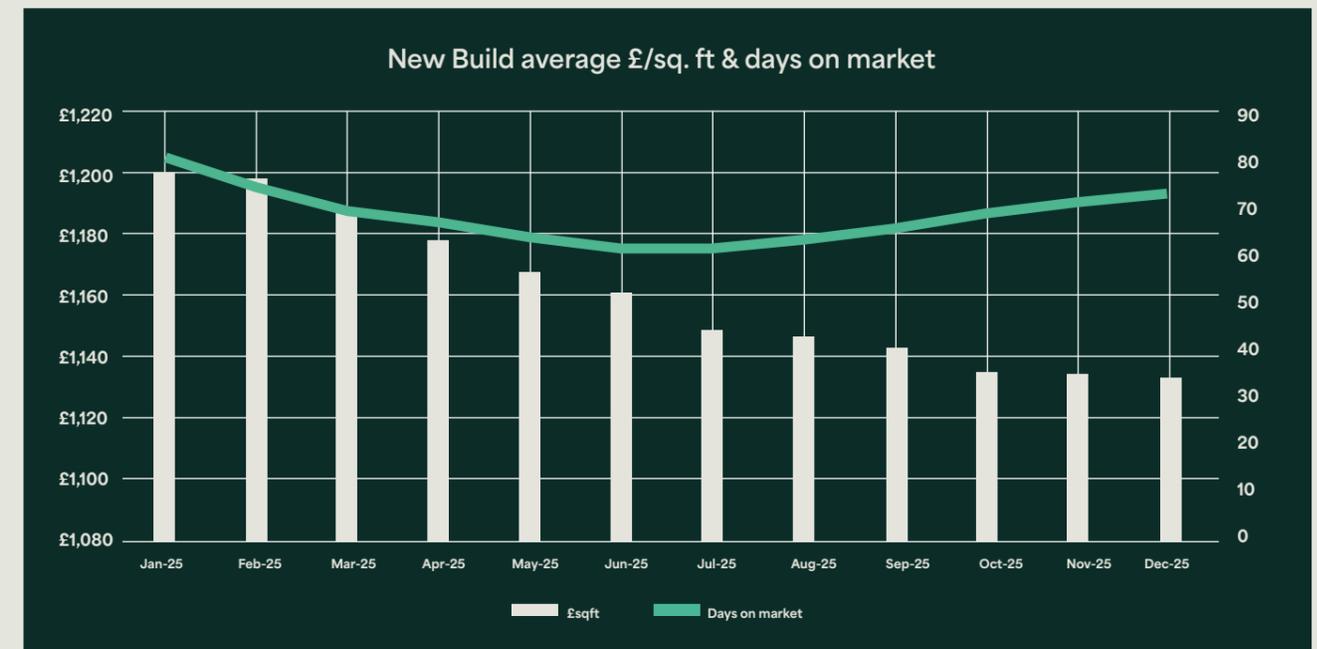
"£/sq.ft down 5% from Q1; the extremes were Islington - 13% vs City of London +0.5%."



The below graph presents new build apartments in Central London over the past 12 months focusing on average price per square foot (£/sq. ft) and average days on market*.

Within 2025, the average £/sq. ft for new build apartments in Central London has declined by 5%. After April you can see a gradual decline in new build pricing, potentially due to the increases in stamp duty, £/sq. ft then drop further from June and continue to drop until December. This further decline may be related to purchasers waiting to see the announcements in the budget where speculation began circling around July and August. The average time on market has shortened, with properties now typically staying unsold for 74 days, down from 81 days from January. From April to July the average days dropped further down to 63 before rising again, potentially influenced again by the budget speculation. This reduction although not vast could suggest that despite falling £/sq. ft values, underlying buyer activity is still relatively resilient.

Sources: REalyse, PropertyData



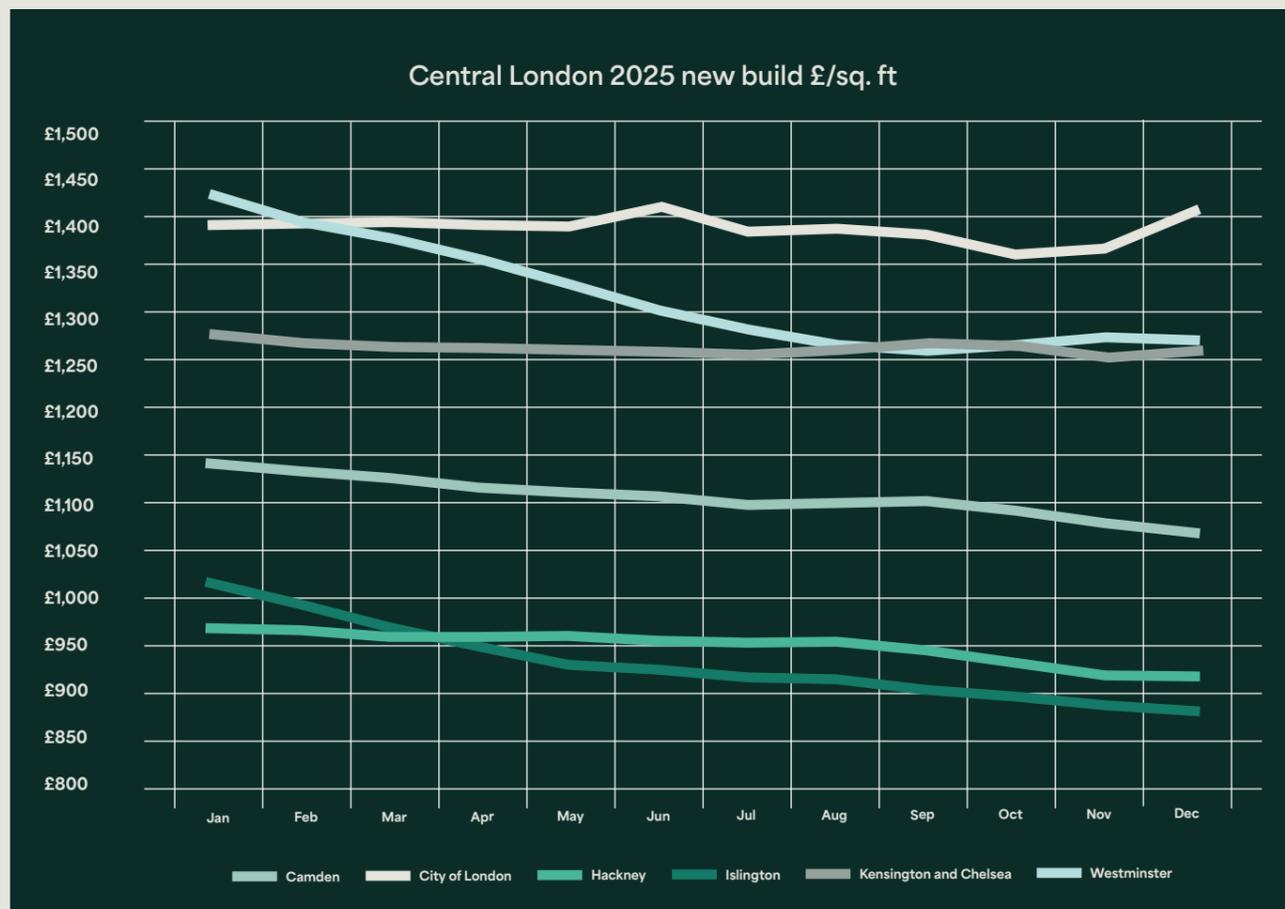
Central London

Whole Year £/sq. ft - 1 to 3 Bedroom New Build Apartments

The below graph provides a more comprehensive view of the pricing for the year for each individual borough within central London: Camden, Hackney, Kensington & Chelsea, Islington, Westminster, and the City of London*.

From these you will be able to note that all but one borough has had a fall in £/sq. ft for new build 1 - 3-bedroom apartments in 2025 with City of London having increases until June 2025 where it then started to drop. This was potentially influenced by the lack of demand in the market; however December had a resurgence, and City of London did end the year with a minimal increase of 0.5%. Islington had the highest adjustment of the year falling 13% throughout the year for new build apartments.

The most dramatic decreases can be found between August to November with Hackney seeing the biggest drop in this period of 3%. Again highlighting the drop in demand due to the uncertainty regarding the budget and buyers taking on a "wait and see" approach causing the £/sq. ft to fall.



Kings Grove, Islington - Islington Council

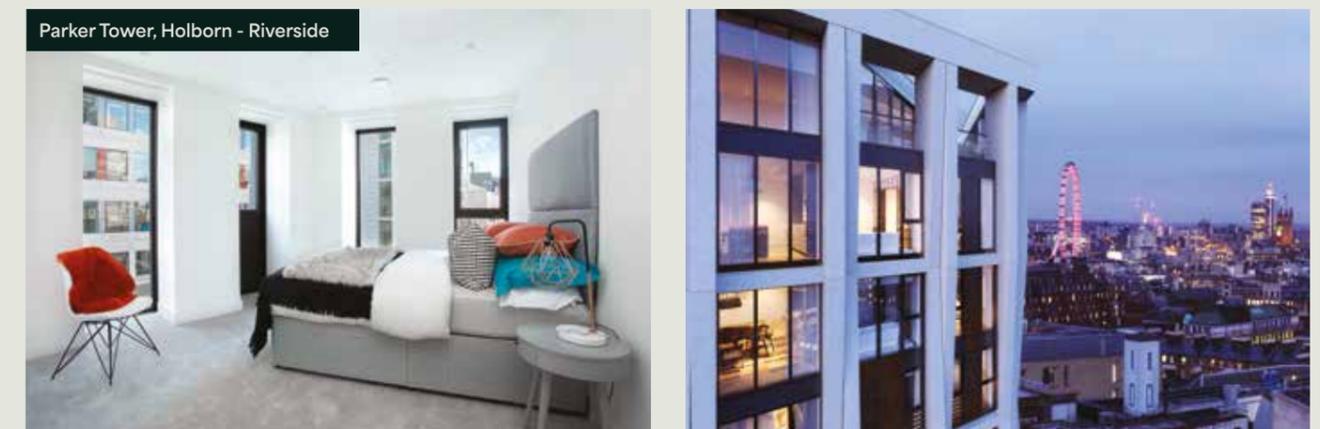
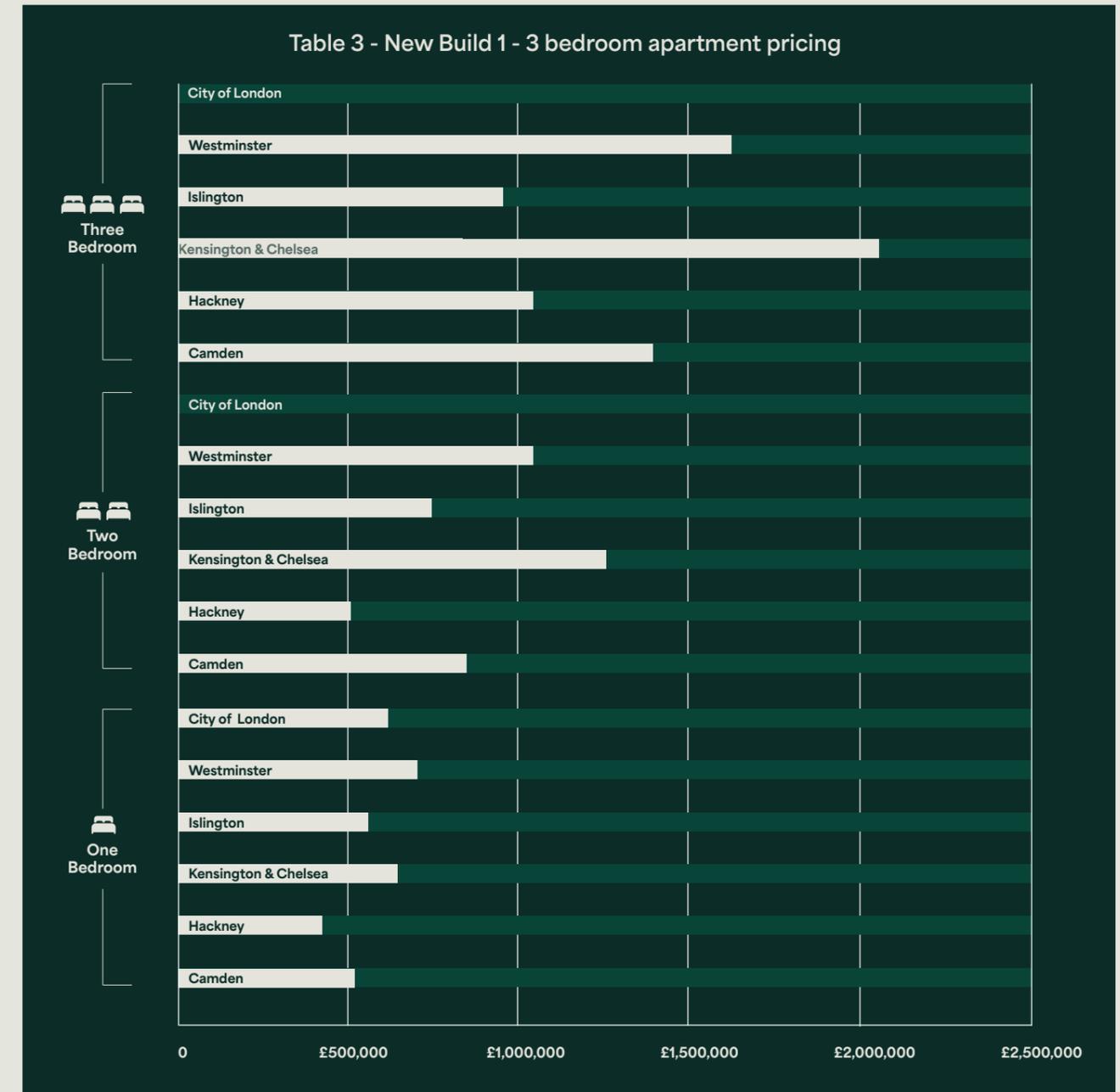
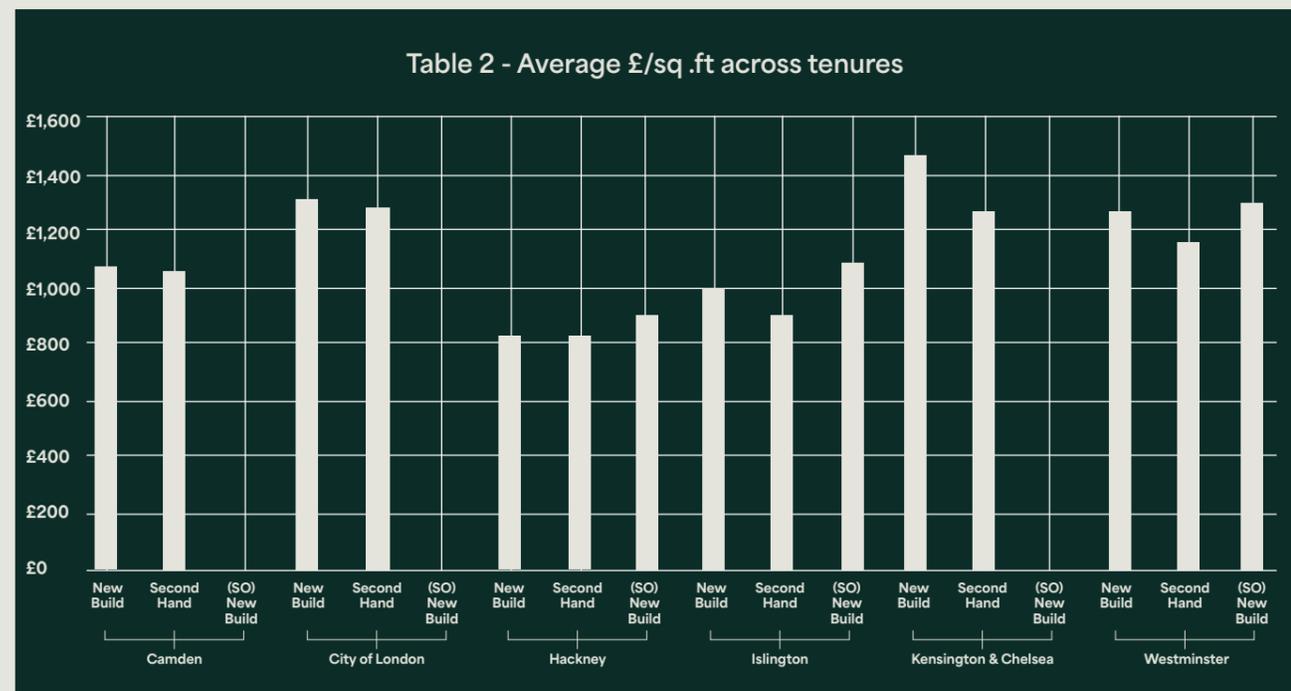
Central London Apartment Pricing (Q4 2025)

Table 2* provides a comparative analysis of average price per square foot (£/sq. ft) across three tenure types: open market new builds, shared ownership new builds, and second-hand (resale) apartments*.

Table 3 presents the current asking prices for new build apartments across Central London’s local authorities, segmented by bedrooms.* In table 2 average £/sq.ft values for new builds see an 10% premium compared to the second hand market and the shared ownership market has 4% increase compared to second hand units. Looking at the individual boroughs Hackney’s second-hand market is very slightly surpassing the new build market. Notably in the last quarter there was no shared ownership units on the market for Camden, City of London or Kensington and Chelsea. Potentially due to the affordability issue in these boroughs, where these command the highest £/sq. ft throughout the capital.

The data shows in table 3 that Kensington and Chelsea commands the highest new build asking prices across all unit sizes, reaffirming its position as Central London’s most expensive borough for residential development. This is followed closely by Westminster, with Westminster slightly out performing on the 1-bedroom units. This trend aligns with the borough’s longstanding reputation for premium housing stock.

Sources: REalyse, PropertyData



Construction Activity Central London (Q4 2025)

Activity within Central London’s development pipeline remained subdued during the past quarter, reflecting ongoing market uncertainty and structural challenges in the sector. Only six planning applications were granted approval, with none in Kensington & Chelsea. Notable approvals included 291 Harrow Road in Westminster which is a borough led development, delivering 120 residential units, and Berkeley’s Woodberry Park phases 5–8, which will add a significant 1,758 private units, alongside 583 social rent and 742 shared ownership homes, reinforcing its status as one of the largest regeneration schemes in the capital.

Construction starts were limited, with three new developments commencing work—one each in Camden, Islington, and Westminster. Sales activity was similarly muted, with only one new scheme launched to market: Hoxton West in Hackney, which is another borough led site, comprising of 59 homes, of which 26 are private sale units.

Planning submissions totalled eight applications, half of which originated in Camden. Among these, the most prominent was Yoo Capital’s Camden Film Quarter, in partnership with Places for People, proposing 513 units (243 private and 270 affordable), signalling more affordable units within central London which has been lacking especially with shared ownership.

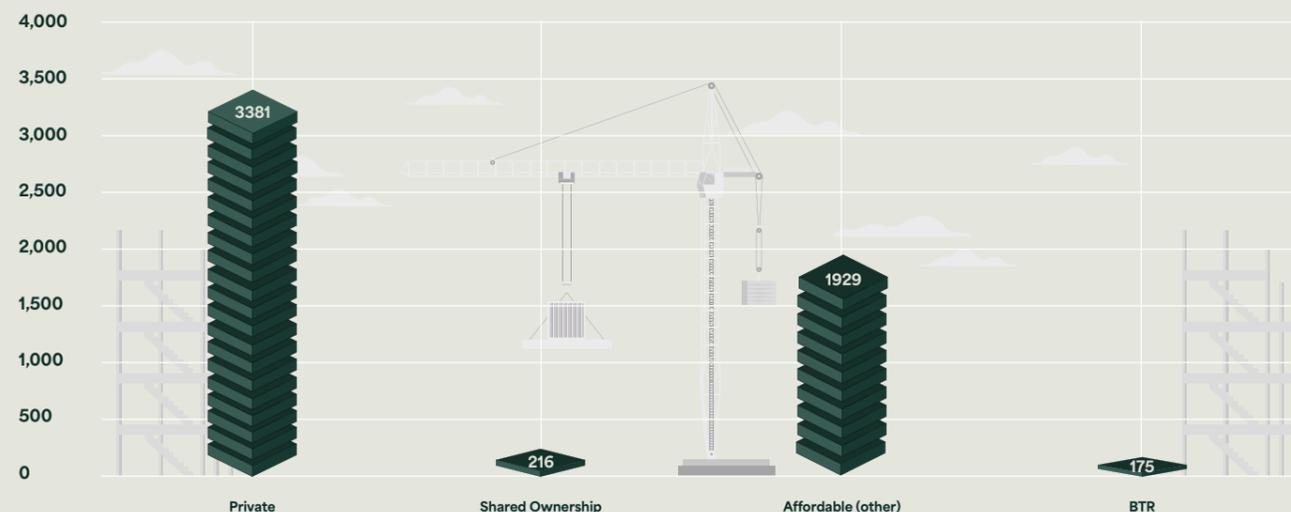
Completions were more active, with seven schemes reaching practical completion during Q4. Key handovers included Berkeley’s Woodberry Park Phase 3 in Hackney, delivering 584 units, and Taylor Wimpey’s Postmark Phases 3–4 in Islington, adding 370 homes to the market.

In total, an estimated 5,701 units are still under construction across Central London, most scheduled for completion by 2027–2028. This figure, combined with the limited volume of new applications and approvals, underscores a concerning trend: the construction pipeline is contracting, highlighting the sector’s struggle to maintain delivery momentum amid rising costs, tighter lending conditions, and cautious developer sentiment.

In summary, while completions provided short-term supply, the lack of new starts and planning approvals signals a challenging outlook for Central London’s development activity, with potential implications for housing availability and pricing beyond 2026.

Sources: Molior

Total units under construction



Liverpool Street

East London



Tower Bridge, The River Thames

Analysis of Barking & Dagenham, Havering, Newham, Redbridge, Tower Hamlets and Waltham Forest



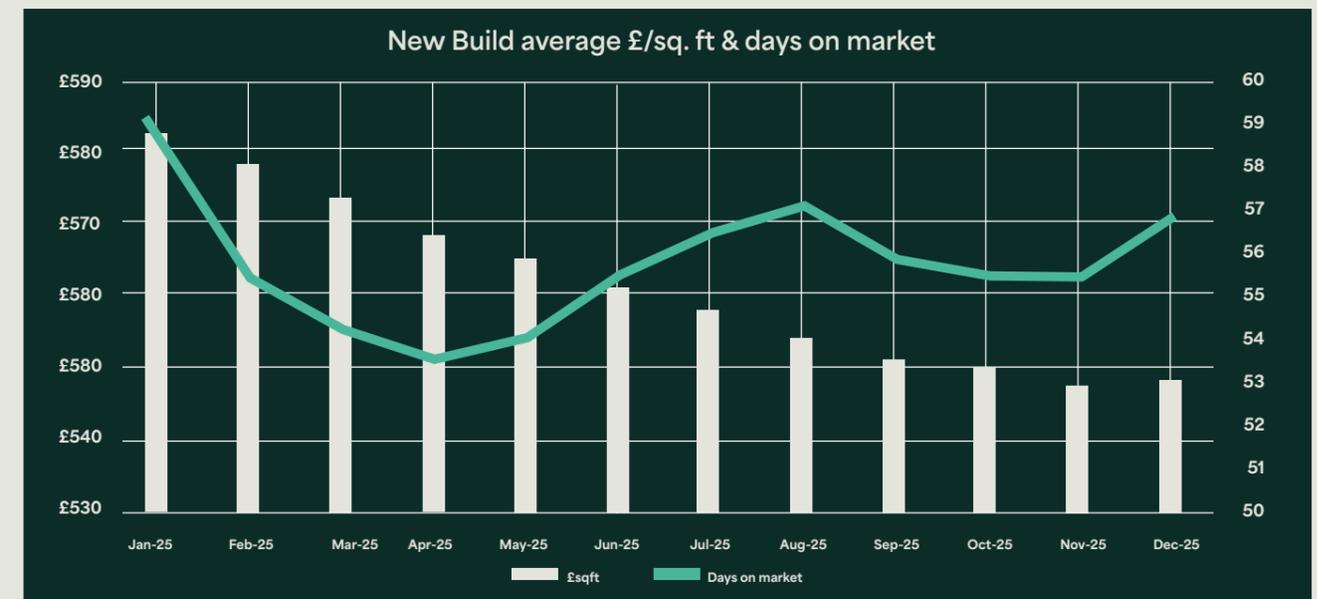
"Tower Hamlets leads on values with 3 beds now often over £1m for Q4"

Within 2025, East London overall has seen a decrease in new build £/sq. ft pricing, starting at £582 in January and ending with £548 in December, a decrease of 5%. In East, the pricing has been dropping consistently throughout the year, and within quarter 4 seeing only seeing a minimal 0.3% drop and £/sq. ft remained stable from November to December. The days on market saw a minimal 4-day drop.

At Regenta the past quarter in East London has been challenging but reasonably successful for sales results. East London is a region we have been very present throughout the year, working in every borough in different capacities from presales, marketing and sales. Due to the budget uncertainty, early mid November was quiet as hesitation set in and whilst viewing numbers were steady, conversions were difficult. When the budget was announced and it was revealed that no fresh SDLT changes were to occur, the clarity that was lacking resulted in customers coming back into the market which resulted in a positive end-of-year for sales across all tenures.

During the year of 2025 we have seen inflation and mortgage rate drops, which has helped buyer confidence. In addition, we have acquired several new instructions, with consistent sales figures for most of the region. In what is usually a quiet month, August ended up being our most successful (for instance at Makers Yard, our Shared Ownership scheme in Canning Town, we achieved 10 sales and at East Wick & Sweetwater our private sale scheme in E20, where 6 sales were achieved).

Sources: REalyse, PropertyData

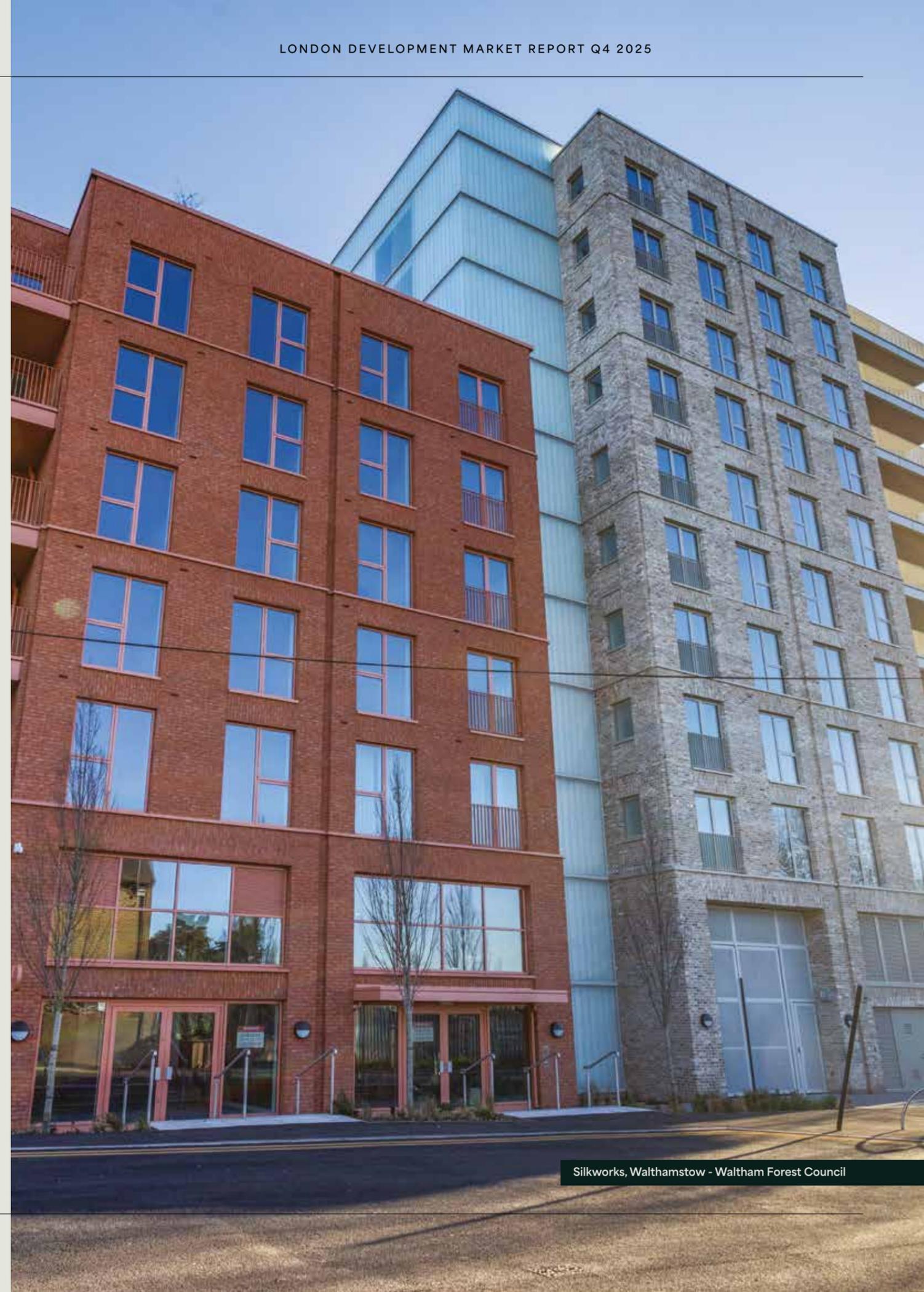
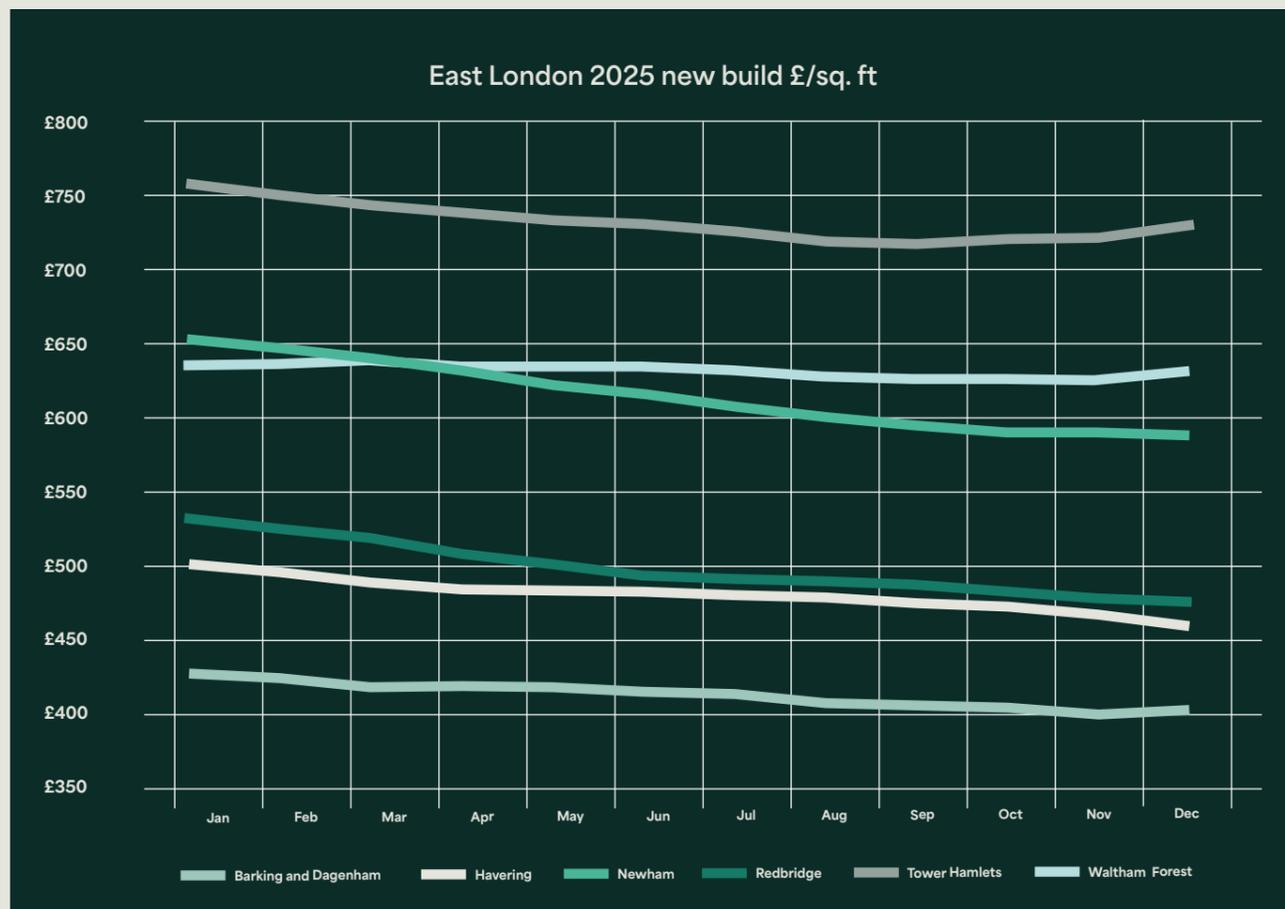


*Sources: Relayse, PropertyData

East London

Whole Year £/sq. ft - 1 to 3 Bedroom New Build Apartments

The below graph shows East London's key boroughs Barking & Dagenham, Havering, Newham, Redbridge, Tower Hamlets, and Waltham Forest and their performance for new build apartment £/sq. ft throughout 2025. All boroughs in East London have seen a decrease in new build pricing over 2025, with Newham and Redbridge seeing the highest decline of 9-10%. It is interesting to note that Barking and Dagenham, Tower Hamlets and Waltham Forest all had a rise in December potentially influenced by the influx of properties on Boxing Day that came to the market.



Silkworks, Walthamstow - Waltham Forest Council

East London Apartment Pricing (Q4 2025)

Table 2* provides a comparative analysis of price per square foot (£/sq. ft) across the three tenure types. Notably, Tower Hamlets records the highest new build asking prices across East London, reflecting its central location, transport connectivity, and demand for high-specification developments. On average, new build apartments command a 9% premium over second-hand stock, underscoring the typical advantages associated with new build housing. For shared ownership units, there are a number of local authorities which are producing higher £/sq. ft compared to open market new builds, however on average across the various developments this is only a small margin at 3%.

Table 3* below shows quarter 2's new build asking prices for apartments. Within table 3 Tower Hamlets consistently shows the highest asking prices across all unit sizes, with three-bedroom units past the £1,000,000, highlighting its status as a local premium market likely influenced by Canary Wharf. In contrast, Barking & Dagenham and Havering offer the most affordable options, with one-bedroom units starting around £200,000-£230,000 and three-bedroom units staying below £350,000.

Sources REalyse, PropertyData

Table 2 - Average £/sq. ft across tenures

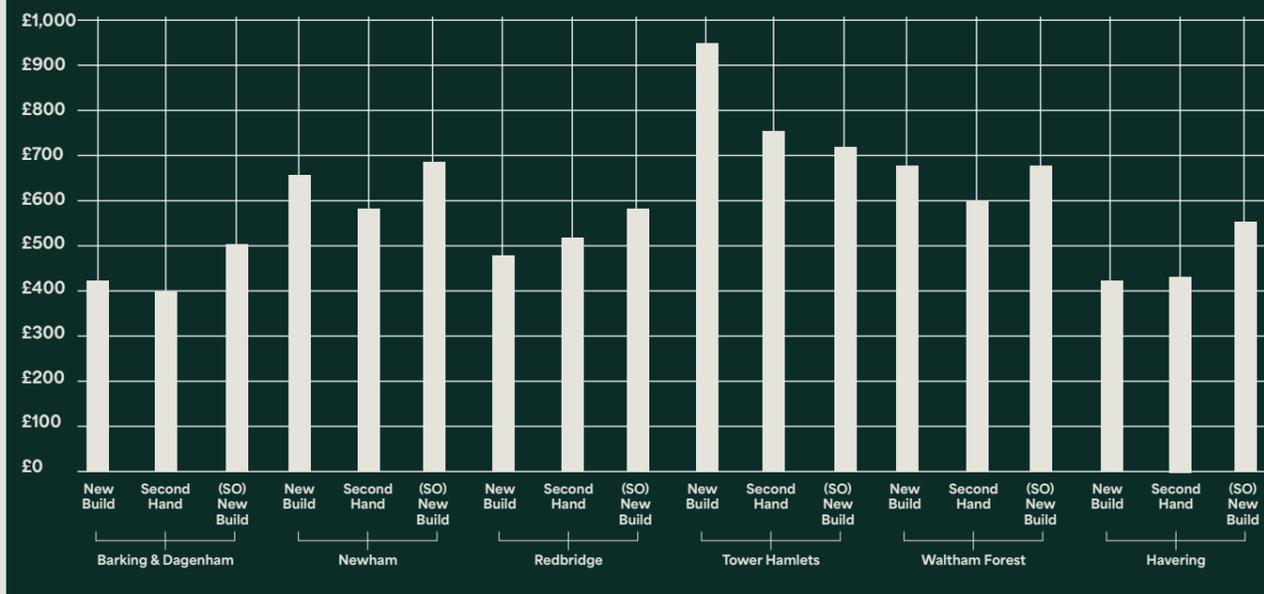
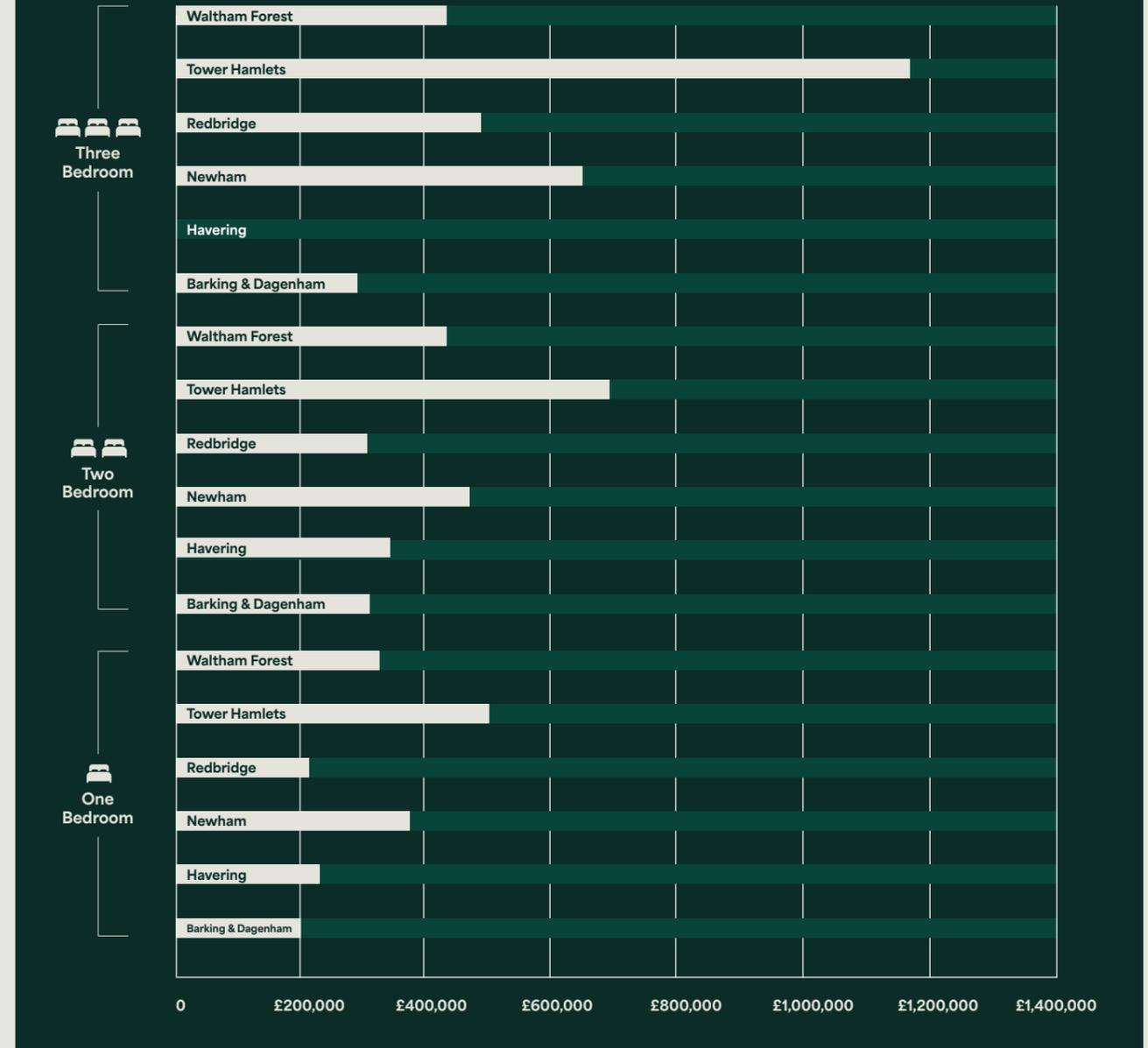


Table 3 - New Build 1 - 3 bedroom apartment pricing

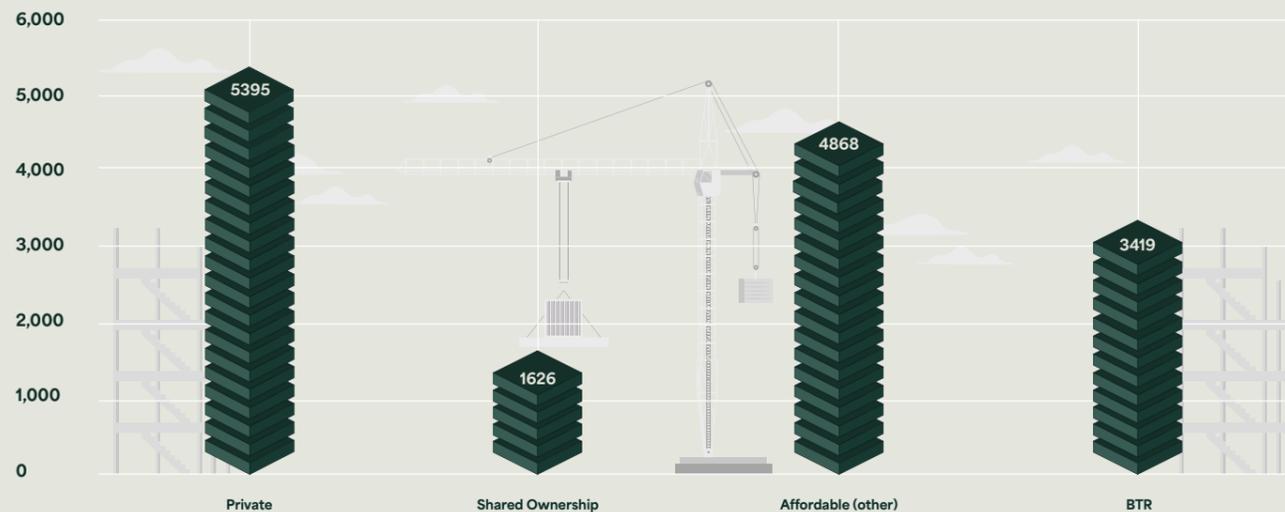


Construction Activity East London (Q4 2025)

Development activity across East London remained subdued during the quarter, with only limited progress in planning and construction. Three sites secured planning permission one in Redbridge and two in Tower Hamlets while a major milestone was achieved with outline consent granted for the Teviot Estate regeneration in Tower Hamlets. This flagship scheme, led by Hill and Poplar HARCA, is set to deliver 1,928 homes, forming of 1,419 private units, 411 affordable rental units, and 98 shared ownership properties. Full planning approval has been granted for Phase 1, which will include 311 private homes, 140 social rent units, and 24 shared ownership units, being a significant boost to the region’s otherwise slow development pipeline. Construction starts were modest, with five new projects beginning during the quarter: two in Tower Hamlets, one in Redbridge, and two in Newham. The largest of these was Fairview’s Frameworks development, which will deliver 106 homes, 81 private sale units and 23 affordable units. Notably, no new schemes launched for sale during this period, a trend likely influenced by seasonal market conditions. Planning activity included six new applications, among them the South Quay Building proposal in Tower Hamlets, which outlines a mixed-tenure scheme of 554 units incorporating build-to-rent and affordable housing. Additionally, Be First submitted Phase 3 of the Gascoigne Estate redevelopment in Barking & Dagenham, proposing 137 private units. A key observation is the disparity between construction starts and completions: while only five projects broke ground, 14 developments reached practical completion, with eight found in Newham alone. Despite these completions, the overall development pipeline continues to contract. The estimated number of units currently under construction in East London stands at approximately 15,126 a 13% decline compared to Q2 2025. This reduction underscores ongoing challenges in sustaining delivery momentum amid rising costs, tighter financing conditions, and cautious developer sentiment.

Sources: Molior

Total units under construction



Makers Yard, Canning Town - Riverside

North London



Alexandra Palace

Analysis of Barnet, Enfield and Haringey

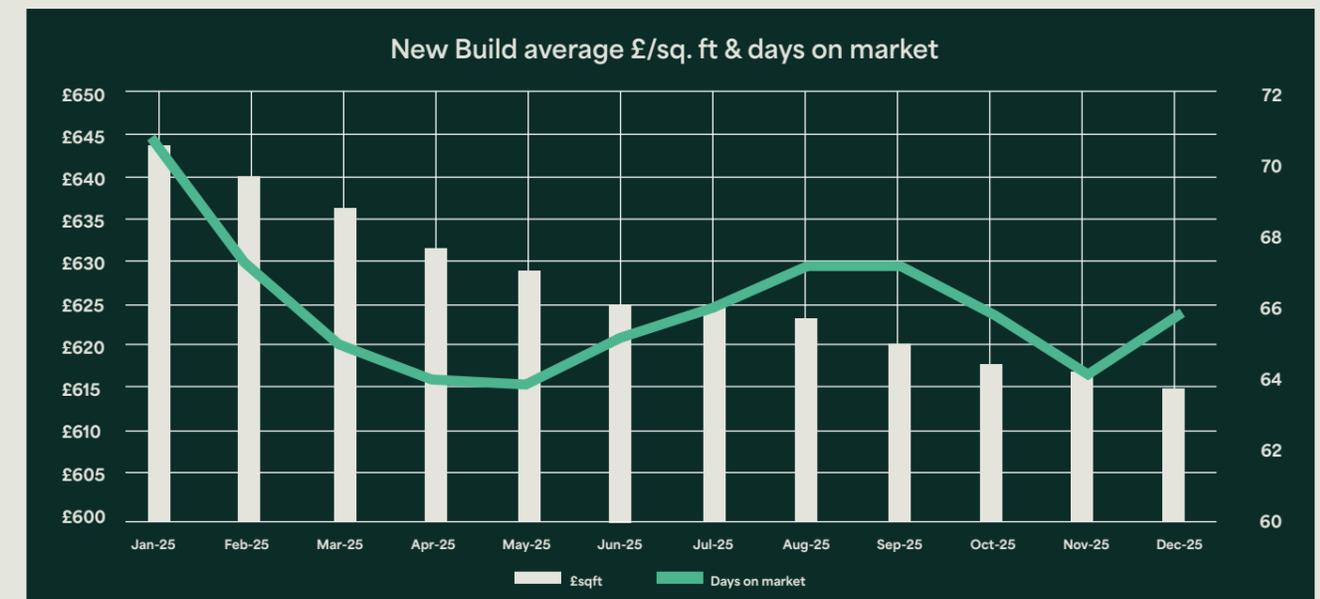
"Barnet has the highest asking prices; Enfield the lowest due to Haringey improving in '25"



The below table tracks monthly trends in average price per square foot (£/sq.ft) and average days on market for new build apartments within 2025.* As of Q4 2025, average £/sq.ft has declined to approximately £615, marking the lowest point in the 12 month period and continuing a clear downward trajectory that began in early 2025. This sustained decline, which has been seen throughout the year started in April, likely due to the stamp duty increase and has steadily dropped further, with the summer months lull and a further decline in October and November due to the uncertainty around the budget. In contrast, the average days on market have showed a small decrease, from around 70 days in January to just under 65 days by December 2025.

Our current experience selling within North London, specifically at the Granville Gardens development in Barnet, shows a notable shift in buyer behaviour following the recent budget announcement. Initially, purchasers were cautious about properties priced above £1 million; however, after confirmation that the new tax threshold applies to homes over £2 million, we secured two reservations on the weekend post budget and have since achieved a sales rate of 5pcm compared to 1.5pcm before the budget. This adjustment appears to have unlocked movement across the market, particularly for larger homes that remained unsold in the second-hand sector. Second-step buyers began submitting offers, enabling downsizers to proceed and, in turn, releasing deposits that were often gifted to first-time buyers. Coupled with the recent interest rate reduction, these factors have restored confidence and provided much-needed certainty in the market.

Sources REalyse, PropertyData





Trent Park, Enfield - Legal and General

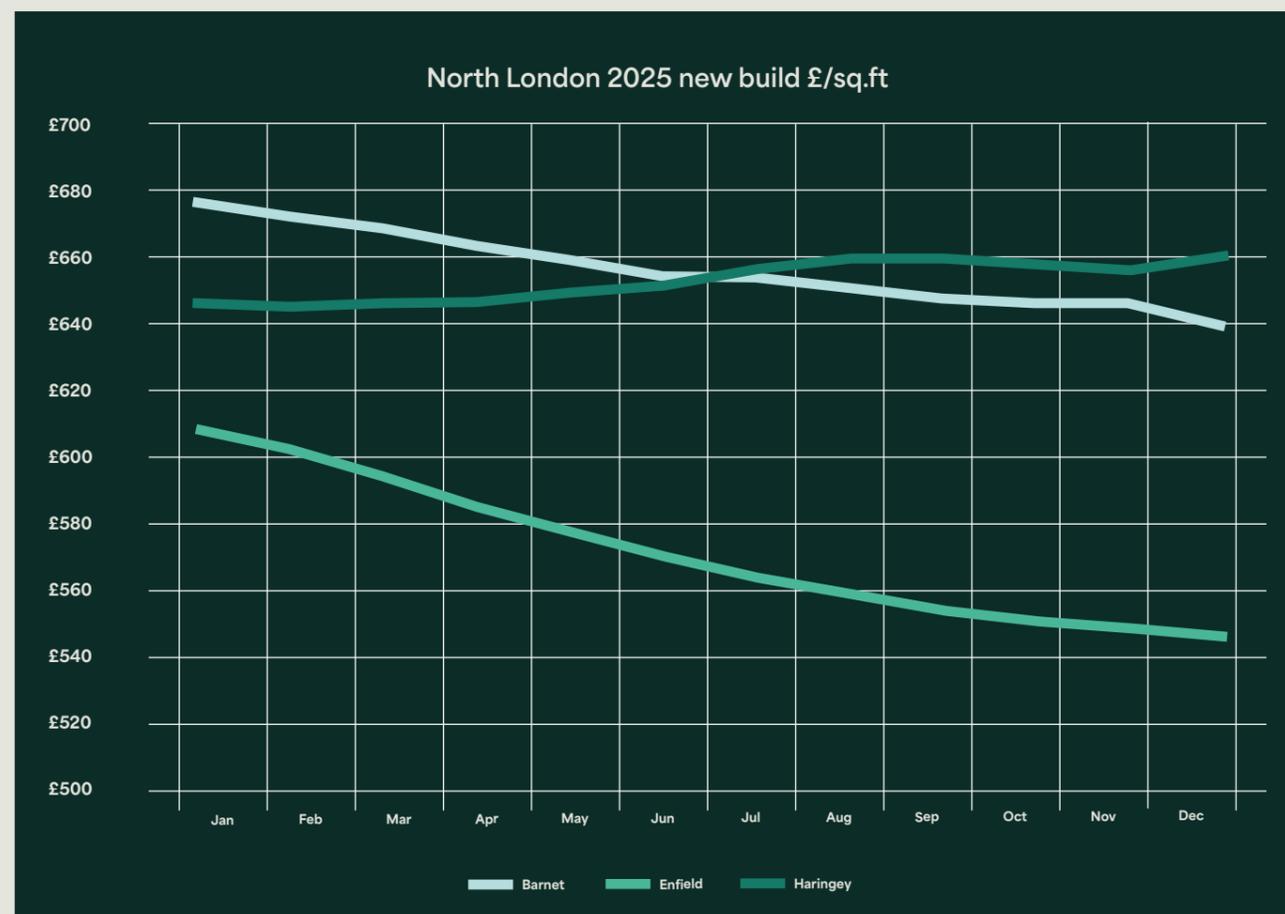


Beaufort Park, Colindale - Place for People

North London

Whole Year £/sq. ft - 1 to 3 Bedroom New Build Apartments

The below graph shows across the North London boroughs of Barnet, Enfield, and Haringey and their performance of new build apartments £/sq. ft for 2025. Enfield saw the largest decrease for 2025 a 10% drop, whereas Barnet saw half of this at a 5% drop and held a consistent decrease throughout the year, and Haringey saw a 2% increase at year end. Though Haringey also saw an increase by end of year it also saw the reoccurring trend that there was a decline between August to November potentially due to the lack of buyers in the market due to them holding until the budget announcements in November.

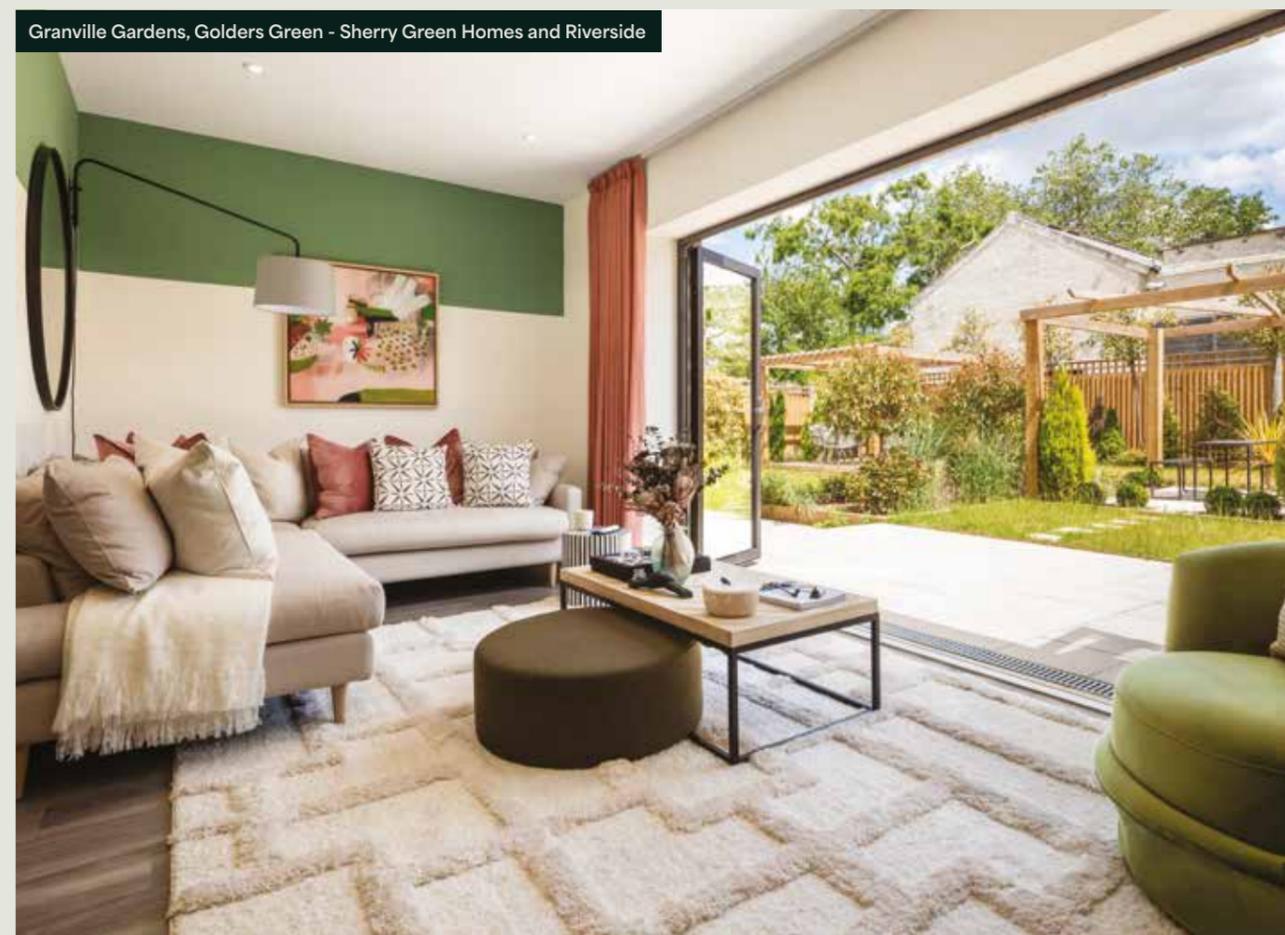
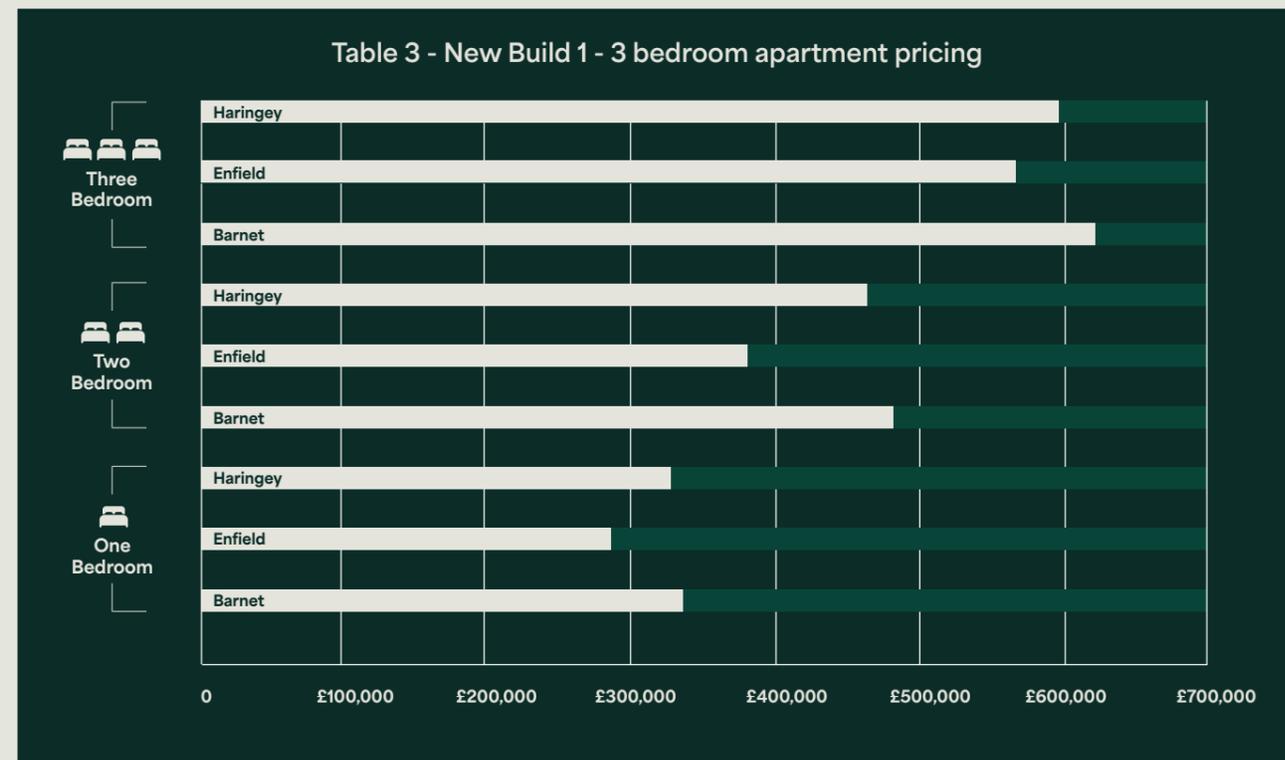
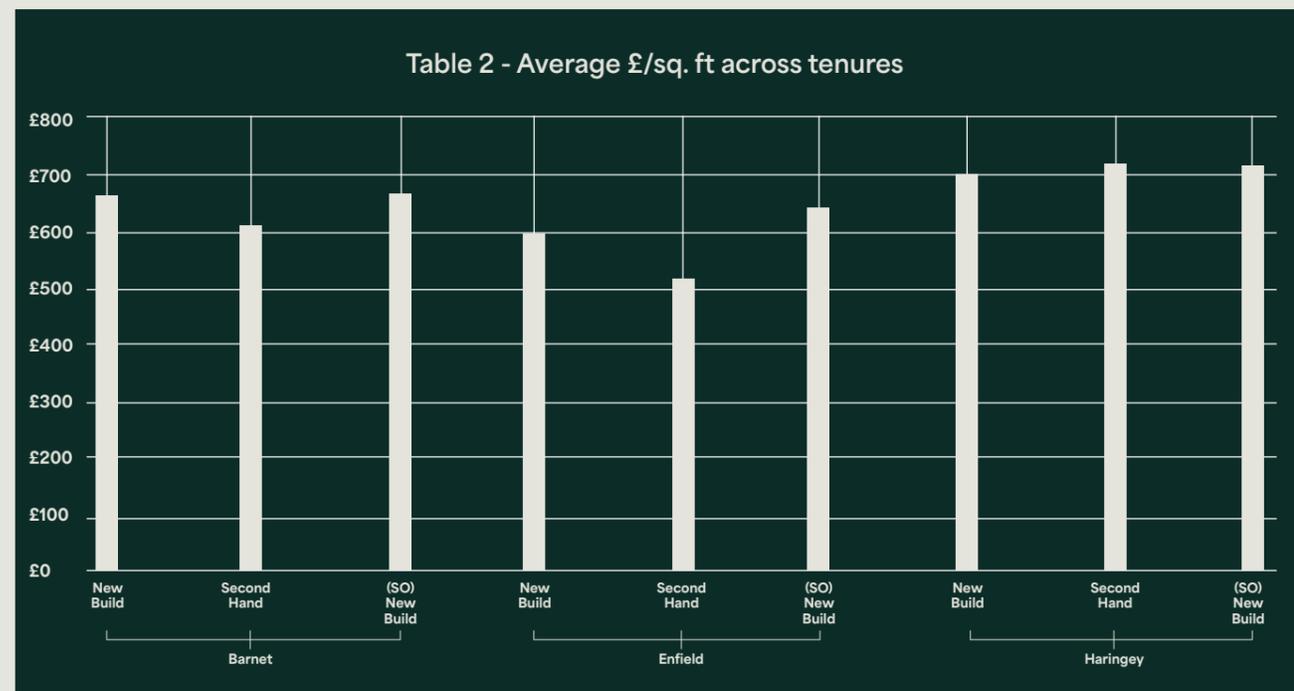


North London Apartment Pricing (Q4 2025)

Table 2* provides a comparative analysis of average price per square foot (£/sq. ft) across the three primary tenure types. A notable anomaly in North London is that shared ownership units currently command the highest asking £/sq. ft, reflecting a 3% premium over private new build apartments. Traditionally, these tenure types are closely aligned in pricing; however, this divergence may be attributed to the limited availability of private new build stock and a higher proportion of shared ownership units on the market, which is driving upward pressure on asking prices. While new build apartments continue to achieve a premium over second-hand properties, the margin has narrowed to approximately 5%, showing a shift in buyer preferences in Q4 2025. The convergence between second-hand and new build pricing suggests stronger demand for established stock as there are a high number of second-hand properties on the market compared to new build properties, suggesting that new build pricing has had to become more competitive due to the amount of stock.

Table 3 outlines current asking prices for new build apartments across North London's local authorities. The data reveals significant variation by borough and unit size, with no single borough consistently ranking highest across all categories. When averaged across all unit types, Barnet appears as the most expensive borough for new build apartments, while Enfield records the lowest average pricing. Notably, this hierarchy has evolved over the year, with Haringey now surpassing Enfield, reversing the position saw in Q2 2025.

Sources: REalyse, PropertyData



Construction Activity North London (Q4 2025)

During the fourth quarter of 2025, North London recorded a moderate level of planning and construction activity, though overall trends indicate a contraction in the development pipeline. Seven planning applications were granted, the majority being later phases of existing large-scale schemes. Enfield accounted for three approvals, including two significant projects: Chase Village by Fairview, which will deliver an additional 723 units, and Alma Estate by Vistry, adding 197 homes. Barnet granted consent for the next phase of Brent Cross Town another 352 units, while Haringey approved phase 3 phases of the St Ann’s regeneration program for an additional 291 units.

Sales activity was notably subdued, with only one new scheme launched during the quarter Fairline Homes’ The Compass in Barnet, comprising of 28 private homes. This limited launch activity is likely attributable to the holiday period, which traditionally dampens marketing momentum.

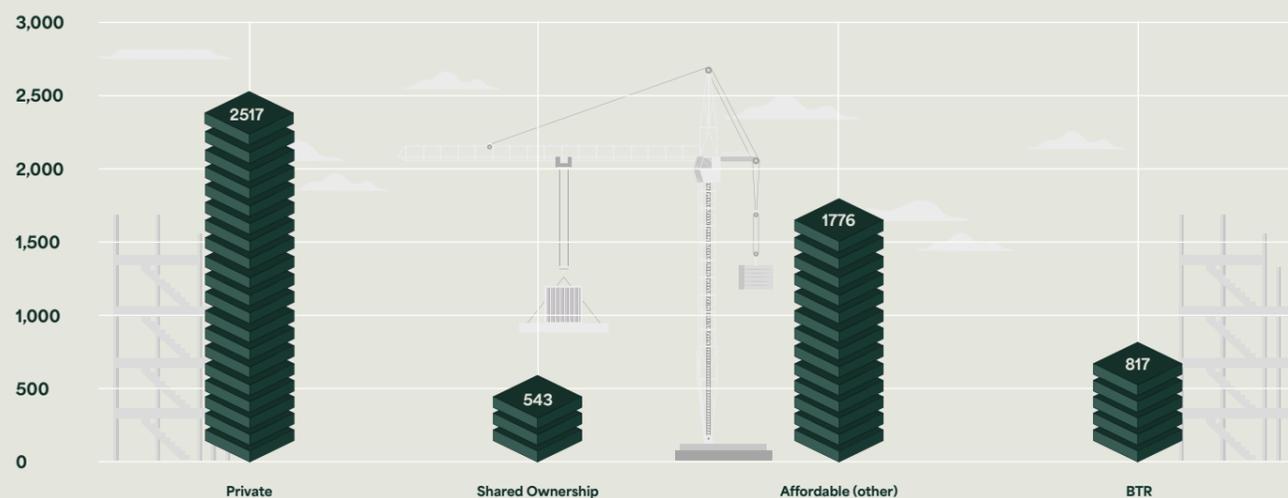
Six new planning applications were submitted, including two major proposals in Barnet: Silk House and Shoelands Court Estate, which will deliver 247 private units and 141 affordable homes, and Stoney Wood Quarter, a substantial scheme proposing 463 homes. These submissions highlight continued developer interest in North London despite prevailing market headwinds.

Construction completions were relatively strong, with five developments delivering a total of 947 new homes. However, new starts were significantly lower, with only two schemes commencing: Whalesbone Park in Barnet by Hill, which will provide 68 private units, 29 London Affordable Rent homes, and 18 shared ownership properties; and St Ann’s Phase 1B and 2 in Haringey by Hill and Peabody, which will ultimately deliver 123 private units, 33 shared ownership homes, 210 London Affordable Rent units, and 38 London Living Rent properties.

The estimated number of units currently under construction in North London stands at approximately 5,653 a sharp 31% decline compared to Q2 2025. This contraction reflects several structural challenges affecting the development sector. Rising construction costs, driven by inflation in materials and labour, have eroded project viability, while tighter lending conditions have constrained access to development finance. Additionally, heightened market uncertainty following fiscal policy changes and a slowdown in buyer demand has prompted developers to adopt a more cautious approach, delaying new starts and prioritising completions over pipeline expansion. Collectively, these factors underscore the difficulties facing London’s housing market and signal potential risks to future supply if conditions do not improve.

Sources: Molior

Total units under construction



Old Royal Chase, Enfield - Bellway

South East London



University of Greenwich

Analysis of Bexley, Bromley, Greenwich, Lambeth, Lewisham and Southwark

" £/sq.ft down 4% (c. £645→£620) from Q1; border boroughs bucked the trend (Bexley +1.7%).

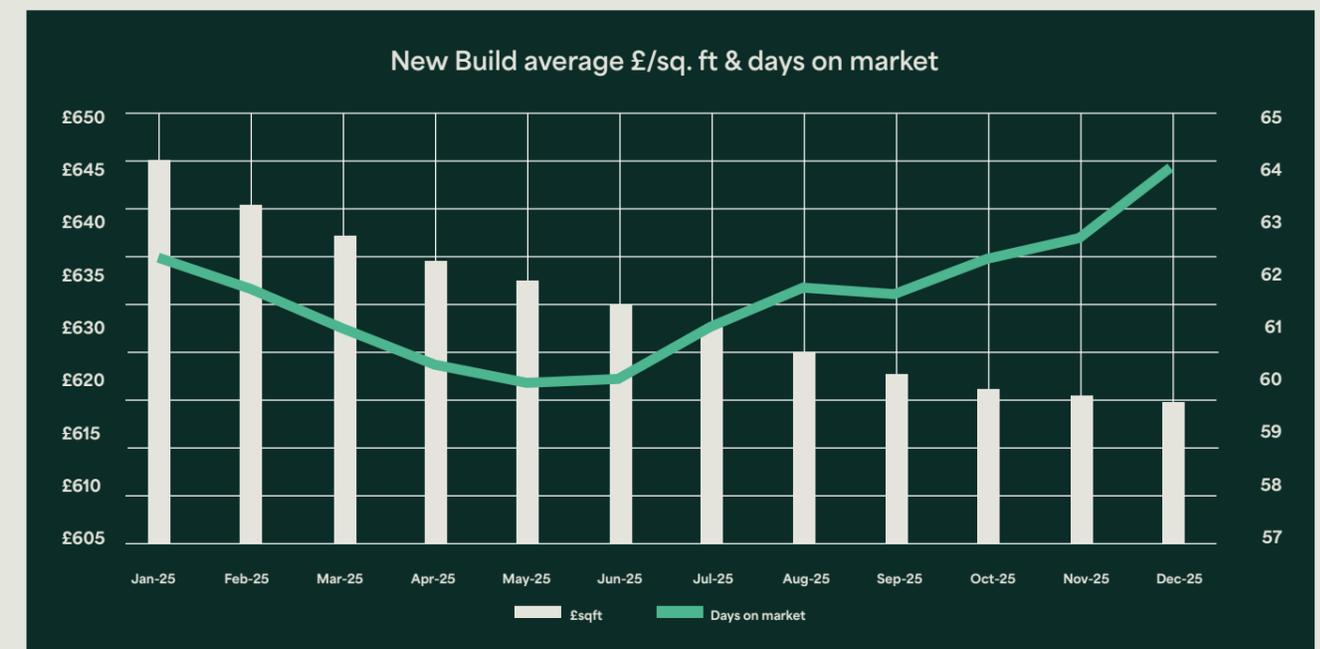
The below graph provides an analysis of the average price per square foot (£/sq. ft) and the average number of days properties remained on the market for new build apartments in South East London, covering the period of 2025*. The data reveals a steady decline in both property £/sq. ft and the time taken to sell, suggesting a gradual shift in market dynamics over the course of the year.

At the beginning of the period in January 2025, the average price per square foot was close to £645. This figure steadily declined month after month, reaching approximately £620 by December 2025. The overall decrease of around 4% reflects a cooling in the market as shown in other regions. Despite minor month-to-month variations, the general trend throughout the period was downward, pointing to sustained pressure on pricing.

The average number of days that properties spent on the market started at 62 in January before dropping down to 59 in June and then started to raise until 64 by December. As with other boroughs the number of days is too small to speculate reasons, however the budget is likely to have had a negative effect.



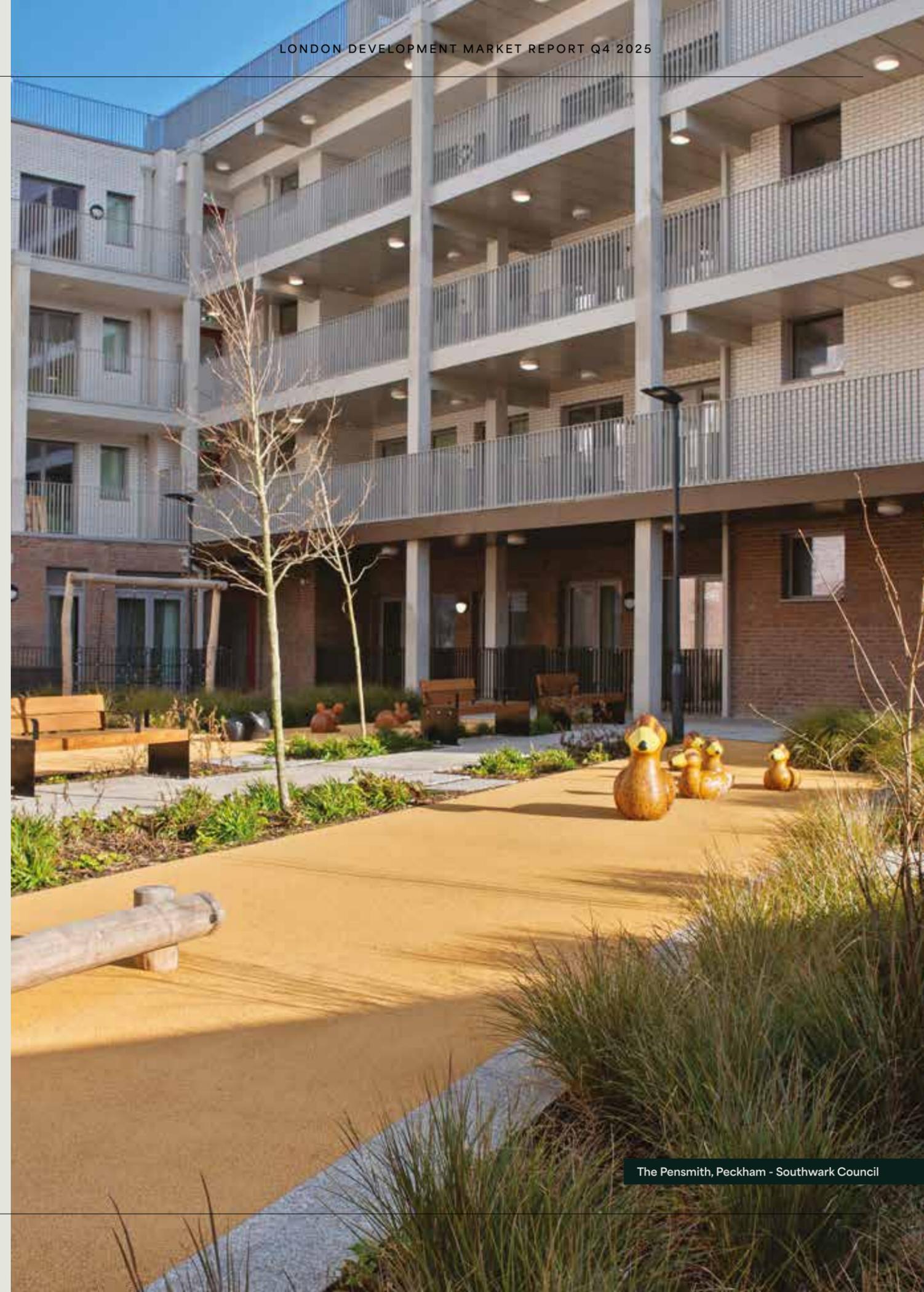
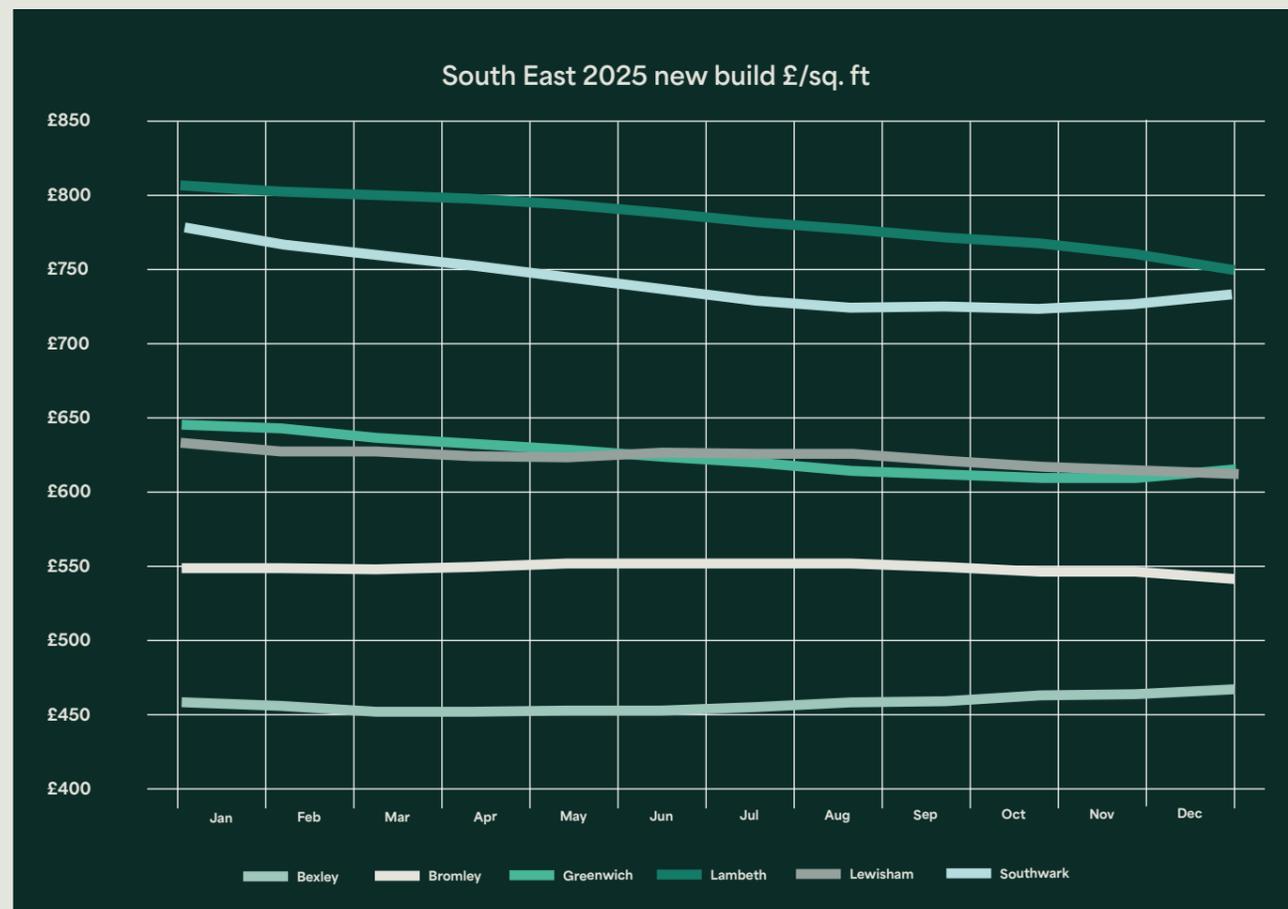
Sources: REalyse, PropertyData



South East London

Whole Year £/sq. ft - 1 to 3 Bedroom New Build Apartments

The below graph presents the yearly figures of new build apartments for £/sq. ft for the South East London boroughs of Bromley, Greenwich, Lambeth, Lewisham, Southwark, and Bexley. Interestingly the boroughs which are considered boarder London regions have seen an increase and minimal decreases in apartment pricings this year, Bromley seeing a 1.3% decrease and Bexley seeing a 1.7% increase potentially boosted by schemes launched in superior locations in the borough. Although minimal, is still an increase which has not been seen in majority of London boroughs. Bromley, however, was having increases up until the summer months where it than began to decrease again highlighting the challenges that the rumours of the speculation for the budget brought on to the market. Whereas Greenwich, Lambeth, Lewisham and Southwark all saw a decrease this year ranging from 3% up to 7%. As to why the border regions saw a minimal increase or decrease may be due to those wishing to move outside of London but still have a commutable location into central London.



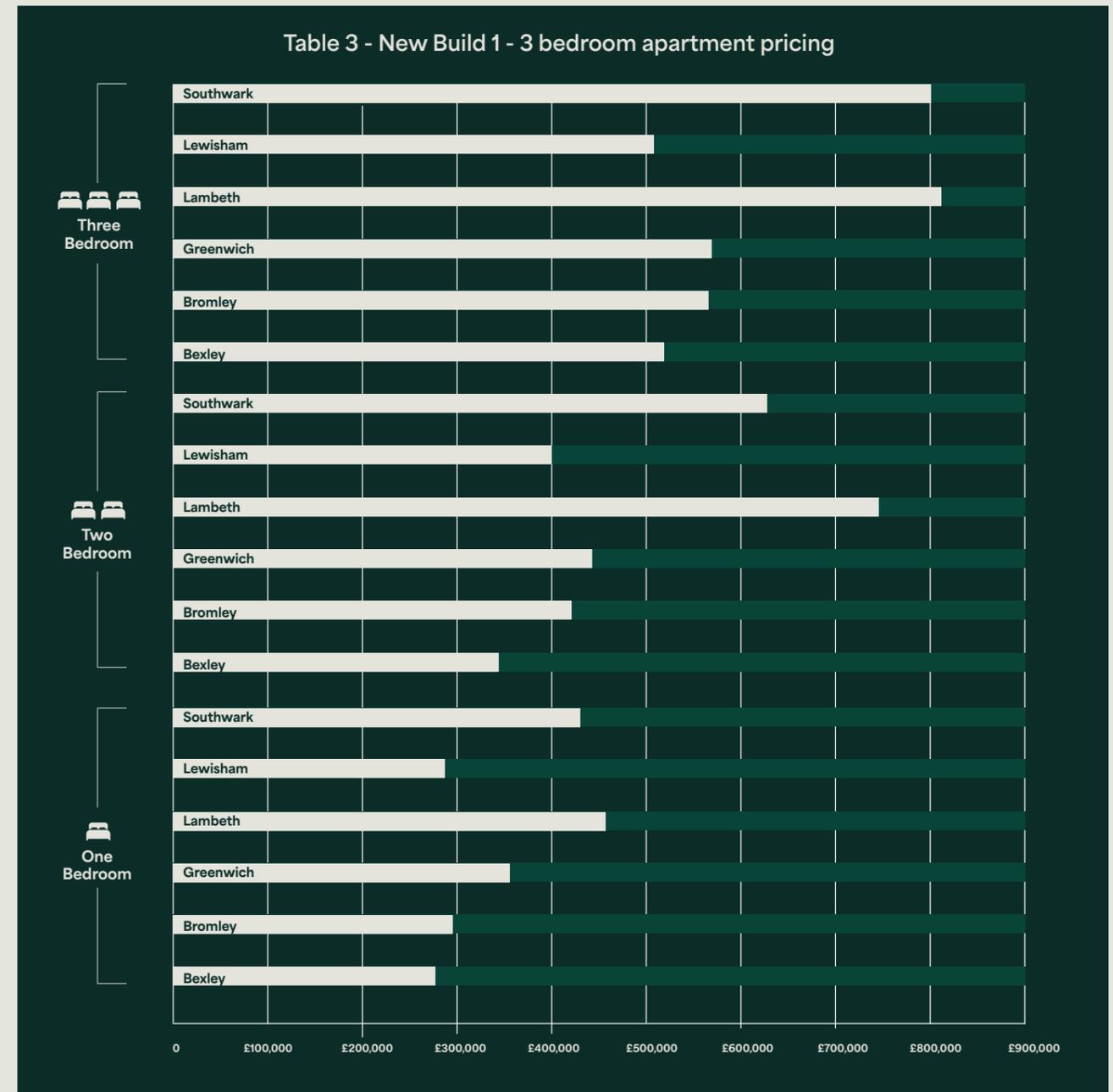
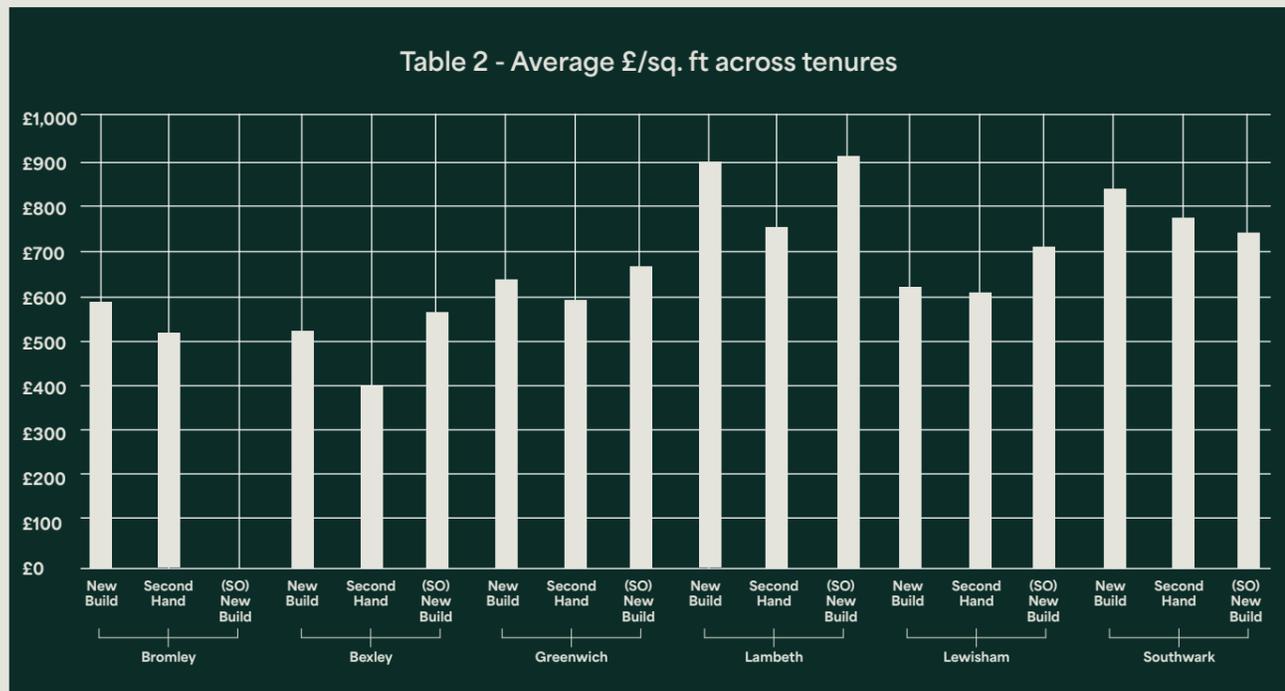
The Pensmith, Peckham - Southwark Council

South East London Apartment Pricing (Q4 2025)

Table 2* shows that pricing per square foot varies notably across South East London boroughs and tenures. While new build apartments command a premium, this is most clear in Lambeth, where new build private and new build shared ownership pricing significantly outperform second-hand pricing. Across the six boroughs, new build apartments are, on average, priced around 12% higher than second-hand units, reflecting the typical market premium associated with newer stock. Shared ownership apartments tend to be priced lower than their open-market new build counterparts, however, with Bromley having no shared ownership in the last quarter this has caused the average to drop. Taking Bromley out of the equation shared ownership has a 5% increase compared to the private new builds for this quarter showing that private sale has again been struggling in the past quarter.

Table 3* illustrates the current asking prices for new build apartments across South East London boroughs. Pricing varies notably across boroughs and by unit type, however, Lambeth stands out as having the highest pricing within the South East with asking prices exceeding £750,000, significantly above the other boroughs for two-bedroom apartments. Southwark keeps comparatively strong pricing across all unit sizes, particularly for one- and three-bedroom properties, suggesting the premium attached to new build schemes in well connected locations. In contrast, Bexley and Bromley exhibit consistently lower pricing across most unit types, indicating their relative affordability within South East London. Lewisham and Greenwich fall into a mid-range pricing tier, with more moderate variations across unit sizes. Overall, the data highlights the fragmented nature of pricing in South East London, where asking prices are shaped by localised market conditions, development characteristics, and location-specific demand.

*Sources: Realyse, PropertyData

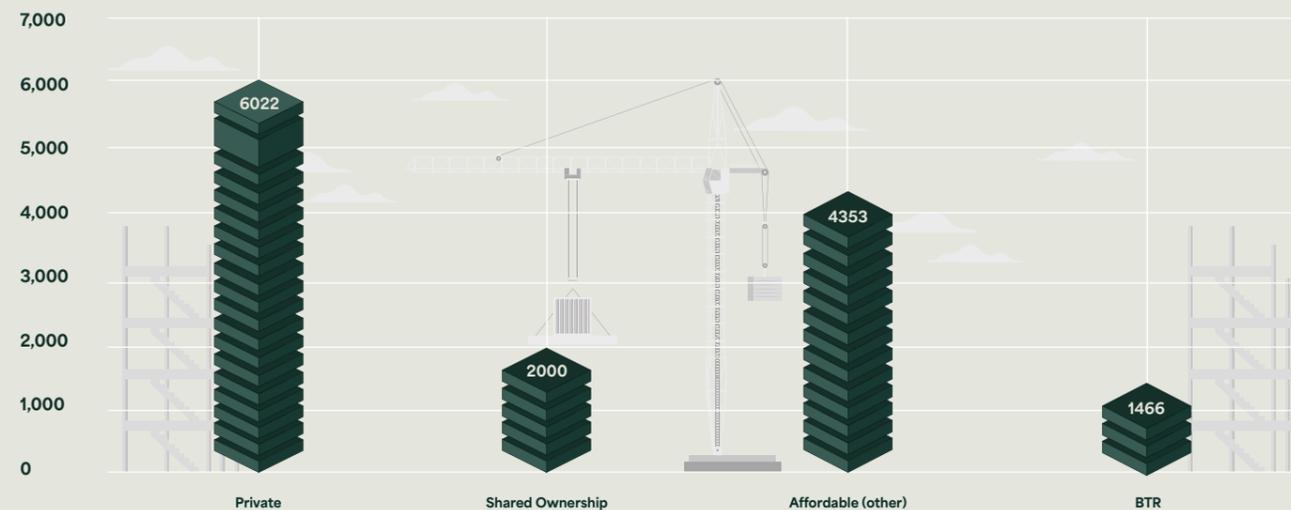


Construction Activity South East London (Q4 2025)

Development activity in South East London during the final quarter of 2025 reflected a mix of planning progress and construction movement. Ten planning applications received approval during the quarter, including several large-scale schemes that will significantly shape the region’s housing supply. Among the most notable was Peabody’s South Thamesmead project in Bexley, which secured consent for 1,849 units. This ambitious development includes a tenure mix of 1,202 private sale homes, 279 shared ownership units, 307 London Affordable Rent properties, and 61 social rent homes, reinforcing its role as a major regeneration initiative. Similarly, Greenwich granted permission for Maritime Views at Enderby Place, which will deliver 377 private units alongside 118 social rent and 69 shared ownership homes, further diversifying the borough’s housing offer. A further ten applications were submitted, half from Southwark, including Bermondsey Place Phases 2–3 (975 private, 81 affordable), Pop Brixton (288 homes), and Bishops Place in Bromley (225 homes)—indicating continued developer interest despite market headwinds. Sales activity remained muted, with only one new scheme launched during the quarter The Wilcox by Turnkey, offering 22 private homes. Construction activity, while limited, saw seven sites begin building. Notable starts include Bromley’s council led development of 38 social rent units and 37 private sale homes, and Barratt’s Lightmakers development in Lewisham, for 262 units, comprising 191 private homes, 37 London Affordable Rent properties, and 34 shared ownership units. Completions were more active, with nine schemes reaching practical completion during the quarter, providing short-term supply to the market. Despite these developments, the overall construction pipeline continues to contract. At the end of 2025, an estimated 13,841 units were under construction in South East London, being a 12% decline compared to Q2 2025. This reduction reflects structural challenges facing the sector which have prompted developers to adopt a more cautious approach, prioritising completions over new starts and delaying investment decisions. If this trend persists, it could exacerbate future supply constraints and place upward pressure on pricing beyond 2026.

Sources: Molior

Total units under construction



IFS Cloud Royal Docks

South West London



Richmond Upon Thames

Analysis of Croydon, Merton, Richmond Upon Thames, Wandsworth, Kingston Upon Thames, Sutton

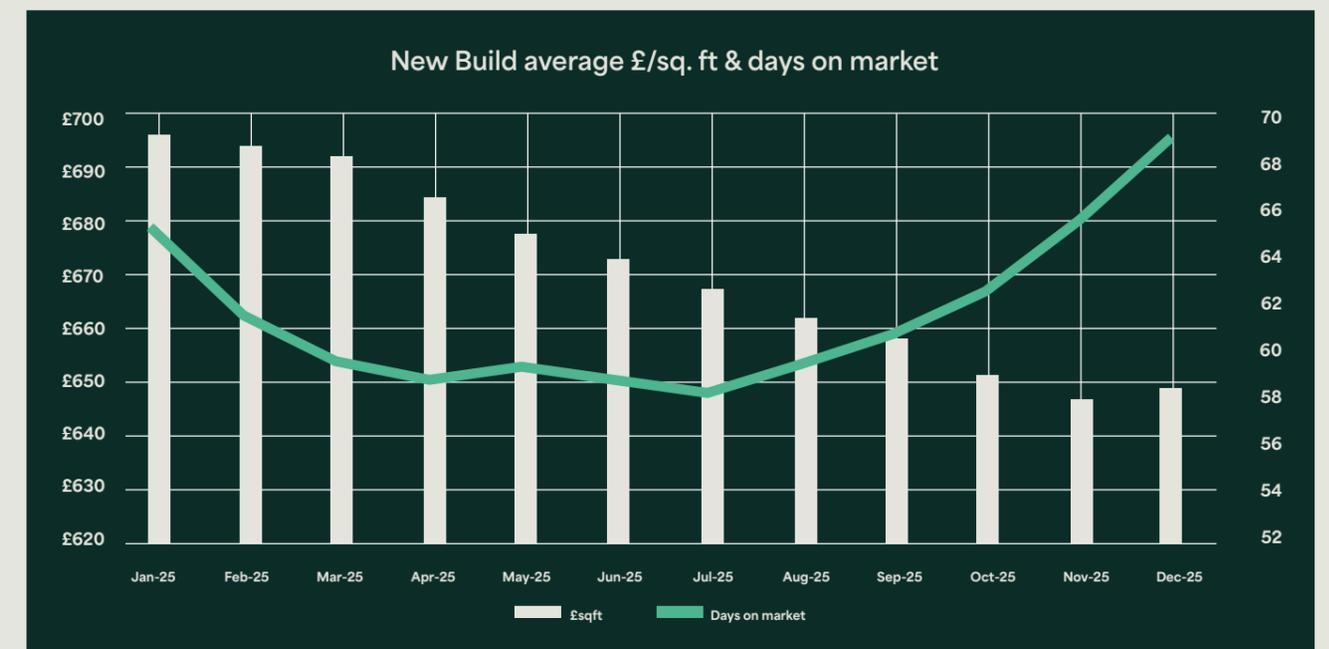
"Wandsworth highest asking prices for 1-2 beds; Croydon/Sutton most affordable."

The below illustrates the average price per square foot (£/sq.ft) and average days on market for new build apartments in South West London for 2025.* During this period, average pricing per square foot declined, dropping from approximately £700 in January to around £645 by December a decrease of 7%. The days on market had an increase of 5% over the year, dipping between January and July before gradually increasing until the end of the year. Showing the same patterns as other regions in the capital.

Sources: REalyse, PropertyData



Maple Grove, Sutton - Rydon



Egleton House, Roehampton - Riverside



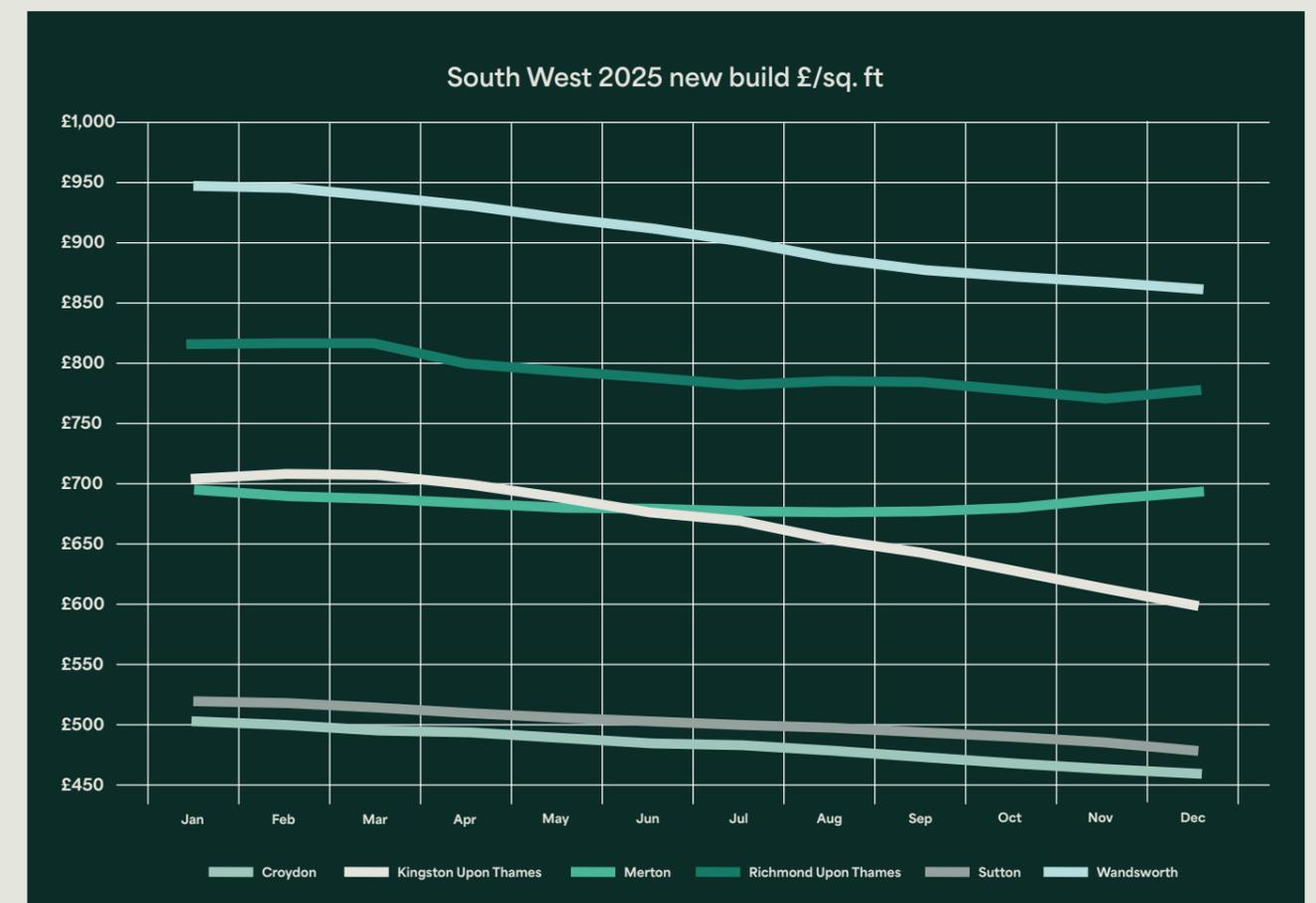
Crescent Gardens, Croydon - Clarion



South West London

Whole Year £/sq. ft - 1 to 3 Bedroom New Build Apartments

The graph below presents the yearly new build £/sq. ft apartment pricing for Croydon, Kingston upon Thames, Merton, Richmond Upon Thames, Sutton and Wandsworth. You will note that all but Merton have seen decreases throughout the year. Merton following the trends as other boroughs, saw a decrease between February and September before seeing an increase at the end of the year to match January figures. The other 5 regions making up South West London saw a decrease in new build £/sq. ft varying for 5% up to 14%.



South West London Apartment Pricing (Q4 2025)

Within **table 2*** as expected, new build apartments command a consistent premium typically 14% higher than second-hand equivalents. Though within Sutton and Kingston Upon Thames the new build and second-hand market is extremely similar, showing a 1 - 2% difference between the two, with the second-hand market being the higher of the two this is potentially due to homes in Kingston Upon Thames specifically which were on market which were within period buildings. Shared ownership units, while also newly constructed, are generally priced 12% higher than second hand, and 2% lower than the open-market new builds showing that these are the more affordable option for new build apartments in South West London. However, both Richmond Upon Thames and Sutton had no shared ownership new build apartments on the market within Q4.

In **table 3*** asking prices vary significantly across boroughs, with Wandsworth commanding the highest asking prices for one- and two-bedroom units, reflecting its strong market fundamentals and appeal to younger professionals. In contrast, Croydon and Sutton consistently offer the most affordable new build options across all unit sizes, positioning them as key entry-level markets within the subregion. Merton and Richmond upon Thames sit in the mid-range, reflecting balanced demand and a broad spectrum of product offerings.

Overall, the data underscores the diversity and complexity of pricing across South West London, with clear variations influenced by borough-level factors such as location, tenure type, unit size, and underlying buyer demand.

*Sources: Realyse, PropertyData

Table 2 - Average £/sq. ft across tenures

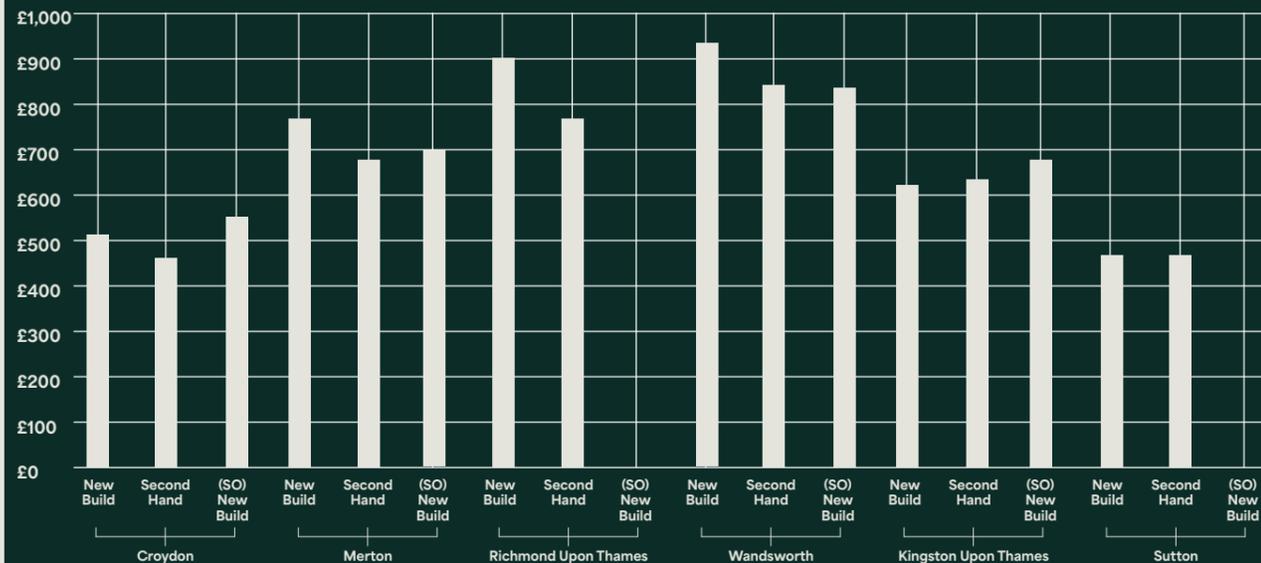
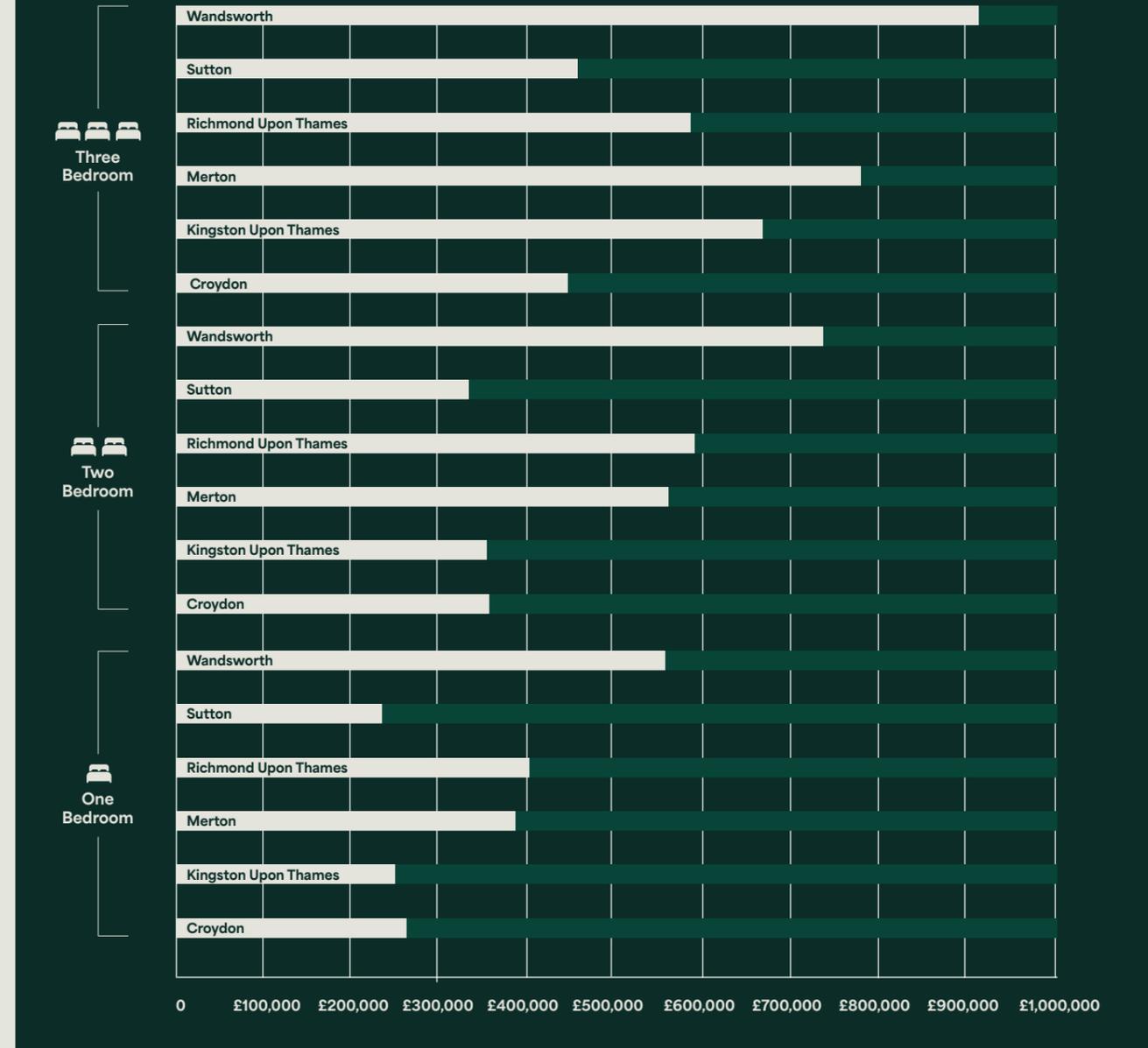


Table 3 - New Build 1 - 3 bedroom apartment pricing



Construction Activity South West London (Q4 2025)

Construction Activity - South West London (Q2 2025)

During the fourth quarter of 2025, South West London showed notable planning and construction activity despite broader market challenges. Six planning applications received approval, including significant schemes such as Greystar's One Lansdowne Road in Croydon, which will deliver 690 private units, 81 discount market rent homes, and 35 London Living Rent properties. In Merton, Clarion secured approval for the second phase of its High Path regeneration project, adding 147 new homes to the pipeline.

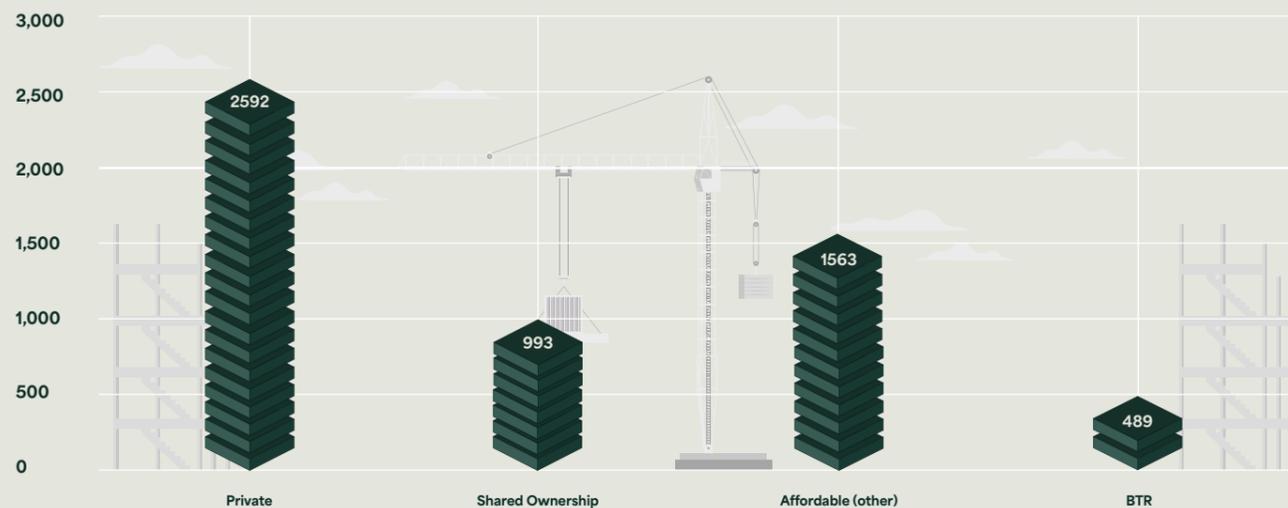
Additionally, five new planning applications were submitted within the subregion, with over 2,500 homes in Kingston upon Thames alone. Among these, UK Land's Hook Park development stands out as a large-scale scheme being 1,952 homes, while Berkeley submitted plans for Motspur Park Gasholders, which will introduce 586 new units.

Sales and construction activity also progressed during the quarter. London Square launched sales nationally and internationally and simultaneously commenced construction at its County Hall development in Kingston upon Thames, which will deliver 266 private homes and 26 social rent units, with first completions expected in 2028. Beyond this, five other developments broke ground, and seven schemes reached practical completion, positioning South West London as one of the few regions supporting momentum in housing delivery.

Despite these positive indicators, structural challenges persist. The total number of units under construction in South West London has declined by approximately 17% since Q2 2025, falling from 6,834 to an estimated 5,637 units. This contraction underscores the impact of rising build costs, tighter lending conditions, and market uncertainty, which continue to weigh on developer confidence and threaten future supply levels.

Sources: Molior

Total units under construction



Battersea Power Station

West London



Chiswick Park

Analysis of Brent, Ealing, Hammersmith & Fulham, Harrow, Hillingdon and Hounslow

"Hillingdon stood out with a +4% annual rise, the only borough with consistent growth through 2025"



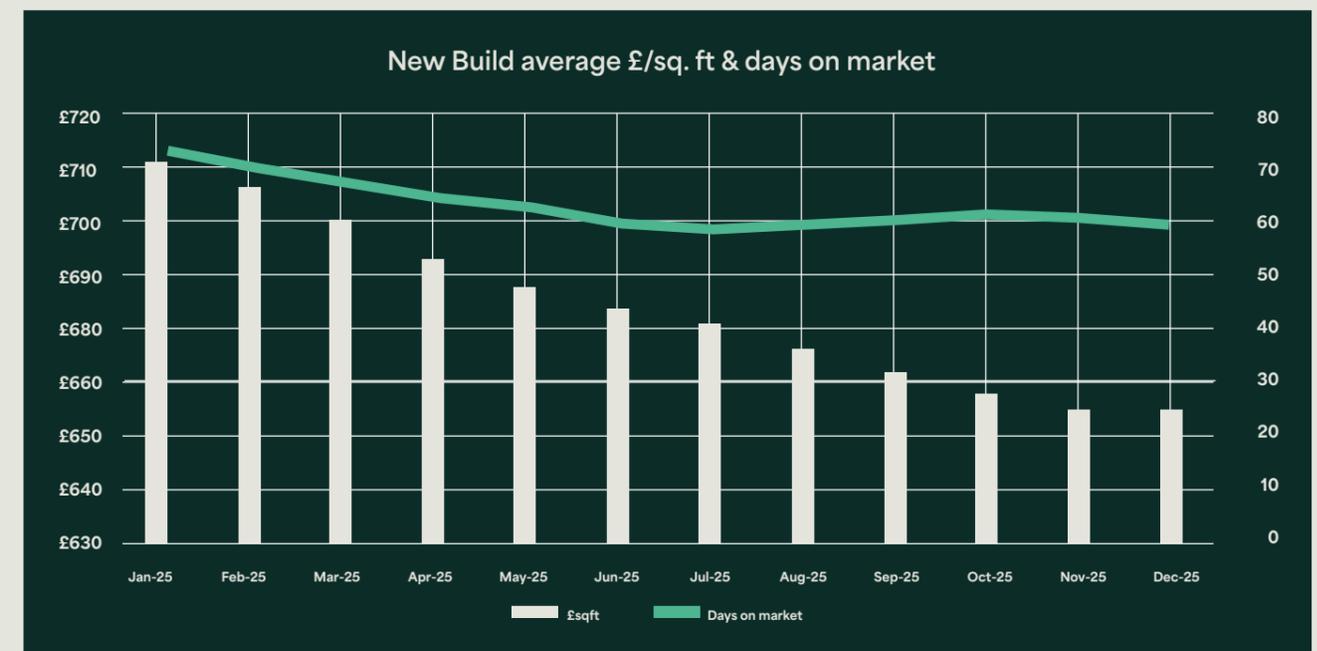
The graph shows that West London's new build apartment market experienced a steady decline in both pricing and days on market across the year. Average £/sq. ft fell from around £710 in January to about £658 in December, the lowest point of the period, indicating a prolonged softening. The sharpest acceleration in price decline began around July, likely driven by the seasonal summer slowdown and further compounded by uncertainty surrounding the November budget.

Despite falling £/sq. ft values, properties sold more quickly over the year. Average days on market dropped from over 72 days in January to approximately 59 days in December, suggesting buyers were still in the market in West London. Unlike other regions where demand weakened, West London gained momentum, particularly in outer locations such as Hillingdon. Here, days on market fell by 24%, underscoring buyer migration towards better-value, well connected outer boroughs.

Regenta's two new build West London schemes West Acre Square and Northwick Parkside mirrored these broader dynamics. West Acre Square saw strong early-year performance before demand dipped from June onwards, likely influenced by budget speculation. In response, pricing strategies were reviewed to stay competitive as affordability pressures worsened, affecting both private sale and shared ownership.

Northwick Parkside launched in June and, despite challenges associated with off-plan sales in a cautious market, achieved 34% sold off-plan a solid outcome given conditions. Buyer behaviour across all schemes showed heightened caution and reduced urgency, with purchasers taking longer to commit.

Sources: REalyse, PropertyData



Sources: REalyse, PropertyData. Share to Buy

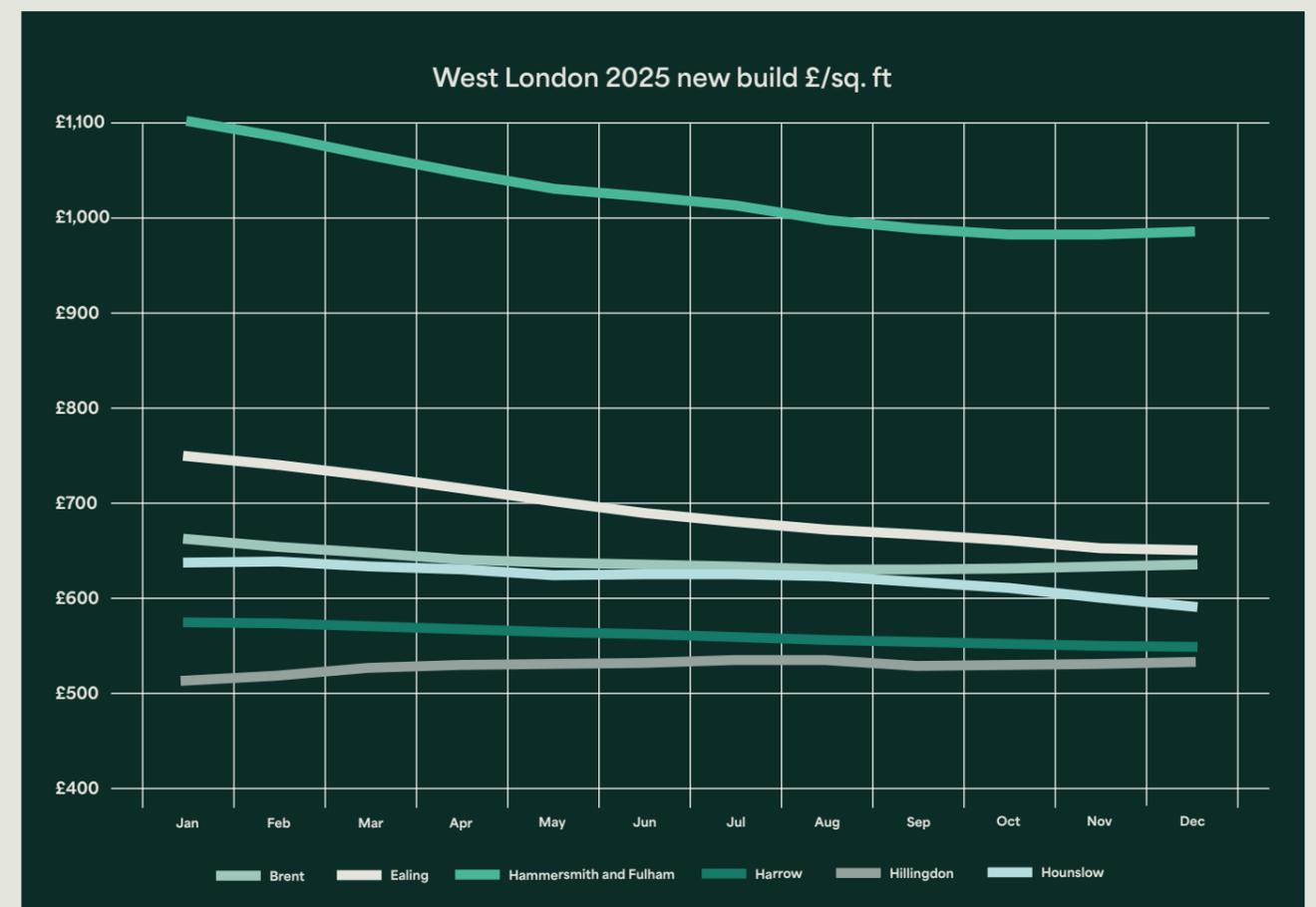
West London

Whole Year £/sq. ft - 1 to 3 Bedroom New Build Apartments

The graph below provides the £/sq. ft new build apartment for the boroughs within West London. Brent, Ealing, Hammersmith and Fulham, Harrow and Hounslow, which have all have seen a decrease throughout 2025, with Ealing having the largest decrease at 13%. Hillingdon bucks the trend and has had a consistent year with new build apartment pricing steadily increasing throughout the year, seeing a 4% gain from the beginning of 2025. This may be due to the new launches of apartments within the Hayes area such as at Hayes Village by Barratts, which has direct links to the Elizabeth line.



West Acre Square, Southall - Southern Housing



West London Apartment Pricing (Q4 2025)

Table 2* illustrates the variation in average price per square foot across six West London boroughs, by tenure type. As expected, new build apartments generally command the highest £/sq. ft, with an average premium of 16%. This is most pronounced in Hammersmith & Fulham, where new builds exceed £1,200 per square foot and both second-hand and shared ownership units are substantially above the other local authorities in the region. Shared ownership units are generally priced lower than both new build and second-hand stock, though the margin varies. The data underscores the variation in pricing structures across tenures and boroughs, with outer boroughs like Hillingdon and Harrow offering more affordable options, while inner boroughs like Hammersmith & Fulham command a distinct premium.

Table 3* presents current asking prices for new build apartments across the six West London boroughs. The data shows significant variation in pricing by both borough and unit size. Hammersmith & Fulham consistently has the highest asking prices across all categories, with three-bedroom units exceeding £1.3 million substantially higher than any other borough. In contrast, Hillingdon tends to be the most affordable, particularly for one- and two-bedroom apartments, where asking prices fall well below those in neighbouring areas. One-bedroom units are generally priced between £270,000 and £580,000, with Hammersmith & Fulham again being the most expensive. Two-bedroom units show a wider spread, with asking prices in Hammersmith & Fulham nearing £900,000 while other boroughs remain closer to the £370,000 to £500,000 range. Three-bedroom units show the largest pricing gap, from around £500,000 in Harrow to over £1.3 million in Hammersmith & Fulham.

*Sources: Realyse, PropertyData

Table 2 - Average £/sq. ft across tenures

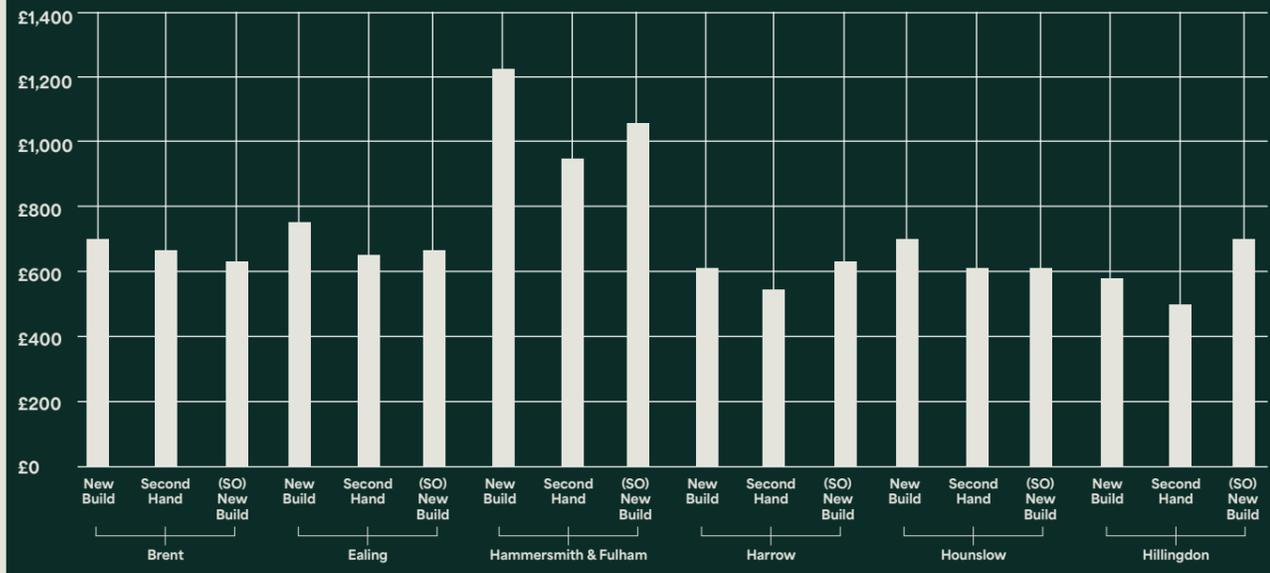
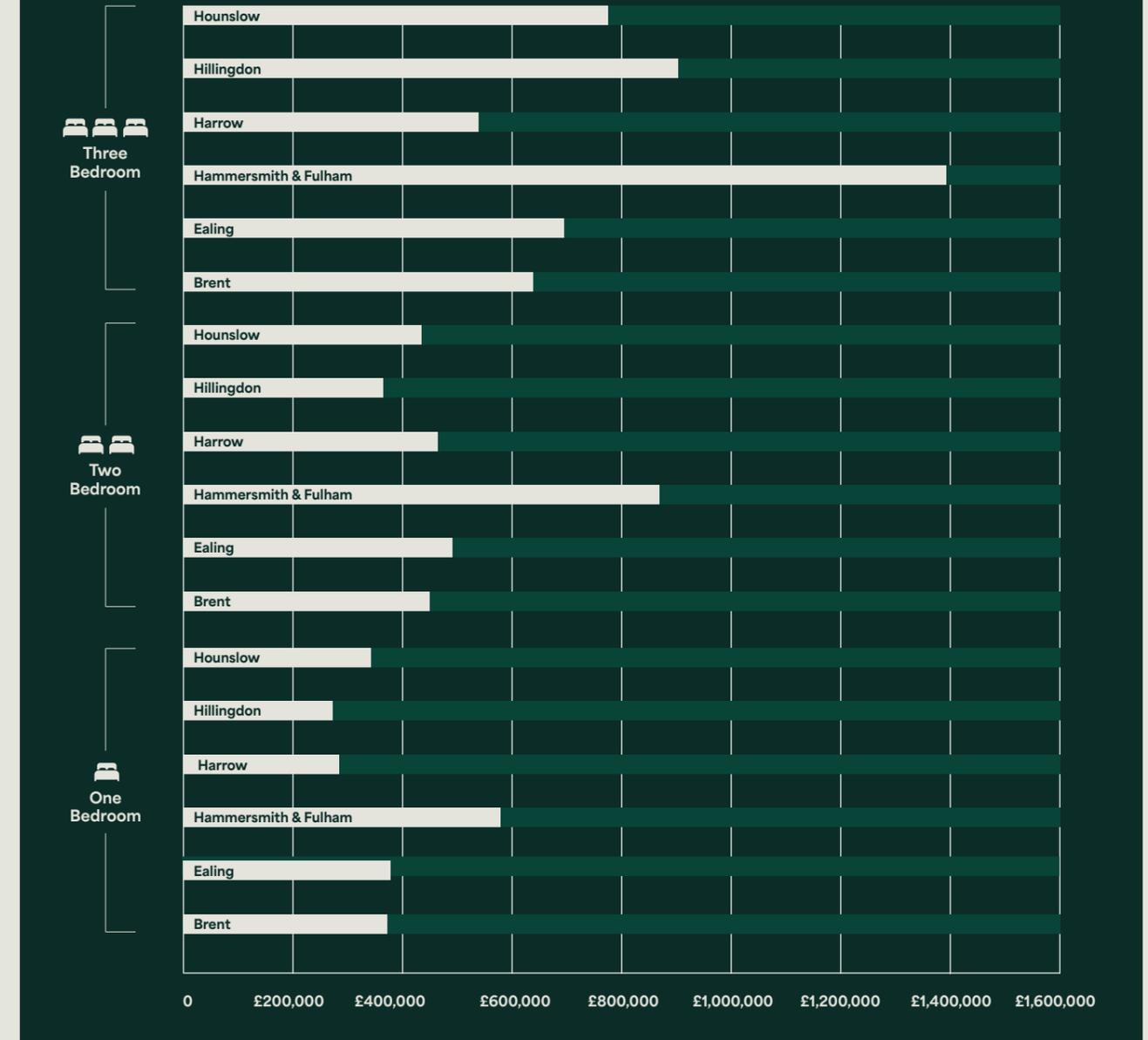


Table 3 - New Build 1 - 3 bedroom apartment pricing



Northwick Parkside, Harrow - Sovereign Network Group



Construction Activity

West London (Q4 2025)

During Q4 2025, West London saw notable planning and construction activity, though the overall trend continued to show a contracting development pipeline. A total of 12 planning applications were submitted, proposing approximately 1,513 residential units, largely comprising smaller schemes and Build-to-Rent projects. Among the most significant submissions was Dandi Living's AGV/TNS House in Ealing, outlining 194 private units. In parallel, 14 applications received planning consent, representing a substantial volume of approvals. Key permissions included Brent Council's Northwick Park masterplan, set to deliver 1,600 new homes, with Phase 1 already under construction through a partnership between Sovereign Network Group and Countryside. Sales have already commenced on site and Regenta are instructed as a selling agent. In Ealing, AI Dau Development secured approval for a major mixed-tenure scheme at the Holiday Inn London West site, comprising 466 private units, 59 London Living Rent homes, and 144 Discount Market Rent properties. Harrow further advanced its pipeline with the first phase of Bryon Quarter being approved, delivering 105 private, 34 shared ownership, and 10 affordable rent homes.

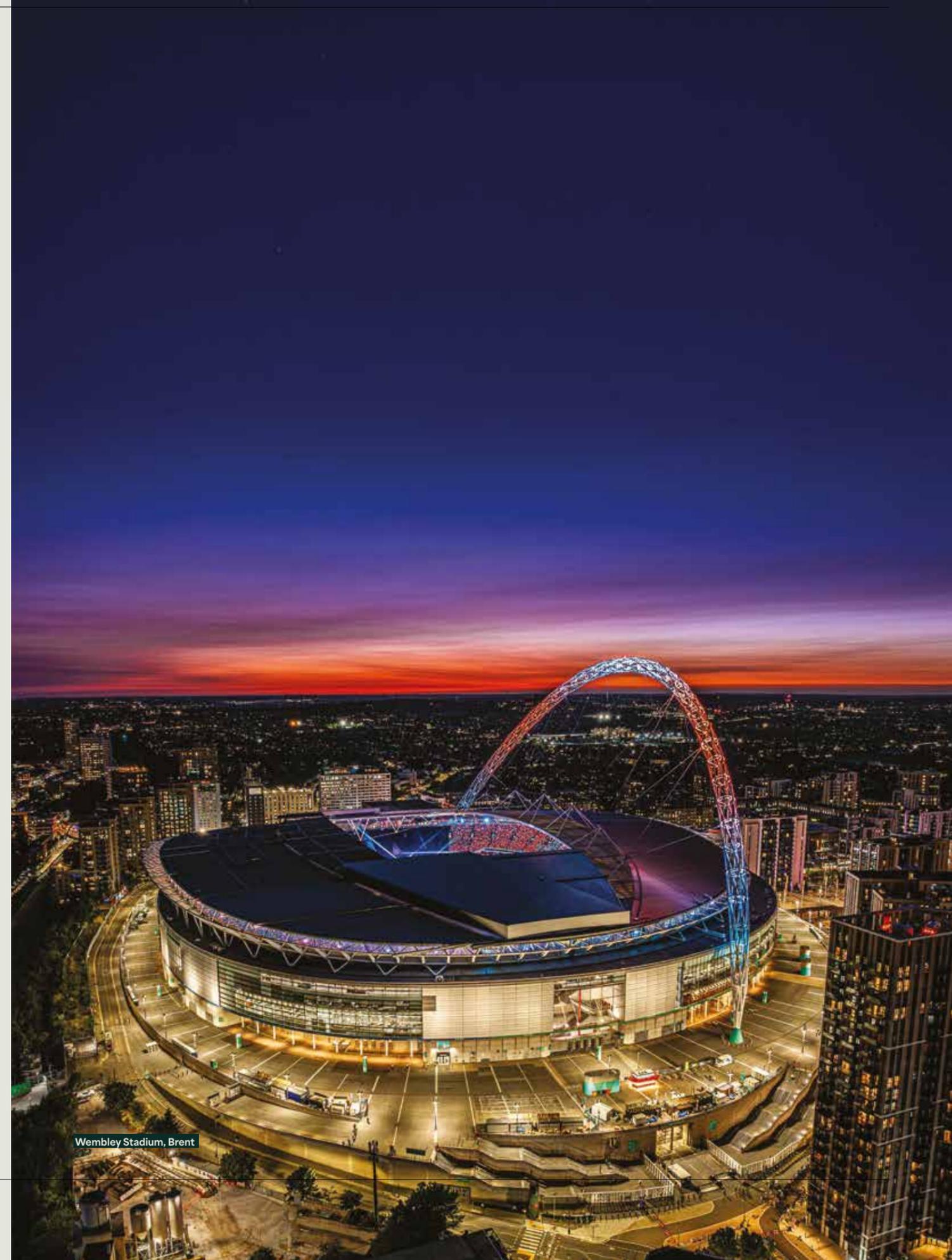
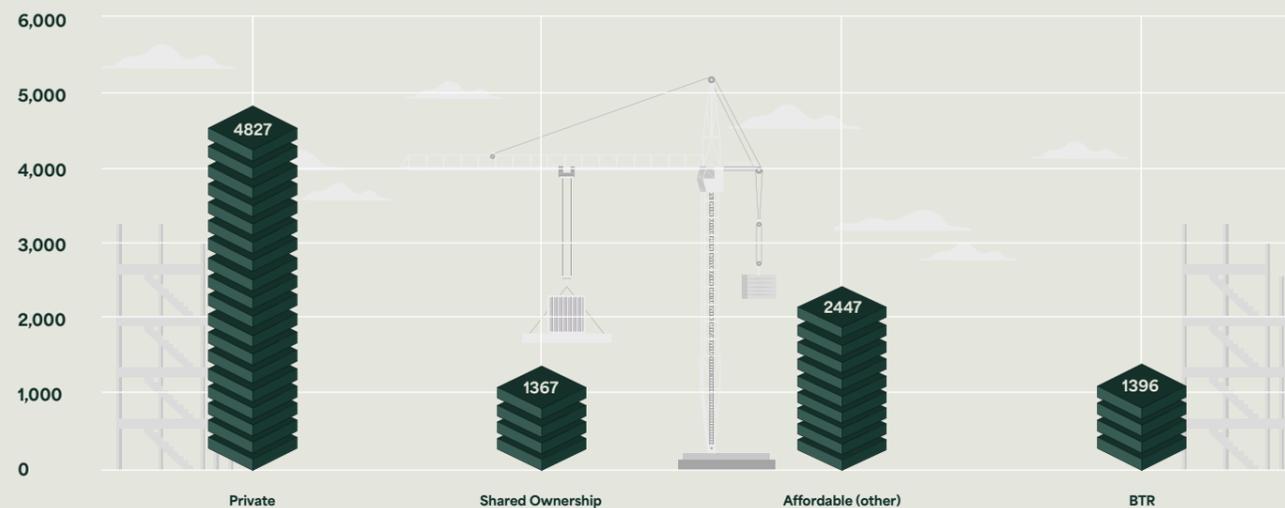
Sales activity during the quarter concentrated in Ealing, where three schemes launched, including Fairview New Homes' Southall Grove (108 private, 31 shared ownership, 10 London Affordable Rent) and Berkeley's release of The Green Quarter Phase 2. Construction completions were comparatively strong, with seven schemes delivering 1,251 homes across the subregion.

Despite the noticeable delivery, new starts remained limited, with only three schemes beginning construction, collectively adding 607 units. These included Berkeley's Kings Road Park Phase 4 in Hammersmith & Fulham (357 private homes) and Sovereign Network Group's Smiths Farm, delivering a mix of 110 shared ownership and 110 social rent units.

By the end of Q4, the number of units under construction in West London had fallen to approximately 10,037, marking a 19% decline compared with Q2 2025. This continued contraction reflects broader sector-wide challenges rising build costs, tighter lending conditions, and heightened market uncertainty. Developers remain cautious, prioritising completions and delaying new starts, a trend that risks deepening future supply constraints and potentially placing upward pressure on pricing beyond 2026.

Sources: Molior

Total units under construction



Wembley Stadium, Brent

Forecast Data for London 2026

After a challenging year for London's housing market in 2025, forecasts suggest that 2026 may offer a more stable, albeit cautious, outlook. Growth is expected to be measured, with major forecasters such as Nationwide and Rightmove projecting UK house prices to rise by approximately 2-4%, while London values are anticipated to increase by a more modest 1-2%, with apartments likely to underperform relative to the wider market.

Buyer affordability is expected to improve throughout 2026, supported by mortgage lenders exploring ways to relax lending criteria responsibly. The Bank of England's decision to reduce the base rate to 3.75% at the end of 2025 marks a significant shift, making monthly repayments more manageable compared to the previous three years. It is projected that the Bank of England will further ease the base from 3.75% to 3.25-3.50% by mid-2026. This, combined with house price growth lagging behind wage growth and inflation, is enhancing affordability in real terms and could boost market momentum and increase transaction volumes.

First-time buyers are likely to receive help from these conditions, with increased housing supply providing greater choice and stronger negotiating power. However, challenges will remain and many will still rely on family assistance for deposits, and mortgage rates, while trending downward, remain elevated compared to early 2020s levels.

New-build completions in 2026 are now widely expected to undershoot government ambitions, prompting ministers to introduce an emergency package at the end of 2025 to accelerate delivery across London. Looking at the live tables from the government on affordable housing and at shared ownership alone, 2024/2025 saw only 702 shared ownership units start construction and only in 10 of the 33 local authorities in London. When comparing to 6,164 in 2022/2023, this shows a significant drop in starts for shared ownership. Therefore, looking at these figures, the government sought to implement emergency measures to support not just affordable housing delivery but planning activity across London more broadly.

A key measurement is on the Building Safety Regulator (BSR) process for high-rise "Gateway" approvals, where average determination times have stretched to around 36 weeks – triple the original 12-week target since the BSR took charge in October 2023. As the Health and Safety Executive acknowledged, *"we recognise there are delays in processing applications and continue to introduce improvements,"* including resolute teams and an Innovation Unit to fast-track new-build cases. External experts broadly support reform while warning against expectations of a quick fix. **Katherine Metcalfe** (Pinsent Masons) called the changes *"a real demonstration of the impact that delays at the BSR are causing,"* adding that extra resourcing is *"particularly welcome ... however, it is unlikely to be a quick fix."* **Robert Tunningley** (Irwin Mitchell) described the Fast Track Process as *"a welcome step forward"* that could *"significantly reduce delays."*

Alongside the BSR changes, the government and Mayor of London have introduced a temporary fast-track planning route for private-land schemes committing to at least 20% affordable housing (down from 35%). However, opinion is divided on whether this will meaningfully accelerate planning within the capital, with some developers believing the 20% threshold may still pose viability challenges. The route is expected to run until 31 March 2028 or until a revised London Plan is published, with the aim of bringing stalled sites forward quickly.

To reinforce viability, ministers have also proposed temporary Community Infrastructure Levy (CIL) relief, including a 50% reduction on eligible brownfield schemes that deliver 20% affordable housing. Planning consultants note that these measures *"offer temporary relief and relaxed standards"* designed to unlock capacity (e.g., flexibility on dual aspect, dwellings per core, and cycle storage), but only within defined periods and eligibility criteria.

Opinions remain divided on whether the package will materially lift starts in the near term. **Maria White** (LandlordZONE) argues it should *"help unblock some stalled sites"* by reducing late-stage viability risk and levy burdens, yet cautions against expecting an *"immediate surge in supply,"* pointing instead to 2027-2028 for more visible easing, especially while high-rise projects still face BSR-related friction and elevated build costs.

There are further concerns regarding policy gaps and rising costs. As **Nicholle Kingsley** (Fladgate) notes, emergency planning reforms *"scratch the surface"* of London's housing crisis. CIL relief is time-bound and excludes the grey belt, while a forthcoming Building Safety Levy (from 1 October 2026) could add up to £100/m² in some boroughs – *"giving with one hand and taking it back with the other."* Deputy London Mayor **Tom Copley** recently addressed the London Assembly regarding housing targets and newly implemented measures, noting that the landscape is *"extremely challenging"* and that London is *"absolutely in a trough at the moment in terms of starts on site."* However, he added that the GLA has seen evidence of improvement, with reported increases in delivery since September.

Implementation will not be instantaneous. The government's open consultation on these relief measures closed on 22 January 2026; therefore, any measurable improvement in approvals and starts is unlikely before mid-2026, even under an expedited regime.

In summary, while 2026 is poised to deliver incremental improvements in affordability and stability, the market will continue to navigate structural challenges, requiring both buyers and developers to adopt a cautious yet strategic approach.



Greenwich Park

Executive Summary

Executive Summary - 2025 London Apartment Market

London's housing market faced significant headwinds in 2025, with overall new build asking prices declining by 1.2% and apartments falling by 5% year-on-year. The sharpest quarterly drop occurred in Q2 (-2%), largely due to the April stamp duty increase. Demand weakened notably in Q3 and Q4, down 12% compared to 2024, as budget speculation and economic uncertainty drove a "wait-and-see" approach among buyers. London is still the hardest-hit region in England, reflecting persistent affordability challenges and structural pressures.

Pricing Trends

Overall new build prices: £540,000 (Jan) → £532,000 (Dec), a 1.7% decrease.

Apartments: £485,000 → £460,000, a sharper 5% decline. Prices fell steadily until July, then plateaued through year-end, signalling cautious buyer sentiment.

Central London: £/sq. ft down 5%; Islington saw the largest drop (13%), while City of London ended slightly positive (+0.5%).

East London: £/sq. ft fell 5%; Newham & Redbridge down 9-10%; Tower Hamlets remains the most expensive.

North London: £/sq. ft at £615; Enfield down 10%, Barnet -5%, Haringey +2%. Shared ownership units command a 3% premium over private new builds due to discounting on the latter.

South East London: Average £/sq. ft fell from £645 to £620 (-4%); border borough Bexley saw a slight increase.

South West London: £/sq. ft dropped from £700 to £645 (-7%); Wandsworth highest pricing, Croydon & Sutton most affordable.

West London: £/sq. ft fell from £710 to £658 (7%); Hillingdon bucked trend with +4%, driven by Elizabeth line connectivity.

Development pipelines contracted sharply, with units under construction down 25% vs. Q2 2025. Developers prioritised completions over new starts amid rising build costs and tighter lending conditions. While major regeneration schemes (e.g., Teviot Estate, Northwick Park) secured planning approvals, overall momentum slowed, raising concerns about supply shortages beyond 2026. The introduced emergency measures within London potentially may provide more planning applications and starts on sites however, the benefits we may see from these measures potentially won't be seen until 2027.

Forecasts suggest modest growth: UK house prices +2-4%, London +1-2%, with apartments underperforming for 2026. With the BoE base rate cut to 3.75%, (predicted to ease further to 3.25-3.50% by mid-2026) improving affordability could enliven the market.

Against this backdrop, Regenta's regional sales activity demonstrated resilience, with stable conversion rates and selective outperformance in East, North, and West London following budget clarification. While 2026 may bring incremental improvements in affordability and instil some stability, structural challenges persist, requiring cautious yet strategic approaches from developers.

About Regenta

Regenta are a London based sales and marketing consultancy, which works with private developers, housing associations and local authorities to unlock the full potential of their sales programmes.

Aiding in all areas from brand conception and marketing through to market intelligence and sales. Regenta is now heading into its **36th year** in business and continue to offer the highest quality service.

As a forward-thinking company, the business has managed steady growth over the years and have now sold over 10,000 properties in the last 10 years. It's this level of sales delivery and experience that allows us to successfully perform for our clients year on year.



For more information, Please contact:



Ross Smith
Director
ross@regenta.co.uk



Ria Saulter
Director
ria@regenta.co.uk



Sarah Cheeseman
Market Research Analyst
scheeseman@regenta.co.uk



**Highest Area
Avg. £sqft**
£1,405
City of London



**Highest Area
Avg. Yield**
8%
Barking & Dagenham



Highest Area
1 Beds
Westminster



Highest Area
2 Beds
Kensington & Chelsea



Highest Area
3 Beds
Kensington & Chelsea



 +44 (0)20 8502 5758

 info@regenta.co.uk

References:

REalyse Platform

Molior Platform

PropertyData Platform

UK Government (2025) Live tables on Affordable Housing Supply, GOV.UK.

Available at: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply#affordable-housing-supply>.

Household Income and Expenditure team (2025) Average household income, UK: Financial year ending 2024, Average household income, UK - Office for National Statistics. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/personalandhouseholdfinances/incomeandwealth/bulletins/householddisposableincomeandinequality/financialyearending2024>.

Health and Safety Executive (2023) Building Safety Regulator: Gateway Approval Process Updates. [Online] Available at: <https://www.hse.gov.uk/building-safety>

Metcalfe, K. (2025) Commentary on BSR delays and resourcing. Pinsent Masons Insights. [Online] Available at: <https://www.pinsentmasons.com>

Tunningley, R. (2025) Expert opinion on MHCLG Fast Track Process. Irwin Mitchell Construction Briefing. [Online] Available at: <https://www.irwinmitchell.com>

Reed, S. (2025) Statement on affordable housing threshold. UK Government Press Release, December. [Online] Available at: <https://www.gov.uk/government/news>

Greater London Authority (2026) Homes for London Emergency Planning Route Guidance. [Online] Available at: <https://www.london.gov.uk>

London Assembly (2026) Community Infrastructure Levy (CIL) Relief Consultation Document. [Online] Available at: <https://www.london.gov.uk>

White, M. (2025) Analysis of viability and timing impacts. LandlordZONE Housing Market Report. [Online] Available at: <https://www.landlordzone.co.uk>

Rutherford, N. (2025) Commentary on temporary relief measures. HPD Planning Advisory. [Online] Available at: <https://www.hpdconsult.com>

Kingsley, N. (2025) Opinion on policy fragmentation and Building Safety Levy. Fladgate Legal Briefing. [Online] Available at: <https://www.fladgate.com>

Parr, E (2026) Row erupts over allegation of 'embellished' housing start figures in London. Inside Housing. [Online] Available at: <https://www.insidehousing.co.uk/>