# Gamuda and QIP to add 120 beds in £144.5m Woolwich student housing expansion



Malaysia’s Gamuda Berhad and Singapore-based Q Investment Partners (QIP) are preparing to expand their flagship purpose-built student accommodation (PBSA) scheme on Beresford Street, Woolwich, London, adding 120 new bedrooms to the existing development. This new phase will bring the total number of student beds across both phases to 419, with a combined gross development value (GDV) reaching approximately £144.5 million. The phase two site, acquired from London investor and developer Hurlington Capital, is expected to complete by the fourth quarter of 2026.

The expansion comes as a strategic move, reflecting both parties’ confidence in the long-term prospects of the UK’s PBSA market. Phase one comprises 299 bedrooms, representing a mix of studios and cluster rooms, and recently celebrated its topping out—a milestone marking structural completion. This initial phase was developed under a joint venture formed in 2023 between Gamuda, QIP, and Hurlington Capital, the latter being the initial site acquirer back in 2020. The first phase is targeted for delivery in time for the 2026/2027 academic year.

Located within the former Royal Arsenal’s ongoing multi-billion-pound regeneration project, the Beresford Street scheme benefits from excellent transport links including the Elizabeth Line, enabling students to reach major universities such as the University of Greenwich, King’s College London, and London School of Economics in under 35 minutes. This connectivity enhances the asset’s appeal to a broad student demographic seeking high-quality accommodation in accessible London locations.

The development itself is designed with a strong emphasis on student wellbeing and sustainability. Phase one aims to meet BREEAM Excellent and EPC A ratings, reflecting high environmental standards. The accommodation includes a range of amenities such as private study spaces, fitness and yoga rooms, games areas, bicycle storage, and a community hub with commercial facilities, promoting a balanced lifestyle for residents. Notably, 35% of the units are designated as affordable student accommodation, addressing the growing demand for reasonably priced housing in London.

Financially, the joint venture secured a £47.3 million loan facility to support the initial phase, underscoring confidence from lenders in the resilience of the UK student housing sector. Alpha Property Lending, a specialist in commercial real estate finance, highlighted the strategic value due to the site's proximity to key university campuses and the new Elizabeth Line, which facilitates rapid access to central London and other academic hubs.

The partnership’s leadership emphasises the importance of this development not only as an investment opportunity but as a means to contribute positively to the communities and student populations served. Chu Wai Lune, CEO of Gamuda Land, stated their commitment to scaling PBSA assets in key academic cities with a focus on quality design and community integration. Meanwhile, Peter Young, CEO and co-founder of QIP, reinforced their long-term dedication to the UK PBSA market, with plans to deliver over 2,000 student beds across prime university cities through similar collaborations.

This project represents a significant step for both companies: it is Gamuda’s first UK student housing project and part of their broader strategy to grow their footprint in international student accommodation markets. For QIP, this development marks their first scheme in London and their largest single-asset transaction to date in the UK, further signalling their ambition to deepen their presence in the competitive London student housing market.

While phase one is progressing steadily, phase two will build upon this momentum, aiming to complete by late 2026 and reinforcing the broader regeneration goals of Woolwich’s Royal Arsenal, a district undergoing rapid transformation into a vibrant residential and commercial locale. The collaboration between Gamuda, QIP, and Hurlington Capital exemplifies a growing trend of international investment and development partnerships targeting student housing as a resilient and socially impactful asset class.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://pbsanews.co.uk/2025/07/04/gamuda-and-qip-to-expand-beresford-street-pbsa/)
* Paragraph 2 – [[1]](https://pbsanews.co.uk/2025/07/04/gamuda-and-qip-to-expand-beresford-street-pbsa/), [[2]](https://gamuda.com/2024/07/singapore-based-qip-forms-gbp100-mil-uk-student-housing-jv-with-bursa-listed-gamuda/news/), [[6]](https://realassets.ipe.com/news/qip-and-hurlington-capital-to-develop-80m-london-student-housing-project/10068955.article)
* Paragraph 3 – [[1]](https://pbsanews.co.uk/2025/07/04/gamuda-and-qip-to-expand-beresford-street-pbsa/), [[3]](https://www.mingtiandi.com/real-estate/outbound-investment/qip-gamuda-land-launch-128m-uk-student-housing-jv/), [[4]](https://www.edgeprop.sg/property-news/qip-and-gamuda-land-form-gbp100-mil-uk-student-housing-joint-venture)
* Paragraph 4 – [[1]](https://pbsanews.co.uk/2025/07/04/gamuda-and-qip-to-expand-beresford-street-pbsa/), [[5]](https://www.estatesgazette.co.uk/news/qip-and-gamuda-secure-47m-for-woolwich-pbsa/)
* Paragraph 5 – [[1]](https://pbsanews.co.uk/2025/07/04/gamuda-and-qip-to-expand-beresford-street-pbsa/), [[5]](https://www.estatesgazette.co.uk/news/qip-and-gamuda-secure-47m-for-woolwich-pbsa/)
* Paragraph 6 – [[1]](https://pbsanews.co.uk/2025/07/04/gamuda-and-qip-to-expand-beresford-street-pbsa/), [[4]](https://www.edgeprop.sg/property-news/qip-and-gamuda-land-form-gbp100-mil-uk-student-housing-joint-venture), [[6]](https://realassets.ipe.com/news/qip-and-hurlington-capital-to-develop-80m-london-student-housing-project/10068955.article)
* Paragraph 7 – [[1]](https://pbsanews.co.uk/2025/07/04/gamuda-and-qip-to-expand-beresford-street-pbsa/), [[2]](https://gamuda.com/2024/07/singapore-based-qip-forms-gbp100-mil-uk-student-housing-jv-with-bursa-listed-gamuda/news/), [[4]](https://www.edgeprop.sg/property-news/qip-and-gamuda-land-form-gbp100-mil-uk-student-housing-joint-venture)
* Paragraph 8 – [[1]](https://pbsanews.co.uk/2025/07/04/gamuda-and-qip-to-expand-beresford-street-pbsa/), [[2]](https://gamuda.com/2024/07/singapore-based-qip-forms-gbp100-mil-uk-student-housing-jv-with-bursa-listed-gamuda/news/), [[3]](https://www.mingtiandi.com/real-estate/outbound-investment/qip-gamuda-land-launch-128m-uk-student-housing-jv/), [[4]](https://www.edgeprop.sg/property-news/qip-and-gamuda-land-form-gbp100-mil-uk-student-housing-joint-venture), [[6]](https://realassets.ipe.com/news/qip-and-hurlington-capital-to-develop-80m-london-student-housing-project/10068955.article)

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## Bibliography

1. <https://pbsanews.co.uk/2025/07/04/gamuda-and-qip-to-expand-beresford-street-pbsa/> - Please view link - unable to able to access data
2. <https://gamuda.com/2024/07/singapore-based-qip-forms-gbp100-mil-uk-student-housing-jv-with-bursa-listed-gamuda/news/> - Gamuda Berhad, a Malaysian engineering and property group, has partnered with Singapore-based Q Investment Partners (QIP) to form a £100 million joint venture for a UK student housing project. The venture aims to develop a 299-bed purpose-built student accommodation (PBSA) in Woolwich, London, featuring a mix of 150 studios and 149 cluster rooms. This project marks QIP's largest single-asset transaction and its first strategic partnership with Gamuda. The site, located at 81-88 Beresford Street, was acquired by Hurlington Capital in 2020 and is part of the multi-billion-pound regeneration of the former Royal Arsenal in London. Construction is set to commence in the third quarter of 2024, with the accommodation available for the 2026/2027 academic year. Peter Young, CEO and co-founder of QIP, expressed confidence in the UK student housing market and plans to target further PBSA opportunities with Gamuda. Chu Wai Lune, CEO of Gamuda Land, highlighted the strategic move aligning with their focus on high-yield quick turnaround projects and growth in familiar territories. The development will be managed by QIP's subsidiary, QIP Development Group, in collaboration with Hurlington Capital, with C-Field Construction appointed as the main contractor. Demolition works have been completed, and construction is scheduled to begin in the third quarter of 2024, aiming for completion by the 2026/2027 academic year.
3. <https://www.mingtiandi.com/real-estate/outbound-investment/qip-gamuda-land-launch-128m-uk-student-housing-jv/> - Q Investment Partners (QIP), a Singapore-based private equity firm, has formed a £100 million ($128 million) joint venture with Malaysian builder Gamuda Land to develop a 299-bed purpose-built student accommodation (PBSA) in Woolwich, London. The property, located at 81-88 Beresford Street, was acquired in 2020 by local investor Hurlington Capital, which will co-develop the project. The development will be the first PBSA scheme in the regeneration area of the former Royal Arsenal. The project is within a five-minute walk of several rail stations, providing access to eight major institutions, including the University of Greenwich, UCL, the London School of Economics, and King’s College London, all within a 40-minute train ride. The accommodation will feature a mix of 150 studio units and 149 cluster rooms, with amenities including communal study and lounge spaces, private study areas, a game and social space, a fitness centre, a movie room, and a bike store. QIP will share development management duties with Hurlington Capital. For Gamuda Land, the investment aligns with its pursuit of high-yield quick turnaround projects. The site at Beresford Street was acquired by Hurlington Capital in 2020, and the scheme is Hurlington Capital’s first PBSA asset, marking an entrance to London’s PBSA market.
4. <https://www.edgeprop.sg/property-news/qip-and-gamuda-land-form-gbp100-mil-uk-student-housing-joint-venture> - Q Investment Partners (QIP) has partnered with Malaysia-listed engineering, infrastructure, and property developer Gamuda Land on a joint venture to develop student housing in the UK. The £100 million ($173 million) joint venture will see QIP and UK-based co-developer Hurlington build a 299-bed purpose-built student accommodation (PBSA) located at 81 to 88 Beresford Street in Woolwich, London. The development features a mix of 150 studios and 149 cluster rooms. It is part of a multi-billion-pound regeneration of the former Royal Arsenal in London and the first PBSA scheme in the regeneration area. The project is QIP’s largest single-asset transaction and its first strategic partnership with Gamuda. It is also QIP’s 11th student housing asset in the UK and its first in London. The project is within walking distance of many transport links and is about 40 minutes away from eight major universities, including the University of Greenwich, UCL, the London School of Economics, and King’s College London. The project has completed demolition works, and construction will commence in the third quarter of 2024. It is slated to be completed by the 2026/2027 academic year. Peter Young, CEO and co-founder of QIP, says that the firm is committed to delivering over 2,000 beds across prime university cities. Peter Young, CEO and co-founder of QIP, says that the firm is targeting more PBSA opportunities in the UK with Gamuda. “The successful closing of this transaction underscores our commitment to investing in high-quality student housing by delivering over 2,000 beds across prime university cities,” he adds.
5. <https://www.estatesgazette.co.uk/news/qip-and-gamuda-secure-47m-for-woolwich-pbsa/> - A joint venture between Q Investment Partners and Gamuda has secured a £47.3 million loan facility with Alpha Property Lending to develop a 299-bed purpose-built student accommodation scheme in Woolwich, south-east London. Hurlington Capital, which acquired the site at 81-88 Beresford Street in 2020, received planning consent for the development in 2022. It is the first PBSA scheme in the multi-billion-pound regeneration of the former Royal Arsenal and will be a 50/50 mix of studios and cluster rooms. Abhinav Swamy, head of investment at QIP, said: “Alpha Property Lending’s unwavering confidence in UK higher education and the resiliency of the student housing market complements our strategy of targeting sought-after opportunities in key student cities facing housing shortages. The availability of robust financing from trusted lending partners like APL strengthens our ability to continue expanding our UK portfolio & make a significant impact on the sector.” Mert Zabci, head of commercial lending at Alpha Property Lending, said: “Pleased to be supporting QIP on a second PBSA deal in the UK within the last 12 months and to be working with their partners, Gamuda and Hurlington Capital. The Woolwich asset is located steps away from the recently opened Elizabeth Line, providing access to several London university campuses and central London within 30 minutes.”
6. <https://realassets.ipe.com/news/qip-and-hurlington-capital-to-develop-80m-london-student-housing-project/10068955.article> - Q Investment Partners (QIP) has teamed up with London-based investor and developer Hurlington Capital to develop an £80 million (€92.7 million) purpose-built student accommodation (PBSA) project. The pair have created a joint venture to develop the site at 81-88 Beresford Street in Woolwich, London to deliver 298 beds through a 50-50 mix of studios and cluster rooms. Work on the site is due to commence in the first quarter of next year, with completion expected in time for the 2026/27 academic year. QIP is investing the primary equity with alignment equity from Hurlington Capital, and both parties will share development management responsibilities. QIP’s development arm will lead as development managers. The project is Singaporean-headquartered QIP’s ninth asset in the UK and its debut in the London PBSA market. It is also the first joint venture between the private equity real estate investor and Hurlington Capital. Peter Young, CEO and co-founder of Q Investment Partners, said: “The UK’s PBSA market remains remarkably resilient and a compelling opportunity for investors who know the sector in detail. Hurlington Capital’s knowledge of the London residential market and ability to unlock complex planning challenges provides us with an exciting moment to expand and commit our capital into attractive schemes, such as this at Woolwich’s Royal Arsenal, and we look forward to working with them to explore further opportunities.” James Coppack, head of development at Q Investment Partners, said: “Our Woolwich Royal Arsenal site will be the first in the UK which we lead as development managers through our QIP Development Group – and what a scheme to start with.” The site at Beresford Street was acquired by Hurlington Capital in 2020. The scheme is Hurlington Capital’s first PBSA asset and marks an entrance to London’s PBSA market that also sees three further assets in planning with ambitions to expand further, the company said. Jamie Feldman, CEO and founder of Hurlington Capital, said: “Marking our debut in the PBSA market, with three more schemes in planning, we’re immensely proud of our Woolwich development.