# Gamuda and QIP expand Woolwich student housing with £41.5m second phase



Malaysia’s Gamuda Berhad and Singapore-based private equity firm Q Investment Partners (QIP) have announced a major expansion of their purpose-built student accommodation (PBSA) development in Woolwich, London, adding 120 bedrooms to the existing scheme. This second phase builds on the success of the initial phase, which recently marked its structural topping out, reflecting the partners’ strong confidence in the UK’s student housing market.

The Beresford Street development, situated within the multi-billion-pound Royal Arsenal regeneration area, will now total 419 student bedrooms across both phases, with a combined gross development value (GDV) of approximately £144.5 million. Phase two, valued at £41.5 million, was acquired from London investor Hurlington Capital and is scheduled for completion in the fourth quarter of 2026. This expansion marks Gamuda’s deepening footprint in the UK student housing sector and QIP’s flagship PBSA project in London.

Strategically located with excellent transport links, the site offers direct access to central London via the Elizabeth Line, restricting commute times to under 35 minutes to eight major universities including the University of Greenwich, King’s College London, and the London School of Economics. This accessibility is a key selling point for the development, as demand for high-quality, affordable student accommodation continues to grow in London’s competitive education hub.

The development is designed with student wellbeing at its core, featuring a comprehensive range of amenities such as private study areas, fitness facilities, yoga rooms, games rooms, bicycle storage, and a community hub incorporating commercial space. Sustainability is also a central focus, with phase one targeting BREEAM Excellent and EPC A ratings, alongside a commitment to affordability through allocating 35% of units as affordable accommodation.

Gamuda’s CEO of Land, Chu Wai Lune, emphasised the company’s strategic view of the UK market as a key area for expansion, highlighting their focus on delivering sustainable, high-quality living environments that suit global student needs. Similarly, Peter Young, CEO and Co-Founder of QIP, underscored the partnership’s shared ambition to deliver institutional-grade student housing that creates long-term value for both investors and local communities. He noted that the Woolwich schemes form a cornerstone of QIP’s UK portfolio and reflect their long-term commitment to the student housing sector.

This project is the first PBSA development within the Royal Arsenal regeneration area, contributing significantly to the revitalisation of this historically important former military site. Initial construction on the first phase began in late 2024, with completion targeted for the 2026–2027 academic year. The accommodation mix includes a blend of studios and cluster rooms tailored to meet diverse student preferences.

The joint venture was initially formed in mid-2024 with an investment of around £100 million, marking QIP’s largest single-asset transaction and Gamuda’s debut in the UK student housing market. Hurlington Capital, which acquired the Beresford Street site in 2020, remains a key joint venture partner and developer in the scheme. Alpha Property Lending recently provided a £47.3 million loan facility to support the development, reflecting sustained lender confidence in both the partners and the resilience of the UK student accommodation market.

This development epitomises a broader trend where investors and developers recognise the enduring demand for quality PBSA in key university cities. With over 2,000 beds planned across multiple UK projects, QIP is positioning itself as a significant player in this space, with Gamuda complementing this ambition through its focus on quick turnaround, high-yield projects in familiar territories.

In sum, the Beresford Street expansion represents not only a considerable investment in student housing but also a strategic commitment to sustainable urban regeneration and the evolving requirements of students studying in London.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://pbsanews.co.uk/2025/07/04/gamuda-and-qip-to-expand-beresford-street-pbsa/), [[4]](https://www.q-investmentpartners.com/investment-portfolios/london-81-88-beresford-street-woolwich/)
* 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/), [[3]](https://www.mingtiandi.com/real-estate/outbound-investment/qip-gamuda-land-launch-128m-uk-student-housing-jv/)
* Paragraph 3 – [[1]](https://pbsanews.co.uk/2025/07/04/gamuda-and-qip-to-expand-beresford-street-pbsa/), [[4]](https://www.q-investmentpartners.com/investment-portfolios/london-81-88-beresford-street-woolwich/), [[5]](https://realassets.ipe.com/news/qip-and-hurlington-capital-to-develop-80m-london-student-housing-project/10068955.article), [[7]](https://www.estatesgazette.co.uk/news/qip-and-gamuda-secure-47m-for-woolwich-pbsa/)
* Paragraph 4 – [[1]](https://pbsanews.co.uk/2025/07/04/gamuda-and-qip-to-expand-beresford-street-pbsa/), [[5]](https://realassets.ipe.com/news/qip-and-hurlington-capital-to-develop-80m-london-student-housing-project/10068955.article)
* Paragraph 5 – [[1]](https://pbsanews.co.uk/2025/07/04/gamuda-and-qip-to-expand-beresford-street-pbsa/), [[6]](https://www.estatesgazette.co.uk/news/qip-signs-100m-jv-with-malaysian-developer-for-pbsa-push/)
* Paragraph 6 – [[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/), [[6]](https://www.estatesgazette.co.uk/news/qip-signs-100m-jv-with-malaysian-developer-for-pbsa-push/)
* Paragraph 7 – [[7]](https://www.estatesgazette.co.uk/news/qip-and-gamuda-secure-47m-for-woolwich-pbsa/), [[5]](https://realassets.ipe.com/news/qip-and-hurlington-capital-to-develop-80m-london-student-housing-project/10068955.article)
* Paragraph 8 – [[2]](https://gamuda.com/2024/07/singapore-based-qip-forms-gbp100-mil-uk-student-housing-jv-with-bursa-listed-gamuda/news/), [[6]](https://www.estatesgazette.co.uk/news/qip-signs-100m-jv-with-malaysian-developer-for-pbsa-push/)
* Paragraph 9 – [[1]](https://pbsanews.co.uk/2025/07/04/gamuda-and-qip-to-expand-beresford-street-pbsa/), [[5]](https://realassets.ipe.com/news/qip-and-hurlington-capital-to-develop-80m-london-student-housing-project/10068955.article), [[7]](https://www.estatesgazette.co.uk/news/qip-and-gamuda-secure-47m-for-woolwich-pbsa/)

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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/> - In July 2024, Singapore-based private equity firm Q Investment Partners (QIP) partnered with Malaysia's Gamuda Berhad 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 completion expected for the 2026/2027 academic year. The development is within walking distance of several transport links and approximately 40 minutes away from eight major universities, including the University of Greenwich, UCL, the London School of Economics, and King’s College London. Peter Young, CEO and co-founder of QIP, expressed confidence in the UK student housing market and indicated plans for 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 project is also notable for being the first PBSA scheme in the regeneration area, contributing to the revitalisation of the former Royal Arsenal site. The development will offer a mix of studio units and cluster rooms, catering to the growing demand for quality student accommodation in London. The partnership underscores a significant investment in the UK's student housing sector, reflecting confidence in the market's resilience and potential for growth.
3. <https://www.mingtiandi.com/real-estate/outbound-investment/qip-gamuda-land-launch-128m-uk-student-housing-jv/> - In July 2024, Singapore-based Q Investment Partners (QIP) and Malaysian developer Gamuda Land announced a £100 million ($128 million) joint venture to develop a 299-bed purpose-built student accommodation (PBSA) in Woolwich, London. The project, 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. The development will be the first PBSA scheme in the regeneration area. The accommodation will consist of 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. Construction is set to begin in the third quarter of 2024, with the accommodation available for the 2026-27 academic year. 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. Peter Young, co-founder and CEO of QIP, stated that the joint venture represents a significant milestone for the firm, marking its foray into the London student housing market. He added that they are targeting further UK PBSA opportunities with Gamuda as part of their respective larger strategy in the sector. Chu Wai Lune, CEO of Gamuda Land, commented that the investment aligns with their pursuit of complementary, high-yield quick turnaround projects. The development is also notable for being the first PBSA scheme in the regeneration area, contributing to the revitalisation of the former Royal Arsenal site.
4. <https://www.q-investmentpartners.com/investment-portfolios/london-81-88-beresford-street-woolwich/> - Q Investment Partners (QIP) has acquired the site at 81-88 Beresford Street in Woolwich, London, for a purpose-built student accommodation (PBSA) development. The site is approximately 8 miles or a 30-minute commute from Central London, within a 24-minute drive to Queen Mary University and a 30-minute drive to King’s College. It is also 250 metres away from Woolwich Arsenal station and the new Elizabeth Line Crossrail station. The development is scheduled to be operational for the 2026/2027 academic year. The project is part of the multi-billion-pound regeneration of the former Royal Arsenal in London and will be the first PBSA scheme in the regeneration area. The development will consist of a mix of studio units and cluster rooms, catering to the growing demand for quality student accommodation in London. The partnership with Gamuda Berhad and Hurlington Capital underscores QIP's commitment to investing in high-quality student housing and expanding its presence in the UK market.
5. <https://realassets.ipe.com/news/qip-and-hurlington-capital-to-develop-80m-london-student-housing-project/10068955.article> - Q Investment Partners (QIP) and London-based investor and developer Hurlington Capital have formed a joint venture to develop an £80 million (€92.7 million) purpose-built student accommodation (PBSA) project at 81-88 Beresford Street in Woolwich, London. The development will 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 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. 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 development is part of the multi-billion-pound regeneration of the former Royal Arsenal in London and will be the first PBSA scheme in the regeneration area. The development will consist of a mix of studio units and cluster rooms, catering to the growing demand for quality student accommodation in London. The partnership underscores a significant investment in the UK's student housing sector, reflecting confidence in the market's resilience and potential for growth.
6. <https://www.estatesgazette.co.uk/news/qip-signs-100m-jv-with-malaysian-developer-for-pbsa-push/> - Q Investment Partners (QIP) has signed a £100 million UK student housing joint venture with Malaysian developer Gamuda. The equity funding from Gamuda will allow QIP, alongside its UK-based co-developer Hurlington Capital, to develop a 299-bed purpose-built student accommodation scheme at 81-88 Beresford Street, Woolwich, SE18. Peter Young, chief executive and co-founder of QIP, said: “This joint venture with Gamuda represents a significant milestone for QIP. It marks our entrance into the London student housing market, with Woolwich becoming our 11th UK asset to date. We are targeting further UK PBSA opportunities with Gamuda as part of our respective larger strategy in the sector.” He added: “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.” Chu Wai Lune, chief executive of Gamuda Land, said: “Our partnership with QIP on this project is a strategic move that aligns with our focus on high-yield quick turnaround projects and growth in familiar territories that we operate in. By strategically balancing township developments with quick turnaround projects, we are able to deliver sustainable, high-quality developments with greater efficiency.” The project is also notable for being the first PBSA scheme in the regeneration area, contributing to the revitalisation of the former Royal Arsenal site. The development will offer a mix of studio units and cluster rooms, catering to the growing demand for quality student accommodation in London. The partnership underscores a significant investment in the UK's student housing sector, reflecting confidence in the market's resilience and potential for growth.
7. <https://www.estatesgazette.co.uk/news/qip-and-gamuda-secure-47m-for-woolwich-pbsa/> - A joint venture between Q Investment Partners and Gamuda has signed 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, SE18, 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 and 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.” The development is also notable for being the first PBSA scheme in the regeneration area, contributing to the revitalisation of the former Royal Arsenal site. The development will offer a mix of studio units and cluster rooms, catering to the growing demand for quality student accommodation in London. The partnership underscores a significant investment in the UK's student housing sector, reflecting confidence in the market's resilience and potential for growth.