# Tower Hamlets approves £800m Teviot Estate redevelopment boosting affordable housing by 65%



The Hill Group and housing association Poplar HARCA have secured a resolution to grant planning permission for the ambitious £800 million transformation of the Teviot Estate in Poplar, east London. Approved by Tower Hamlets Council in July 2025, this regeneration scheme heralds one of London’s most significant estate redevelopment projects, aimed at radically improving the living conditions and community infrastructure in the area.

The project plans to deliver 1,928 new homes across four phases, including 508 affordable units—an increase of approximately 65% in affordable housing provision compared to previous measures. The first phase, beginning on site in 2026, will feature 475 homes with 44% designated as affordable, including social rent and shared ownership options. The full scheme, expected to be completed by 2042, is designed to create a safer, greener, and inclusive neighbourhood, responding directly to community needs through extensive resident consultations that informed the masterplan’s design and facilities.

Architects BPTW have masterplanned the eight-hectare site to include a mix of studios, apartments, and family homes, complemented by new community facilities such as shops, faith centres—including a new mosque—and public spaces. One notable feature is the fully re-landscaped Langdon Park, along with the introduction of five new public squares and landscaped green corridors to enhance the public realm. Significant infrastructure improvements will foster better connectivity, including safer pedestrian access to Langdon Park station and an upgraded foot-tunnel beneath the A12. Advanced lighting and CCTV installations are also planned to bolster safety and reduce anti-social behaviour.

The project founders emphasise its community-led nature; social rent residents within the regeneration area will have the right to remain in social rent homes within the new development, an assurance that has garnered strong local support. Residents have expressed enthusiasm about the plans, highlighting the importance of creating homes and green spaces that support families and strengthen community bonds.

The regeneration carries a substantial social value component, projected to generate over £240 million throughout its lifetime. This will underpin a range of community initiatives, including enhancements to Langdon Park, a pontoon on the Limehouse Cut Canal to increase access for water-based activities, and various local programmes fostering social cohesion and wellbeing. Prior to full planning approval, £427,000 has already been invested in community projects in the area, reflecting the developers' commitment to prompt social benefits.

The journey to this approval was not without challenges. Earlier in 2025, the scheme faced delays when Tower Hamlets Council raised concerns over potential loss of daylight and overlooking due to the height and arrangement of four towers. In response, BPTW redesigned these key buildings by increasing the height of some towers and merging linked blocks, while also enlarging central open spaces and relocating play areas to improve the overall amenity and sunlight access. These adjustments contributed to the eventual approval and underscore the dynamic, iterative planning process driven by local authority and community input.

This partnership-driven redevelopment aims to address acute housing needs in Tower Hamlets, including overcrowding, by providing a mix of affordable, social rent, and family-sized homes, alongside vital community infrastructure improvements. Both Andy Hill, CEO of The Hill Group, and Paul Dooley, Director of Regeneration at Poplar HARCA, have expressed pride in delivering a project that reflects genuine resident partnership and promises transformative, long-term benefits for the Teviot community.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://labmonline.co.uk/news/green-light-given-to-800m-teviot-estate-transformation-one-of-londons-most-ambitious-regeneration-projects/), [[2]](https://www.estatesgazette.com/news/plans-filed-for-800m-redevelopment-of-poplars-teviot-estate/), [[3]](https://www.housingtoday.co.uk/news/plans-submitted-for-1900-home-regeneration-scheme-in-east-london/5129984.article)
* Paragraph 2 – [[1]](https://labmonline.co.uk/news/green-light-given-to-800m-teviot-estate-transformation-one-of-londons-most-ambitious-regeneration-projects/), [[7]](https://www.bptw.co.uk/news/bptw-submits-plans-for-landmark-regeneration-scheme/)
* Paragraph 3 – [[1]](https://labmonline.co.uk/news/green-light-given-to-800m-teviot-estate-transformation-one-of-londons-most-ambitious-regeneration-projects/), [[7]](https://www.bptw.co.uk/news/bptw-submits-plans-for-landmark-regeneration-scheme/)
* Paragraph 4 – [[1]](https://labmonline.co.uk/news/green-light-given-to-800m-teviot-estate-transformation-one-of-londons-most-ambitious-regeneration-projects/), [[7]](https://www.bptw.co.uk/news/bptw-submits-plans-for-landmark-regeneration-scheme/)
* Paragraph 5 – [[1]](https://labmonline.co.uk/news/green-light-given-to-800m-teviot-estate-transformation-one-of-londons-most-ambitious-regeneration-projects/)
* Paragraph 6 – [[1]](https://labmonline.co.uk/news/green-light-given-to-800m-teviot-estate-transformation-one-of-londons-most-ambitious-regeneration-projects/), [[4]](https://www.showhouse.co.uk/planning-application-submitted-for-major-east-london-estate-regeneration/news/)
* Paragraph 7 – [[5]](https://www.building.co.uk/news/four-towers-on-2000-home-east-london-estate-regeneration-redesigned-due-to-councils-daylight-concerns/5135816.article), [[6]](https://www.londonbuildexpo.com/news/four-towers-2000-home-east-london-estate-regeneration-redesigned-due-councils-daylight-concerns)
* Paragraph 8 – [[1]](https://labmonline.co.uk/news/green-light-given-to-800m-teviot-estate-transformation-one-of-londons-most-ambitious-regeneration-projects/), [[2]](https://www.estatesgazette.com/news/plans-filed-for-800m-redevelopment-of-poplars-teviot-estate/), [[3]](https://www.housingtoday.co.uk/news/plans-submitted-for-1900-home-regeneration-scheme-in-east-london/5129984.article)

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## Bibliography

1. <https://labmonline.co.uk/news/green-light-given-to-800m-teviot-estate-transformation-one-of-londons-most-ambitious-regeneration-projects/> - Please view link - unable to able to access data
2. <https://www.estatesgazette.com/news/plans-filed-for-800m-redevelopment-of-poplars-teviot-estate/> - In June 2024, Hill Group and Poplar HARCA submitted a planning application for an £800 million redevelopment of the Teviot Estate in Poplar, East London. The project aims to provide approximately 1,900 homes, with 35% designated as affordable housing, over five phases. Detailed plans for the first phase include 475 homes, 45% of which will be affordable. Construction is scheduled to commence in April 2025, with the first homes expected by 2028, and the entire project projected to complete by 2042. The masterplan, covering eight hectares, is designed by BPTW and includes new shops, commercial spaces, and a community centre. Residents have been actively involved in shaping the plans, with 86% supporting the regeneration. Andy Hill, CEO of Hill Group, emphasized the project's potential to transform the lives of thousands by providing high-quality homes and improved well-being. Paul Dooley, Director of Regeneration and Development at Poplar HARCA, highlighted the project's impact on delivering more affordable homes and community facilities for Tower Hamlets residents.
3. <https://www.housingtoday.co.uk/news/plans-submitted-for-1900-home-regeneration-scheme-in-east-london/5129984.article> - In June 2024, Hill Group and Poplar HARCA submitted plans for an £800 million redevelopment of the Teviot Estate in Poplar, East London. The scheme aims to deliver 1,900 new homes, with 35% designated as affordable, over five phases. The first phase includes 475 homes, 45% of which will be affordable. Construction is set to begin in April 2025, with the first homes expected by 2028, and the entire project projected to complete by 2042. The masterplan, covering eight hectares, is designed by BPTW and features new shops, commercial spaces, and a community centre. A resident ballot showed 86% support for the regeneration. Andy Hill, CEO of Hill Group, stated that the project will change the lives of thousands by providing high-quality homes and improved well-being. Paul Dooley, Director of Regeneration and Development at Poplar HARCA, emphasized the project's impact on delivering more affordable homes and community facilities for Tower Hamlets residents.
4. <https://www.showhouse.co.uk/planning-application-submitted-for-major-east-london-estate-regeneration/news/> - In June 2024, Hill Group and Poplar HARCA submitted a planning application for the regeneration of the Teviot Estate in Poplar, East London. The £800 million redevelopment will provide around 1,900 new homes, with 35% affordable, over four phases. The first phase includes 475 homes, 45% of which will be affordable. Construction is scheduled to start on-site at the end of 2025, with the first homes expected by 2028, and the entire project forecast to complete by 2042. The masterplan, covering eight hectares, is designed by BPTW and includes new shops, commercial spaces, and a community centre. The regeneration has already invested £427,500 in local projects through the Teviot Community Chest Fund. Over its 15-year duration, the initiative is set to generate over £278 million in social value, supporting a wide range of community projects such as a new pontoon on the Limehouse Cut Canal, increasing access to water-based sports and activities.
5. <https://www.building.co.uk/news/four-towers-on-2000-home-east-london-estate-regeneration-redesigned-due-to-councils-daylight-concerns/5135816.article> - In May 2025, the regeneration of the Teviot Estate in East London was delayed after Tower Hamlets Council raised concerns about loss of daylight and overlooking. Developer Hill and Poplar HARCA instructed architect BPTW to redesign four towers on the 8.3-hectare estate redevelopment, which was originally scheduled to start construction in April 2025. The redesigns included increasing the height of two towers and merging two linked towers into a single block. The open space at the centre of the development was also increased in size, and a play area was relocated to this space. The project, which aims to deliver 2,000 homes, is now targeting a planning committee date at Tower Hamlets Council in June 2025.
6. <https://www.londonbuildexpo.com/news/four-towers-2000-home-east-london-estate-regeneration-redesigned-due-councils-daylight-concerns> - In May 2025, the regeneration of the Teviot Estate in East London was delayed after Tower Hamlets Council raised concerns about loss of daylight and overlooking. Developer Hill and Poplar HARCA instructed architect BPTW to redesign four towers on the 8.3-hectare estate redevelopment, which was originally scheduled to start construction in April 2025. The redesigns included increasing the height of two towers and merging two linked towers into a single block. The open space at the centre of the development was also increased in size, and a play area was relocated to this space. The project, which aims to deliver 2,000 homes, is now targeting a planning committee date at Tower Hamlets Council in June 2025.
7. <https://www.bptw.co.uk/news/bptw-submits-plans-for-landmark-regeneration-scheme/> - In June 2024, BPTW, appointed as lead architect and masterplanner, submitted plans for a landmark regeneration scheme in Poplar, East London. The project, in collaboration with Poplar HARCA and Hill, aims to deliver up to 1,928 new homes across four phases, with 475 homes in Phase 1A, including 164 affordable homes. The masterplan also includes a wide range of new civic spaces, open green spaces, and play areas. As part of Phase 1B, the regeneration includes a transformed Langdon Park with play provision and enhanced security and lighting. The development will provide new shops, local workspaces, community and faith facilities, and significant investment in infrastructure to better connect the estate to surrounding areas and transport hubs. BPTW is delivering an extensive programme of social value, ranging from a community festival to careers workshops and work experience placements.