# Redevelopment of grade-II\* listed Fulham Town Hall progresses amid delays and community hopes



The former Fulham Town Hall, a Grade-II\* listed building located opposite Fulham Broadway Station in London, is currently under protective care as redevelopment plans advance, five years after initial planning approval. The building, owned by Ziser London, is being safeguarded by live-in guardians who occupy the site while routine maintenance is carried out to preserve its historical features.

Guy Ziser, Managing Director of Ziser London, spoke to the Local Democracy Reporting Service (LDRS), explaining that a combination of a protracted planning process and broader financial market challenges had contributed to delays in progressing the redevelopment project. Mr Ziser revealed that the company is exploring a phased approach to the works, which could potentially allow for parts of the building to be restored and reopened to the public earlier than others. “We have since been working to reposition the concept and brand within the planning consent and are considering options including an application to phase the scheme to allow some of it to come forward sooner and be back in public use,” he said.

Originally serving as Fulham Town Hall until 1965, following the merger of Hammersmith and Fulham councils, the building later functioned as a registry office. It was sold in 2013 by the previous Conservative-led council for £10 million, although the sale was not formally completed until 2017. At that time, the building was described as “dilapidated and water damaged.” After acquisition by American leisure group Dory Ventures, plans to demolish large sections and construct a new five-storey block were refused by the local council in 2015.

In 2019, Fth Investments, a company with Mr Ziser listed as Director, purchased the property for £14.75 million. The following year, approval was granted for its conversion into a boutique 90-room hotel featuring co-working spaces, with plans to restore public areas such as the concert hall. Despite the approval, substantive redevelopment work has yet to commence.

At one point, Ziser London sought to sell the property, with real estate firm Burlington Green Partners appointed to market the building, aiming for offers exceeding £24.5 million. However, this plan changed in early 2024 when Ziser London took on a new strategic partner. “A new strategic partner was brought on in summer 2024, with whom work has been done to reposition the scheme’s concept and brand,” Mr Ziser confirmed.

Local residents have noted the lack of visible activity on the site in recent years. Some recall scaffolding being put up and then removed about two years ago, while others have seen the live-in guardians who maintain a presence inside the building. One resident told the LDRS, “They have a microwave. They have a kettle. [They have] everything,” and noted the lights are often left on inside, which they found inconvenient. Another recounted an art exhibition held at the town hall some years ago but said there has been little happening since. One individual simply remarked, “I haven’t got a clue. It’s been empty for years, that’s all I know.”

Charlotte Dexter, a Fulham local and co-founder of the residents’ group FulhamBroadwayTogether, expressed optimism about the project’s future impact. She described the building as central to the area’s commercial regeneration and noted its architectural beauty. “We’re excited about using this listed public building for meeting friends and neighbours in public spaces and enjoying a bite to eat along with what we hear might be a very interesting wine cellar,” Ms Dexter said. “It will be a gem of magnificent surroundings with 130-year old locally made stained glass windows all over. It’s almost cathedral-like.”

The Fulham Town Hall redevelopment is part of a broader transformation in the Fulham Broadway area. Other projects include the conversion of the former Whole Foods into a Marks & Spencer store, the redevelopment of an old station ticket office into a Wetherspoon pub, and the arrival of an Aldi supermarket at the Broadway complex. These developments signal ongoing change within this key commercial and transport hub.

Source: [Noah Wire Services](https://www.noahwire.com)

## References

* <http://www.fulhamsw6.com/page/fulhamsw6/info/ldrsplanning026fulhamtownhall.htm> - This site provides updates on the current state of Fulham Town Hall, including its redevelopment plans and recent activities like hoardings blocking the entrance.
* <https://parliamentnews.co.uk/fulham-town-hall-guardian-spotted-amid-redevelopment-talks> - This article mentions a live-in guardian spotted at Fulham Town Hall amid ongoing redevelopment discussions, highlighting efforts to preserve and utilize the building.
* <https://www.scottishfinancialnews.com/articles/edinburgh-lender-advances-ps155m-for-fulham-town-hall-project> - This news provides financial details about the Fulham Town Hall project, specifically mentioning a £15.5 million loan facility from Unbranded Finance for its redevelopment.
* <https://www.fulhamsociety.org/category/latest-news> - Although not directly addressing Fulham Town Hall, this site offers insights into local planning updates and community responses to various developments in the Fulham area.
* <https://www.fulhamsw6.com/page/fulhamsw6/info/etownhall015.htm> - This article provides detailed information on the redevelopment plans for Fulham Town Hall, including its transformation into a hotel and co-working spaces, as well as the challenges faced during the planning process.