# Teviot Estate regeneration gets green light with first phase delivering nearly 500 new homes



The Teviot Estate regeneration in East London has received planning consent from Tower Hamlets Council, marking a significant milestone in a project valued at around £800 million. The ambitious scheme, a collaboration between The Hill Group and Poplar HARCA, plans to deliver nearly 2,000 new homes across several high-rise blocks, including a 26-storey tower—the tallest in the development. Alongside housing, the masterplan incorporates community facilities, public spaces, and enhancements to Langdon Park, reflecting a comprehensive approach to neighbourhood renewal.

Extensive consultation with residents underpinned the approval process, with 86 percent of those living in the estate voting in favour of the plans. Residents on social rent are guaranteed the option to remain so within the new development, a commitment that underscores the project's focus on social equity. Consent covers the detailed first phase (Phase 1a), which will provide almost 500 new homes with 44 to 45 percent designated as affordable housing, and outline permission for phases 1b, 2, 3, and 4. Construction for the initial phase is scheduled to commence in 2026, with the first homes expected to be completed by 2028.

The existing Teviot Estate comprises 535 homes housed mainly in low to mid-rise brick buildings from the 1970s, and the plan includes their demolition to make way for the new development. The 8-hectare masterplan, designed by BPTW, incorporates a substantial increase in affordable housing units, rising to over 500 in the first phase alone—reportedly a 65 percent increase over the current stock. The regeneration will also include new green spaces, play areas, shops, and community and faith facilities.

Infrastructure improvements form a core part of the scheme, including safer, more accessible pedestrian routes to Langdon Park station, enhancements to nearby Fawe Street Bridge and Limehouse Cut, and a new, safer foot tunnel under the A12. These upgrades aim to better connect the estate to its surroundings and ease daily commutes for residents.

The design process was notably collaborative, with designers working alongside residents through years of workshops, festivals, and hands-on design sessions. Justin Kelly, a partner at BPTW and project lead, emphasised how this partnership had shaped the masterplan to reflect the community’s aspirations and needs. This level of community involvement has been a key factor in building local support and pride in the project.

The Hill Group, which serves as development partner, highlights the anticipated broader benefits from the regeneration. Andy Hill, the group’s founder and CEO, described the planning consent as a landmark moment that enables progress toward delivering lasting change. The scheme is expected to generate over £240 million in social value, including support for community programmes, enhanced public amenities, and new access to water-based leisure activities. It also promises employment and training initiatives designed to benefit local people.

Residents have expressed optimism about the future transformation. Avia Pierre, a long-standing Teviot resident, said that securing planning approval felt like a pivotal achievement after years of involvement. Another resident, Lucy Searle, welcomed the prospect of safe, welcoming homes and expanded green spaces, highlighting the value of having had a say in shaping the development’s priorities.

The project has not been without challenges. Earlier delays occurred due to concerns from the council and statutory consultees regarding daylighting and overlooking issues, which prompted design revisions. These changes included adjusting building heights—raising two towers to 26 storeys—and merging others to improve the scheme’s impact on light and privacy. They also increased the size of the central open space and relocated the play area to enhance accessibility and community use.

With planning permission secured and a robust community-led framework in place, the Teviot Estate regeneration stands as a transformative venture in East London’s ongoing urban renewal efforts. The phased construction promises to bring significant new homes and revitalised public spaces, aiming to foster a stronger, more connected community.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.architectsjournal.co.uk/news/bptws-800m-teviot-estate-regeneration-approved), [[4]](https://specificationonline.co.uk/articles/2025-07-10/dclg/green-light-given-to-800m-teviot-estate-transformation)
* Paragraph 2 – [[1]](https://www.architectsjournal.co.uk/news/bptws-800m-teviot-estate-regeneration-approved), [[2]](https://www.ukconstructionmedia.co.uk/market_leads/hill-submits-800m-east-london-estate-rebuild-plan/), [[4]](https://specificationonline.co.uk/articles/2025-07-10/dclg/green-light-given-to-800m-teviot-estate-transformation), [[5]](https://www.bptw.co.uk/news/bptw-submits-plans-for-landmark-regeneration-scheme/)
* Paragraph 3 – [[1]](https://www.architectsjournal.co.uk/news/bptws-800m-teviot-estate-regeneration-approved), [[5]](https://www.bptw.co.uk/news/bptw-submits-plans-for-landmark-regeneration-scheme/), [[4]](https://specificationonline.co.uk/articles/2025-07-10/dclg/green-light-given-to-800m-teviot-estate-transformation)
* Paragraph 4 – [[1]](https://www.architectsjournal.co.uk/news/bptws-800m-teviot-estate-regeneration-approved), [[2]](https://www.ukconstructionmedia.co.uk/market_leads/hill-submits-800m-east-london-estate-rebuild-plan/), [[5]](https://www.bptw.co.uk/news/bptw-submits-plans-for-landmark-regeneration-scheme/), [[4]](https://specificationonline.co.uk/articles/2025-07-10/dclg/green-light-given-to-800m-teviot-estate-transformation)
* Paragraph 5 – [[1]](https://www.architectsjournal.co.uk/news/bptws-800m-teviot-estate-regeneration-approved), [[3]](https://poplarlondon.co.uk/teviot-estate-poplar-harca-hill-group-community-led-regeneration/), [[5]](https://www.bptw.co.uk/news/bptw-submits-plans-for-landmark-regeneration-scheme/)
* Paragraph 6 – [[1]](https://www.architectsjournal.co.uk/news/bptws-800m-teviot-estate-regeneration-approved), [[7]](https://www.pbctoday.co.uk/news/planning-construction-news/teviot-estate-regeneration/87106/), [[5]](https://www.bptw.co.uk/news/bptw-submits-plans-for-landmark-regeneration-scheme/)
* Paragraph 7 – [[1]](https://www.architectsjournal.co.uk/news/bptws-800m-teviot-estate-regeneration-approved), [[3]](https://poplarlondon.co.uk/teviot-estate-poplar-harca-hill-group-community-led-regeneration/), [[7]](https://www.pbctoday.co.uk/news/planning-construction-news/teviot-estate-regeneration/87106/)
* Paragraph 8 – [[1]](https://www.architectsjournal.co.uk/news/bptws-800m-teviot-estate-regeneration-approved), [[6]](https://www.showhouse.co.uk/east-london-estate-regeneration-scheme-delayed-over-daylight-and-overlooking-issues/news/)
* Paragraph 9 – [[1]](https://www.architectsjournal.co.uk/news/bptws-800m-teviot-estate-regeneration-approved), [[4]](https://specificationonline.co.uk/articles/2025-07-10/dclg/green-light-given-to-800m-teviot-estate-transformation), [[7]](https://www.pbctoday.co.uk/news/planning-construction-news/teviot-estate-regeneration/87106/)

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## Bibliography

1. <https://www.architectsjournal.co.uk/news/bptws-800m-teviot-estate-regeneration-approved> - Please view link - unable to able to access data
2. <https://www.ukconstructionmedia.co.uk/market_leads/hill-submits-800m-east-london-estate-rebuild-plan/> - In June 2024, Hill and Poplar HARCA submitted plans for the £800 million redevelopment of the Teviot Estate in East London. The project aims to deliver over 1,900 new homes, with 45% designated as affordable housing. The first phase is scheduled to start in April 2025, with completion expected by 2028. Designed by BPTW, the masterplan spans eight hectares and includes new shops, commercial spaces, and a multi-use community centre. Infrastructure improvements focus on safer streets, enhanced pedestrian routes to Langdon Park station, and a new foot-tunnel under the A12. ([ukconstructionmedia.co.uk](https://www.ukconstructionmedia.co.uk/market_leads/hill-submits-800m-east-london-estate-rebuild-plan/?utm_source=openai))
3. <https://poplarlondon.co.uk/teviot-estate-poplar-harca-hill-group-community-led-regeneration/> - In November 2021, Poplar HARCA and Hill Group highlighted their community-led approach to regenerating the Teviot Estate in Poplar, East London. An 81% turnout in a resident ballot showed 86% support for the regeneration plans. The proposal includes approximately 1,750 new homes, new green spaces, shops, and improved infrastructure. Community engagement has been central, with residents actively involved in shaping the design and vision of the masterplan. ([poplarlondon.co.uk](https://poplarlondon.co.uk/teviot-estate-poplar-harca-hill-group-community-led-regeneration/?utm_source=openai))
4. <https://specificationonline.co.uk/articles/2025-07-10/dclg/green-light-given-to-800m-teviot-estate-transformation> - In July 2025, Tower Hamlets Council granted planning permission for the £800 million regeneration of the Teviot Estate. The project, led by The Hill Group and Poplar HARCA, will deliver 1,928 new homes, including 508 affordable units, marking a 65% increase in affordable housing. The regeneration also includes new open spaces, play areas, shops, community and faith facilities, and significant investment in local infrastructure. The first phase is set to start in 2026, with the first homes expected by 2028. ([specificationonline.co.uk](https://specificationonline.co.uk/articles/2025-07-10/dclg/green-light-given-to-800m-teviot-estate-transformation?utm_source=openai))
5. <https://www.bptw.co.uk/news/bptw-submits-plans-for-landmark-regeneration-scheme/> - In June 2024, BPTW, as lead architect and masterplanner, submitted plans for the Teviot Estate regeneration in East London. The scheme 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 new civic spaces, open green spaces, play areas, and significant investment in infrastructure to better connect the estate to surrounding areas and transport hubs. ([bptw.co.uk](https://www.bptw.co.uk/news/bptw-submits-plans-for-landmark-regeneration-scheme/?utm_source=openai))
6. <https://www.showhouse.co.uk/east-london-estate-regeneration-scheme-delayed-over-daylight-and-overlooking-issues/news/> - The Teviot Estate regeneration in East London faced delays due to concerns about daylight and overlooking issues. Following an independent review, the council and statutory consultees requested changes to the massing of four buildings and the footprint of one of the towers. The redesign increased the height of two towers to 26 storeys and merged a pair of linked 18-storey towers into one 22-storey block. The open space at the centre of the scheme was also increased in size, and a play area was relocated to it. ([showhouse.co.uk](https://www.showhouse.co.uk/east-london-estate-regeneration-scheme-delayed-over-daylight-and-overlooking-issues/news/?utm_source=openai))
7. <https://www.pbctoday.co.uk/news/planning-construction-news/teviot-estate-regeneration/87106/> - In 2021, Poplar HARCA appointed Hill as the development partner for the Teviot Estate regeneration in Tower Hamlets. The project aims to deliver over 2,500 new homes, new green and play spaces, shops, community and faith facilities, and improved infrastructure. An 81% turnout in a resident ballot showed 86% support for the regeneration plans. Hill's proposal includes a comprehensive social value package for the community over the lifetime of the development, including employment and training opportunities and enhancements to community facilities. ([pbctoday.co.uk](https://www.pbctoday.co.uk/news/planning-construction-news/teviot-estate-regeneration/87106/?utm_source=openai))