# Ealing prepares to demolish unfinished Dean Gardens project after contractor collapse



Ealing Council is preparing to demolish the partly built Dean Gardens housing development in West Ealing, a project that has sat abandoned for over two years following the administration of Henry Construction. The council is expected to make a formal decision on the demolition at a cabinet meeting scheduled for 12 November. The original £15.6 million scheme, launched in 2022, was intended to deliver 53 new homes, including 21 affordable-rent units, alongside a public car park and commercial space. However, construction ground to a halt in June 2023 when Henry Construction, the principal contractor, entered administration.

The project’s stalled state has left visible deterioration on site due to prolonged exposure to the elements, prompting the council to seek approval to tender a demolition contract. An Ealing Council spokesperson conveyed to Property Week that removing the unfinished structures would likely present a more cost-effective option and pave the way for higher-quality future development. This reflects a significant shift from earlier statements in 2023, when the council remained optimistic about appointing a new contractor to complete the scheme, despite the setbacks caused by Henry’s collapse.

Henry Construction’s insolvency has created widespread disruption not only at Dean Gardens but across Ealing borough. The company had secured a substantial £40 million contract from the council in early 2022 to construct 145 homes spread over six council sites, part of Ealing’s Broadway Living housing programme aimed at delivering affordable homes. These projects included sites at Shackleton Road, Chesterton Close, Evesham Close, Wood End Library, and Norwood Road. This administration has cast uncertainty over the completion of multiple developments, some left partially built or stalled indefinitely.

The collapse of Henry Construction, once ranked among the UK’s top contractors with reported revenues exceeding £400 million in 2022, has reverberated beyond Ealing. Suppliers and subcontractors reportedly remain unpaid, complicating recovery efforts and delaying other major developments, such as the £92 million Trocoll House project in Barking, whose delivery timeline has slipped by two years after Henry’s withdrawal. In Haringey, a separate housing scheme affected by the insolvency had to be scrapped and redesigned entirely. This pattern underscores the broader impacts on London’s housing market from the firm’s sudden demise.

Ealing Council has terminated its contracts with Henry Construction and is working closely with the Greater London Authority, with insurance policies helping to mitigate some financial losses. The council emphasises a commitment to transparency as it navigates these difficulties. However, the fallout has drawn criticism, including from local political groups who question the council’s vetting process for development partners amid repeated failures and delays in delivering new homes vital to the borough.

Adding to the council's housing challenges, this is the second instance within a year where demolition has been deemed necessary for recently built but unoccupied housing blocks — earlier in 2025, a block in Acton was demolished owing to serious fire safety concerns. The troubles at Dean Gardens and other sites highlight the precarious nature of social housing development and the ongoing tension between ambitious regeneration programmes and the practical realities of construction risk management.

The council remains poised to make critical decisions in November that will shape West Ealing’s housing landscape for years to come. The demolition of Dean Gardens, if approved, will likely trigger fresh planning, investment, and efforts to secure reliable contractors to fulfil the borough's commitment to affordable homes. Meanwhile, other sites left in limbo by Henry Construction continue to be assessed individually, a process that will require careful balancing of cost, safety, and long-term strategic housing goals.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.constructionnews.co.uk/financial/administrations/council-to-demolish-homes-left-unfinished-by-henry-21-10-2025/) Construction News, [[2]](https://www.ealingtoday.co.uk/info/eahousing013.htm) Ealing Today
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## Bibliography

1. <https://www.constructionnews.co.uk/financial/administrations/council-to-demolish-homes-left-unfinished-by-henry-21-10-2025/> - Please view link - unable to able to access data
2. <https://www.ealingtoday.co.uk/info/eahousing013.htm> - Ealing Council is considering demolishing the partially built Dean Gardens development in West Ealing, which has been abandoned for over two years. The £15.6 million project, intended to provide 53 new homes, halted in June 2023 after Henry Construction entered administration. The council plans to tender a demolition contract, with a decision expected on 12 November. The site has shown visible signs of deterioration due to exposure to the elements. Henry Construction had been awarded a £40 million contract by Ealing Council in February 2022 to build 145 housing units across six sites under its Broadway Living housing programme. The firm's sudden insolvency left multiple developments across the borough in limbo, including sites at Shackleton Road, Chesterton Close, Evesham Close, Wood End Library, and Norwood Road. At a public meeting in October 2024, Cllr Shital Manro, Cabinet Member for Good Growth and New Homes, stated that the council was still seeking a new builder to take over the Dean Gardens site. He added that there were no current plans to demolish and restart, though no timeline was provided for resuming works. Ealing is not alone in facing fallout from Henry Construction’s collapse. Other councils and housing associations across London and the South East have been left exposed, with unfinished projects, unpaid subcontractors, and disrupted housing targets. The decision is classified by the council as non-key but carries implications for housing delivery, public spending, and regeneration in West Ealing. The report is expected to be published in full ahead of the Cabinet meeting, with the outcome likely to influence future approaches to stalled developments across the borough including the other projects abandoned after the Henry Construction collapse. This is the second time this year that Ealing has been forced to demolish a block which was substantially completed but never occupied. Earlier in 2025, housing in Acton was knocked down due to serious fire safety concerns. The building, part of a recent development, had never been tenanted and was found to pose unacceptable risks following post-construction inspections.
3. <https://www.ealing.gov.uk/news/article/2203/statement_on_henry_construction_administration_from_ealing_council> - Ealing Council has terminated its contracts with Henry Construction following the company's administration in June 2023. The council is committed to delivering new and affordable homes across the borough and is actively seeking new contractors to complete the affected housing schemes. While the outcome is disappointing, the council is working closely with the Greater London Authority (GLA) and has insurance in place to offset some of the financial impact. The council remains committed to transparency throughout the process and will continue to provide updates on the administration proceedings.
4. <https://www.constructionenquirer.com/2022/01/26/henry-wins-six-ealing-council-housing-projects/> - Henry Construction secured a £40 million contract with Ealing Council to deliver 134 new homes across six sites. The developments include Dean Gardens and Maitland Yard in West Ealing, Chesterton Close and Evesham Close in Greenford, Norwood Road and Shackleton Road in Southall, and Wood End in Northolt. Seventy percent of the homes are designated as affordable, with delivery targeted for mid-2023. This partnership marked Henry Construction's entry into the council housing market, following their continued delivery for some of London's largest housing associations.
5. <https://www.ealing.gov.uk/info/201104/housing_regeneration/376/sherwood_close_estate/3> - The Sherwood Close Estate, also known as Dean Gardens, is undergoing a phased redevelopment. Phase 1, completed in April 2019, provided 71 new homes for social rent. Phase 2, completed in March 2023, added 106 new homes, including social rent, shared ownership, and shared equity units. Phase 3, which commenced demolition in July 2024, will construct 185 new homes for affordable rent and private sales, with completion estimated in 2027. The development aims to provide a mix of housing tenures to meet local needs.
6. <https://www.westealingneighbours.org.uk/2023/06/14/builder-of-local-council-homes-goes-bust/> - Henry Construction, which secured a £40 million contract from Ealing Council to build over 130 homes, has gone into liquidation. The company was responsible for developments on the Dean Gardens car park site and the 20-storey tower by West Ealing station, among other local projects. The insolvency has left hundreds of suppliers and subcontractors unpaid, raising concerns about the future of these housing projects and the council's ability to restart construction.
7. <https://ealing.nub.news/news/local-news/more-delays-to-housing-as-another-construction-partner-collapses-217293> - Ealing Liberal Democrats have expressed concern over housing delays following the administration of Real Contracting Group, a development partner for the High Lane and Green Man Estate projects. This follows the earlier collapse of Henry Construction in June 2023, which had been working on multiple housing sites across the borough. The party criticises the council's selection of construction partners and the resulting delays in delivering much-needed housing for residents.