# Gamuda and QIP boost UK student housing with £41.5m Woolwich expansion



Malaysia’s Gamuda Berhad and Singapore-based Q Investment Partners (QIP) are set to expand their purpose-built student accommodation (PBSA) scheme at Beresford Street in Woolwich, London, further underlining their confidence in the UK student housing market. Following the topping out of phase one, the strategic partnership will now develop phase two, adding 120 bedrooms to raise the total accommodation to 419 bedrooms across both phases. This expansion is valued at a gross development value of approximately £41.5 million, bringing the combined development value to around £144.5 million. The second phase site was acquired from London investor Hurlington Capital and is scheduled for completion by the fourth quarter of 2026.

The Beresford Street development forms a core part of the multi-billion-pound Royal Arsenal regeneration project in southeast London, offering direct access to central London through the Elizabeth Line. Commute times from Woolwich to key academic hubs such as the University of Greenwich, King’s College London, and the London School of Economics range from 24 to 35 minutes, making it an attractive location for students attending these institutions. Both Gamuda and QIP have highlighted the project’s focus on student wellbeing, with amenities to include private study areas, fitness and yoga rooms, games rooms, bicycle storage, and a community hub featuring commercial space at street level. The development also prioritises sustainability, targeting BREEAM Excellent and EPC A ratings for phase one, and designates 35% of the units as affordable student accommodation to enhance accessibility.

This joint venture marks a significant milestone for both Gamuda and QIP. Phase one represented Gamuda’s inaugural foray into the UK student housing market and QIP’s first PBSA venture in London, with a 299-bedroom development that features a 50/50 split of studio and cluster rooms. The original phase one project site was acquired by Hurlington Capital in 2020, with construction commencing in late 2024 and aiming for completion for the 2026/27 academic year. QIP’s development arm leads the project management, supported by co-developer Hurlington Capital and main contractor C-Field Construction. The development secured a £47.3 million loan facility to support the project, signalling strong financial backing and confidence in the sector’s resilience.

Industry leaders involved in the project have emphasised the strategic importance of the Woolwich location and the robust fundamentals of the UK student housing market. Gamuda Land’s CEO, Chu Wai Lune, stated their commitment to expanding their PBSA footprint in key academic cities by partnering on high-quality, sustainable living spaces that meet global student needs. Similarly, Peter Young, CEO and co-founder of QIP, highlighted the Woolwich development as a flagship project within QIP’s UK portfolio, reflecting a long-term dedication to delivering institutional-grade student accommodation. He noted that their approach leverages QIP’s vertically integrated real estate platform and development expertise to capitalise on what they see as compelling opportunities within the UK’s growing PBSA sector.

The importance of Woolwich in the broader landscape of London’s student accommodation has been underscored by the area’s multi-modal transport connectivity and ongoing regeneration efforts. The proximity to the newly opened Elizabeth Line enhances access not only to central London but to multiple major universities within a 30 to 40-minute journey. This strategic accessibility, combined with strong design and sustainability credentials, is expected to foster both community engagement and investor confidence in the project. As the UK student accommodation market continues to evolve, developments like Beresford Street exemplify the melding of location, quality, and long-term value creation that investors and operators alike seek.

### 📌 Reference Map:

* Paragraph 1 – [[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/), [[4]](https://realassets.ipe.com/news/qip-and-gamuda-to-invest-100m-in-uk-student-housing-venture/10074503.article)
* Paragraph 2 – [[1]](https://pbsanews.co.uk/2025/07/04/gamuda-and-qip-to-expand-beresford-street-pbsa/), [[3]](https://www.mingtiandi.com/real-estate/outbound-investment/qip-gamuda-land-launch-128m-uk-student-housing-jv/), [[6]](https://www.edgeprop.sg/property-news/qip-and-gamuda-land-form-gbp100-mil-uk-student-housing-joint-venture), [[7]](https://www.estatesgazette.co.uk/news/qip-and-gamuda-secure-47m-for-woolwich-pbsa/)
* Paragraph 3 – [[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/), [[4]](https://realassets.ipe.com/news/qip-and-gamuda-to-invest-100m-in-uk-student-housing-venture/10074503.article), [[5]](https://realassets.ipe.com/news/qip-and-hurlington-capital-to-develop-80m-london-student-housing-project/10068955.article), [[6]](https://www.edgeprop.sg/property-news/qip-and-gamuda-land-form-gbp100-mil-uk-student-housing-joint-venture), [[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/), [[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/), [[4]](https://realassets.ipe.com/news/qip-and-gamuda-to-invest-100m-in-uk-student-housing-venture/10074503.article), [[6]](https://www.edgeprop.sg/property-news/qip-and-gamuda-land-form-gbp100-mil-uk-student-housing-joint-venture), [[7]](https://www.estatesgazette.co.uk/news/qip-and-gamuda-secure-47m-for-woolwich-pbsa/)
* Paragraph 5 – [[1]](https://pbsanews.co.uk/2025/07/04/gamuda-and-qip-to-expand-beresford-street-pbsa/), [[3]](https://www.mingtiandi.com/real-estate/outbound-investment/qip-gamuda-land-launch-128m-uk-student-housing-jv/), [[6]](https://www.edgeprop.sg/property-news/qip-and-gamuda-land-form-gbp100-mil-uk-student-housing-joint-venture), [[7]](https://www.estatesgazette.co.uk/news/qip-and-gamuda-secure-47m-for-woolwich-pbsa/)

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

## 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, alongside UK-based co-developer Hurlington Capital, aims to develop a 299-bed purpose-built student accommodation (PBSA) in Woolwich, London. The development will feature a mix of 150 studios and 149 cluster rooms, marking QIP's largest single-asset transaction and its first strategic partnership with Gamuda. The site 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 scheduled to commence in the third quarter of 2024, with the accommodation available for the 2026/2027 academic year. Peter Young, CEO and co-founder of QIP, expressed confidence in the UK student housing market, highlighting the strategic importance of the Woolwich location. Chu Wai Lune, CEO of Gamuda Land, emphasized the alignment of the partnership with their focus on high-yield, quick turnaround projects and growth in familiar territories. The development is expected to contribute significantly to the UK's student accommodation sector, addressing the growing demand for quality housing in prime university cities. ([gamuda.com](https://gamuda.com/2024/07/singapore-based-qip-forms-gbp100-mil-uk-student-housing-jv-with-bursa-listed-gamuda/news/?utm_source=openai))
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 Malaysia's 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, will consist of 150 studio units and 149 cluster rooms. The site was acquired in 2020 by local investor Hurlington Capital, which will co-develop the project with QIP. The development is part of the multi-billion-pound regeneration of the former Royal Arsenal in London and marks QIP's first PBSA scheme in the area. 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 universities, including the University of Greenwich, UCL, the London School of Economics, and King’s College London, all within a 40-minute train ride. The development will offer amenities such as communal study and lounge spaces, private study areas, a game and social space, a fitness centre, a movie room, and a bike store. Peter Young, CEO and co-founder of QIP, highlighted the strategic importance of the Woolwich location and expressed confidence in the UK student housing market. Chu Wai Lune, CEO of Gamuda Land, emphasized the alignment of the partnership with their focus on high-yield, quick turnaround projects and growth in familiar territories. ([mingtiandi.com](https://www.mingtiandi.com/real-estate/outbound-investment/qip-gamuda-land-launch-128m-uk-student-housing-jv/?utm_source=openai))
4. <https://realassets.ipe.com/news/qip-and-gamuda-to-invest-100m-in-uk-student-housing-venture/10074503.article> - In July 2024, Q Investment Partners (QIP) and Malaysia-based Gamuda formed a £100 million joint venture to invest in UK student housing. The partnership, alongside UK-based co-developer Hurlington Capital, aims to develop a 299-bed purpose-built student accommodation (PBSA) in Woolwich, London. The site 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 and will feature a mix of 150 studios and 149 cluster rooms. QIP's subsidiary, QIP Development Group, will lead as development managers, supported by Hurlington Capital. Both parties will share development management responsibilities, with C-Field Construction appointed as the main contractor. Demolition has been completed, with work on the site commencing in the third quarter of 2024. The accommodation is scheduled to be available for the 2026/2027 academic year. Peter Young, CEO and co-founder of QIP, expressed confidence in the UK student housing market and highlighted the strategic importance of the Woolwich location. Chu Wai Lune, CEO of Gamuda Land, emphasized the alignment of the partnership with their focus on high-yield, quick turnaround projects and growth in familiar territories. ([realassets.ipe.com](https://realassets.ipe.com/news/qip-and-gamuda-to-invest-100m-in-uk-student-housing-venture/10074503.article?utm_source=openai))
5. <https://realassets.ipe.com/news/qip-and-hurlington-capital-to-develop-80m-london-student-housing-project/10068955.article> - In September 2023, Q Investment Partners (QIP) and London-based investor and developer Hurlington Capital formed a joint venture to develop an £80 million purpose-built student accommodation (PBSA) project in Woolwich, London. The project, located at 81-88 Beresford Street, 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 the following 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 marks QIP's debut in the London PBSA market and is also the first joint venture between the private equity real estate investor and Hurlington Capital. Peter Young, CEO and co-founder of QIP, highlighted the resilience of the UK's PBSA market and the compelling opportunity for investors familiar with the sector. James Coppack, head of development at QIP, expressed excitement about leading the development as development managers through QIP Development Group. ([realassets.ipe.com](https://realassets.ipe.com/news/qip-and-hurlington-capital-to-develop-80m-london-student-housing-project/10068955.article?utm_source=openai))
6. <https://www.edgeprop.sg/property-news/qip-and-gamuda-land-form-gbp100-mil-uk-student-housing-joint-venture> - In July 2024, Singapore-based private equity firm Q Investment Partners (QIP) partnered with Malaysia-listed engineering, infrastructure, and property developer Gamuda Land on a joint venture to develop student housing in the UK. The £100 million ($173 million) joint venture will see QIP and UK-based co-developer Hurlington build a 299-bed purpose-built student accommodation (PBSA) located at 81 to 88 Beresford in Woolwich, London. The development features a mix of 150 studios and 149 cluster rooms and is part of the multi-billion-pound regeneration of the former Royal Arsenal in London. The project is QIP’s largest single-asset transaction and its first strategic partnership with Gamuda. The project is within walking distance of many transport links and is about 40 minutes away from eight major universities, including the University of Greenwich, UCL, the London School of Economics, and King’s College London. The project has completed demolition works, and construction will commence in the third quarter of 2024, with the accommodation slated to be completed by the 2026/2027 academic year. Peter Young, CEO and co-founder of QIP, expressed commitment to delivering over 2,000 beds across prime university cities. ([edgeprop.sg](https://www.edgeprop.sg/property-news/qip-and-gamuda-land-form-gbp100-mil-uk-student-housing-joint-venture?utm_source=openai))
7. <https://www.estatesgazette.co.uk/news/qip-and-gamuda-secure-47m-for-woolwich-pbsa/> - In July 2024, a joint venture between Q Investment Partners and Gamuda secured 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 in 2020, received planning consent for the development in 2022. The project 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, highlighted the confidence in the UK higher education sector and the resilience of the student housing market. Mert Zabci, head of commercial lending at Alpha Property Lending, noted the proximity of the Woolwich asset to the recently opened Elizabeth Line, providing access to several London university campuses and central London within 30 minutes. ([estatesgazette.co.uk](https://www.estatesgazette.co.uk/news/qip-and-gamuda-secure-47m-for-woolwich-pbsa/?utm_source=openai))