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# PEABODY'S PLAN FOR THAMESMEAD

2018  
2023

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# INTRODUCTION

Welcome to Peabody's Plan for Thamesmead. Peabody's mission is simple and powerful: to help people make the most of their lives. We have four strategic priorities:

## **GREAT CUSTOMER EXPERIENCE –**

co-creating thriving communities through local focus.

## **GREAT SOCIAL IMPACT –**

creating resilience and preventing homelessness.

## **GREAT HOMES AND PLACES –**

invest and maintain for the long-term.

## **GREAT PLACE TO WORK –**

diverse, engaged, creative teams and people.

**This Plan sets out Peabody's approach in one of our key local communities, Thamesmead.**



**JOHN LEWIS**  
EXECUTIVE DIRECTOR THAMESMEAD

When Thamesmead was first designed in the 1960s, the vision was to create a utopian new town that would house over 60,000 Londoners. The town would enable people to move out of overcrowded, congested inner London into a healthier environment. It offered a new way of living in innovative, modern homes and brought together people from different groups in society, creating a brand new community.

The ambition for Thamesmead was on a grand scale. However, this ambition was set against the problems faced by residents from the outset, including issues with the design and construction of the buildings, the lack of amenities, and the social realities of living in a new town. Whilst the potential of the town was never quite realised, the original vision has left a distinct legacy that is still relevant today.

In 2014, the three main organisations in Thamesmead (Gallions Housing, Trust Thamesmead, and Tiflen Land) joined the Peabody Group.

The Group is now responsible for looking after over 5,000 homes, maintaining the parks and lakes and managing the commercial and community buildings.

Peabody launched our Plan for Thamesmead in 2018. It describes our 30-year vision and mission in the area, outlines our 'Whole Place' approach, and sets five goals to achieve by the end of the Plan, in 2023:

**Improve the lived experience.**

**Create growth and regeneration.**

**Improve the quality and use of the landscape.**

**Make great culture part of everyday life.**

**Support people to be happier, healthier, and wealthier.**

Last year, the Covid-19 pandemic changed everything in our society. As we look to 2021 and beyond, we know there will be many challenges ahead for Peabody's residents, staff, and the wider community. However, we remain committed to our mission to improve, grow, and look after Thamesmead for the long-term.



Despite the challenges, momentum is building in Thamesmead. In South Thamesmead, residents in the Lesnes Estate voted in support of the proposed regeneration plans through a resident ballot. Construction of the first new homes continues at Southmere. The first residents are moving in, some of whom are moving from the Lesnes estate.

The Nest (the new Library and Community Space) and Cygnet Square (the new public square) are being opened and the public realm in Southmere and Parkview estates, have been improved with new planting, seating, and landscaping for residents to enjoy.

Elsewhere in Thamesmead, we have been working with residents to refurbish the former social club at Arnott Close in the Moorings. A quiet corner of Crossway Park has been transformed into a blaze of colour after the planting of 50,000 sunflowers and wildflowers.

In support of the 'no mow May' campaign, wildflowers have erupted across the town.

The Thamesmead Waterfront joint venture (between Peabody and Lendlease) is creating a strategic masterplan for the 250-acre site in South-East London, which has the capacity for thousands of new homes and significant commercial and leisure space, set amongst lakes, ample green space and over a mile of undeveloped river frontage.

In this uncertain climate, with the impact of the housing crisis being felt more than ever, London needs places like Thamesmead. This Plan sets out what we will do by 2023 to help Thamesmead realise its potential.

**Now more than ever it is time for Thamesmead.**

# OUR APPROACH

## VISION

Peabody's 30-year vision is for Thamesmead to realise its potential to be London's new town.

Thirty years from now, more than 100,000 people will be proud to call Thamesmead home. It will be a place you want to grow up and grow old in, and where you can put down roots.

There will be space for everyone in Thamesmead. Homes will come in all shapes, sizes, and tenures. The neighbourhoods will feel safe, secure, well-managed and cared for. This brings together people from all different walks of life.

Parks, waterways, and nature will be woven into day-to-day Thamesmead life. The landscape will offer an escape from the hustle and bustle of London, a place to play and space to breathe.

Travelling into and around Thamesmead will be easy. There will be plenty of reasons to visit, including cafes, bars, shops, and a flourishing arts and culture scene. "Made in Thamesmead" will be a badge worn with pride and it will be a place of opportunity, where people can find their purpose.

Thamesmead will have a strong community spirit, evolved from its unique heritage and maintained by the collective energy of the people who live there and care for the area.

## MISSION

Peabody's mission is to improve, grow and look after Thamesmead for the long-term.

We will use our expertise to make a lasting contribution to the physical, environmental, and social wellbeing of the area, for the community today and future generations.



## TAKING A WHOLE PLACE APPROACH

To fulfil Thamesmead's potential, we will take a 'whole place approach'. That means thinking holistically, joining up regeneration, investment, and management of the whole town.

Every place is different and needs its own solutions. After discussion with the Thamesmead community, and our expert teams, we have distilled the whole place approach into four strategic themes:



**1**  
**PRIDE AND  
ASPIRATION**

**2**  
**DESIGNING  
FOR PEOPLE**

**3**  
**STEWARDSHIP**

**4**  
**MADE IN  
PARTNERSHIP**

# 1

## PRIDE AND ASPIRATION

Raising expectations for what Thamesmead is and what it can be.

### THE THINGS YOU'LL START TO SEE...

#### Sense of belonging

People wanting to settle and stay in Thamesmead.

Local pride and public events that use the creativity and enthusiasm of the community and bring people together.

#### Excitement about the future

A positive shift in people's perception of Thamesmead, both locally and regionally.

#### Connections between the past and future

Community stories and memories are cherished and preserved.

Landmarks are brought back to life.

People that are inspired to be active in their community, driven by a strong sense of civic pride.

#### Opportunities for everyone

Living in Thamesmead means you can live a happy, prosperous, and purposeful life.

# 2

## DESIGNING FOR PEOPLE

Creating active, vibrant spaces that people want to linger in.



#### Connected spaces

Healthy streets and places that prioritise walking and cycling.

Direct and logical routes that are easy to navigate.

Better connections between neighbourhoods, with a clear hierarchy of major and minor routes.

Better public transport into and around the town.

#### Lively, playful, and productive places

People choosing to spend time outdoors in public spaces that give passersby a reason to stop.

Neighbourhoods have a natural centre of gravity, with a varied leisure offer and places to meet.

No more barbed wire, iron bars, and signs telling people not to play.

#### Design which prioritises the human experience

New public spaces feel warm, informal, attractive, and safe.

Designs which focus on the experience at eye height, on the small spaces, and the short distances.

Public art woven into communal spaces.

#### Inclusive neighborhoods

Retail and leisure options to suit all budgets. Housing is tenure blind, and service charges are reasonable.



# 3 STEWARDSHIP

Looking after the long-term.

## THE THINGS YOU'LL START TO SEE...

### Well-managed and cared for spaces

Cleaner and tidier public spaces.

Quality materials in new schemes that age gracefully and are easy to repair and maintain.

### Self-sustaining financial model

A secure, long-term funding to maintain the green and blue spaces.

### Fit for the future

Spaces that are adaptable as they evolve, with contingency plans to help future proof them.

### Sustainability

Reduced carbon footprint and resident fuel poverty, with energy efficiency standards.

Minimal waste during construction.

# 4 MADE IN PARTNERSHIP

Working together to make Thamesmead a better place.



### Change is a collaborative process

Local people play an active part in shaping Thamesmead's present and future.

Everyone's view is treated equally, with mutual respect for different opinions.

People feel their voice is valued and their concerns and aspirations are understood.

People are optimistic that things are changing for the better.

### Continuous conversations

Peabody teams get out and talk to people. There is an active, two-way exchange of information and knowledge.

The community know where to bring an idea or raise a concern.

### Transparent and responsive

People know what is planned in Thamesmead. There are open channels for expressing opinions. Peabody is clear about what can and cannot be done.

Consultation influences decisions. Questions are only asked where there is a possibility of change.

### Change is co-designed

Innovative and accessible tools mean people in Thamesmead can help design improvements in their neighbourhood.





# FIVE GOALS FOR FIVE YEARS

Thamesmead has been waiting for the investment it needs for a long time. Whilst we have a long-term vision, we also want to make tangible, visible improvements to kick start change in the area.

We have therefore set ourselves FIVE GOALS for FIVE YEARS.



## LIVED EXPERIENCE

Sort out the basics. Make Thamesmead feel well-managed and cared for.



## GROWTH & REGENERATION

Regenerate the built environment. Build new homes, leisure, and community spaces.



## LANDSCAPE

Improve the quality and use of the natural spaces.



## CULTURE

Make great culture part of everyday life and use it to put Thamesmead on the map.



## COMMUNITY

Help people be happier, healthier and wealthier.

The following section describes how we will achieve these goals and what's been achieved so far.



## GOAL 1: LIVED EXPERIENCE



This is about sorting out the basics. Making Thamesmead feel well-managed and cared for, ensuring people have comfortable homes that are well maintained, with access to great communal, shared spaces.

### TO ACHIEVE THIS, WE WILL:

#### Deliver reliably good management services for the town:

Upskill and resource our Caretaker Plus Service

Repair communal areas

Reduce anti-social behaviour

Work with the two local authorities to streamline and align our services across the town

#### Refurbish and maintain the homes we own:

Replace all windows in the 19 tower blocks in South Thamesmead and make concrete repairs to the buildings

Replace kitchens, windows, and bathrooms in homes as part of Peabody's Decent Homes programme

Ensure homes are safe, by doing essential fire safety works

#### Improve the public spaces on our estates:

Renovate the multi-use games area on Wolvercote Road

Demolish the Parkview stretch of the wall on Yarnton Way, and provide a beautiful new landscape

Transform the major public routes through the Parkview and Southmere estates

Improve the routes into and through the Moorings estate through lighting and artwork

Codesign improvements to the linear park, Claridge Way, in the Moorings

Undertake repairs to existing lighting columns, and develop a long-term lighting replacement strategy

Transform the public space outside the Byron Close arches

Create a locally led 'clean up' campaign



### Resourcing up our environmental services team

The Caretaker Plus service has been introduced and has proven a cost-effective service for our residents and partners, who continue to report improvements to the quality of our service. Our multi-trade and drainage teams have further enhanced our service offer. Their works have included replacing out of date signage, replacing worn and broken paddock fencing, undertaking communal glazing repairs, and repainting railings. The teams have also been piloting a series of wild flower trials, including a sunflower meadow, and looking after the canals and lakes.



### Installing new windows in the tower blocks in South Thamesmead

A major window replacement programme was completed for 19 tower blocks South Thamesmead, improving comfort and energy efficiency for residents.



### Improving the public realm on our estates

The first phase of a £10m investment programme has been completed in Parkview and Southmere, transforming the green spaces around existing residents' homes in South Thamesmead. A new toddler play area was built in the Moorings, a scheme which was jointly funded with the Thamesmead Moorings Ward Councillors. Improvements that were co-designed with residents have also been installed in Claridge Way.

## GOAL 2: GROWTH & REGENERATION

This is about building new homes, replacing those that are no longer fit for purpose, creating new leisure and community facilities, and campaigning for better transport links across the town.



### TO ACHIEVE THIS, WE WILL:

#### Build quality new homes:

Build 525 homes in Southmere Village

Complete 66 new homes at the Reach in West Thamesmead

Work with Berkeley Homes on the West Thamesmead Gateway site to deliver a minimum of 1,550 new homes

Build 66 new homes at 500 Abbey Road

Replace Binsey Walk and Coralline Walk, undertaking safe demolition of the existing buildings

Create a compelling masterplan for the Lesnes Estate (Wolvercote Road and Coralline Walk area); help residents to find a new home, making sure everyone can stay in the area if they wish to



#### Make space for leisure in South Thamesmead:

Provide new boating facilities on Southmere Lake, improve the water quality and habitat

Activate the Crossquarter site with a temporary leisure, retail, culture and community hub

Curate the new commercial spaces in Southmere Square, to create a new civic centre for the estate

#### Activate and bring back into use underused community spaces in the Moorings:

Refurbish the former Social Club in Arnott Close, codesigning renovations with local people

Refurbish the remaining arches in Byron Close Arches

Bring the Titmuss Avenue Office back into use

Explore the feasibility for additional maker space in Titmuss Avenue

#### Renew our commercial portfolio, with a new long-term strategy:

Manage the commercial portfolio

Develop a strategy for improving the industrial and commercial property on offer, bringing forward commercial development opportunities when feasible

#### Pave the way for future growth:

Progress plans for the Waterfront project through the Waterfront Joint Venture

Support the development of a Strategic Business Case for the DLR extension

Review feasibility studies for the Former Golf Course, activate the site in the meanwhile

Explore options for bringing forward the Broadwater Dock development site

Create a long-term strategy for Dashwood Square; animate the space in the meantime

Complete a review of the provision of physical infrastructure

## PROGRESS HIGHLIGHTS



### Completing the first new developments

In West Thamesmead, 66 new homes have been built at The Reach. In partnership with Berkeley Homes, 1750 high quality houses and 57,000 sq.ft of employment space will come forward in the West Thamesmead Gateway site. Over in South Thamesmead, the first 130 new homes and The Nest, the new library and civic centre, have completed and the first residents have moved in.



### Progressing the redevelopment of the South Thamesmead estate

A new masterplan has been created for the Lesnes area in South Thamesmead, which was submitted for outline planning consent. Support was given by residents for the next stage of redevelopment through a successful resident ballot in March 2020.



### Planning for the future

A new Joint Venture partnership has been formed between Peabody and Lendlease for the Thamesmead Waterfront, a new neighbourhood for Thamesmead. This will develop a much needed, vibrant centre that the town deserves.

### Supporting the Moorings Neighbourhood Plan, co-designing new spaces

The Moorings Neighbourhood Forum has become a formally constituted body, and we are working with them to develop new improvements for the area. Renovations on the Moorings former Social Club are starting, funded by the Mayor of London's Good Growth Fund, and co-created in partnership with residents.



## GOAL 3: THAMESMEAD'S LANDSCAPE



We want to make the most of Thamesmead's beautiful natural spaces, improving the quality of the parks and waterways so they can be better used.

### TO ACHIEVE THIS, WE WILL:

**Deliver the 'Making Space for Nature' programme, working with communities to solve Thamesmead's urban challenges with solutions inspired by nature:**

Organise activities for people to get involve with nature and the landscape; including gardening sessions, foraging, habitat building, talks and walks, sports activities, nature trails and gardening kits

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Co-create improvements to public spaces, establish a Nature Forum, run resident-led walks, co-design workshops and design charrettes

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Inspire future designers and horticulturalists and provide green skills training; this will include continue to run at Tump 53, as well as gardening lessons, talks and conferences, citizen science, and community researcher training throughout Thamesmead

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**Create a delivery plan for 'Living in the Landscape', our strategic framework for Thamesmead's Green Infrastructure:**

Launch 'Living in the Landscape' framework and complete feasibility studies for projects under each of the key themes

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Plan our estate management work in line with the new framework, leading to a stewardship approach

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### Making Space for Nature

Working in partnership with the local Thamesmead community, we've been introducing new ways to enjoy our beautiful parks and public spaces. There is now a monthly nature forum and growing group of volunteers, supported by the Thamesmead Gardener in Residence. Together we have been bringing parts of Thamesmead back to life with new planting areas and initiatives to support biodiversity. Moreover, we have reopened Tump 53 as an outdoor learning centre and nature reserve.



### 'Living in the Landscape'

In 2020, we launched an ambitious new framework for Green Infrastructure in Thamesmead, 'Living in the Landscape'. Delivery of the plan is underway, with landscape-led trials, such as 'No Mow May' where we allowed areas of grass to grow and planted wildflowers to support biodiversity; and major improvement projects such as the South Thamesmead Garden Estate project.



## GOAL 4: CULTURE, ARTS & HERITAGE



We will make great culture part of everyday life in Thamesmead, using it to celebrate Thamesmead's identity, raise Thamesmead's profile, and create confidence and excitement in the future.

### TO ACHIEVE THIS, WE WILL:

#### Put Thamesmead on the Map:

Create a compelling place branding and marketing strategy that celebrates Thamesmead, builds confidence, and tells the story of the area's future

Deliver innovative festivals and major events that are specific to the area and raise our ambition and profile

Promote Thamesmead on Film, working to establish Thamesmead as a major filming location

#### Community leadership:

Develop and sustain the monthly Thamesmead Culture Forum

Deliver a community fund in partnership with the Peabody Community Foundation team that supports local cultural activity

Build a network of local delivery partners

Make sure filming in Thamesmead benefits the community

Deliver the annual Thamesmead Festival, in partnership with the community

Curate high quality exhibitions in the TM information hub, showcasing local and regional artists

#### Make Thamesmead beautiful:

Weave public art into our investment plans, including temporary artworks and permanent commissions across the neighbourhoods

#### Make space for culture and homes for artists:

Create a network of cultural venues that are easy to reach and create jobs for local people

Adapt empty or under-used spaces and buildings for cultural uses, including artists' studios, pop-up shops, exhibition venues and cultural event locations

Make provision for culture and artists in our master planning and development schemes

Support partnership with Bow Arts at the Lakeside Centre





### Putting Thamesmead on the Map

Over the last few years Thamesmead has hosted an array of innovative events and projects. This included collaborating with the Tate Modern to host an exciting exhibition called 'Thamesmead Codex' by renowned artist Bob and Roberta Smith – a series of 24 paintings capturing local residents' experiences of life in Thamesmead. The exhibition opened to the public for 10 weeks in the summer of 2021.



### Bringing Communities Together

Over the last three years, local people have co-created the annual Thamesmead Festival - an accessible, friendly, and fun experience that is attended by locals and visitors from afar. We now have a team of 11 residents who are the key decision-makers around the development of the festival, making sure that the interests and needs of the whole community are at the heart of the event.

The Thamesmead Community Fund awards grants from £200 up to £2,000 to individuals and organisations to deliver cultural or community projects to benefit Thamesmead's residents. The money for the fund comes from the fees that Peabody earns through location filming in Thamesmead, and from the Peabody Community Foundation. We have eight people from the immediate community that support us with the decision-making on how the community grants are awarded within Thamesmead. They act as champions for the wider community, are ambassadors for the Thamesmead Community Fund, and provide advice on how to promote the Fund within the local community.

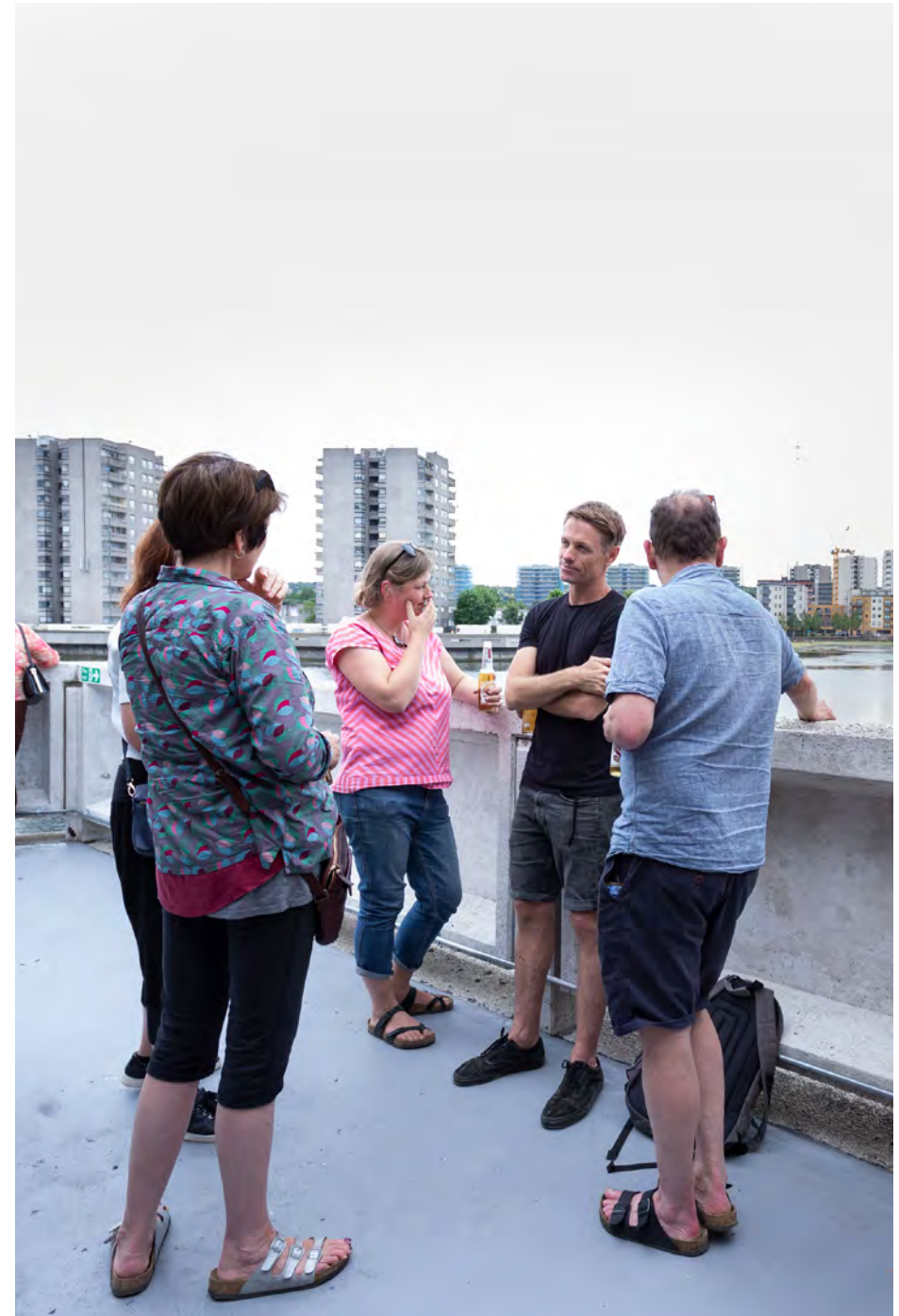
## PROGRESS HIGHLIGHTS



### New spaces for culture

In February 2020 we launched our Cultural Infrastructure Plan for Thamesmead, the first to be published in London. 'A home for culture in London's new town' forms a key part of our long-term strategy and will serve as a blueprint for creating the cultural facilities that Thamesmead must provide to create a culturally rich and vibrant new town for London. 'A home for culture' is based on the principle that culture should be a part of everyday life for Thamesmead's residents and is a vital component of making great places.

New cultural spaces are already opening. Funded by Sadiq Khan's London Economic Action Partnership (LEAP) and Peabody, Bow Arts renovated the iconic Lakeside Centre. As well as breathing new life into the building, the renovation includes a wider partnership of events, school programmes, public art displays and affordable housing for cultural key workers. This amazing building is once again becoming the focus of cultural and community life for residents and visitors to Thamesmead alike.





## GOAL 5: PEOPLE & COMMUNITY



The people of Thamesmead are its greatest asset. We want to support residents to be happier, healthier and wealthier. We will work with organisations across the UK to create local opportunities, support future generations and the most vulnerable, using our facilities as places where people can come together.

### TO ACHIEVE THIS, WE WILL:

#### Provide opportunities to people to improve their financial circumstances:

Continue to deliver our Reconnect service, providing direct support, five days a week

Develop the Thamesmead Portal, giving access to a range of skills, employment and community opportunities

Deliver the Made In Thamesmead programme to support new and established entrepreneurs in the town

Work with our network of partners to offer a variety of opportunities throughout the year

#### Help children and young people achieve their potential:

Support stronger families and a great start for children by working with parents, children's centres, schools and local authorities

Nurture tomorrow's leaders through our Young Ambassador and Young Leader programmes

Support young people to access education, training, enterprise and employment through the delivery of local opportunities and targeted case work for those needing intensive support

## Make Thamesmead an active and healthy community:

Develop opportunities for people to be active and engage in sporting activity

Build on the successes of Now's the Time and design chances to be active into the public realm

Work with public health teams to promote community health & wellbeing. Bring in new services and support reduced instances of poor health across areas of high concern

## Ensure there are exceptional services for all, including the most vulnerable

Ensure existing community spaces are more accessible, well-used and managed

Stimulate growth in the local community and voluntary sectors

Build the capacity and capability of local groups through our community funds

## PROGRESS HIGHLIGHTS



### Employment and skills

We launched a pilot programme with YouthBuild to help young people in Thamesmead complete their education, learn industry-recognised construction skills, develop leadership qualities and contribute positively to their communities.

We've continued to work closely with Thamesmead developers and supply chains to create employment opportunities for residents, in addition to hosting school engagement and open days so that people can learn about local employment and emerging growth sectors.

This has included running the monthly Thamesmead Business Forum, and supporting businesses in the area to grow.





### Children and young people

In the Moorings, we've continue to work with partners on the Children's Community initiative. This year, we launched 'Life in Thamesmead' with the Royal Borough of Greenwich - a research Project which aims to explore the experiences of young people and families living in the area. This will inform much of our work going forward. We've also delivered training courses on pathways to flexible work for local parents with childcare responsibilities.



# A PROFILE OF THAMESMEAD



## THE AREA

Thamesmead is in South-East London, spanning the London boroughs of Bexley and Greenwich: a peninsula on the river Thames that is downstream from Maritime Greenwich, just before Belvedere and Erith, and over the river from Barking Riverside.



The area of Thamesmead measures at around 760 hectares, and Peabody owns around 65% of the land in Thamesmead.

# HISTORY



Thamesmead has its origins in the post-war reconstruction of London. This period presented an opportunity to address the shortage of homes and provide alternative solutions to London's dilapidated inner-city housing.

The publication of the Greater London Plan by Patrick Abercrombie in 1944 shaped the development of London over future decades, including an increasing emphasis on rebalancing the urban population from overcrowded central areas into new suburban developments and satellite towns.

In 1966, the newly-renamed Greater London Council (GLC) approved a draft master plan to deliver homes for 60,000 people over a period of 10-15 years. The original masterplan envisaged creating a mixed-tenure development, of which 35% of homes would be for private sale and 65% owned and managed by the GLC, with supporting infrastructure for a new town. Housing would be developed in three stages and would employ modern industrial methods of construction featuring an on-site factory to manufacture the building materials.

Thamesmead's concrete housing stock and distinctive lakes, canals and green corridors form a lasting reminder of the original GLC development. This included a significant amount of open space for residents to enjoy, homes which would be built above ground level to prevent the risk of flooding and the separation of pedestrians from traffic via a series of interlinked walkways. Surface water would be retained and diverted into lakes and canals leading up to a central riverfront marina which would provide the focal point of Thamesmead.

The 1966 masterplan for Thamesmead was never fully realised due to a multitude of factors - site constraints, reduced funding and political support, insufficient provision of facilities for residents, inconsistency in governance, and wider socio-economic circumstances.

While the new town masterplan is an important feature of the area, there are also many features that predate this, including: The Crossness Pumping Station built by Sir Joseph Bazalgette, which was opened in 1865; Lesnes Abbey, built in the 11th century; and the tumps: mounds of earth which were used as munitions storage for the Woolwich Arsenal during the late 19th and early 20th century, and are now converted to beautiful nature reserves.

In 1985, the government took the decision to abolish the GLC and transferred ownership of Thamesmead to Thamesmead Town Limited (TTL) which was formally established in 1986, following a public vote. The organisation took the form of a private company limited by guarantee with no shareholders, operating as a 'community controlled housing company'.

In 2000, a new governance structure was put into place. This centred on the creation of three independent companies: Gallions Housing Association, to serve as a registered social landlord with responsibility of owning and managing homes; Trust Thamesmead, as a charitable trust with responsibility for community development and regeneration; and Tilfen Land, as a commercial company with responsibility for managing commercial and industrial property (with all dividends being paid to Gallions and Trust Thamesmead as its sole shareholders).

When Peabody brought together these three organisations in 2014, it meant that much of the town's housing, community investment activities and land became owned by a single, well-resourced body for the first time in a generation.

# HOUSING

Of the 16,000 households in Thamesmead, Peabody owns and manages around 5,200 homes.

The area is split into roughly four areas – South, Central, North and West – within which there are nine neighbourhoods. Housing across Thamesmead is varied. Development ranges from the early modernist 1960s concrete homes in the South Thamesmead estate to more traditional suburban housing across north and west Thamesmead, built predominantly in the 1980s and 1990s, with some built later in the 2000s.



# LANDSCAPE

Thamesmead has rich landscape, green spaces and waterways, which includes approximately:

Five neighborhood parks totaling 57 hectares

75 hectares of greenways, pocket parks and other accessible greenspace

25 play areas and MUGAs (multi-use games areas)

Seven kilometers of canals and five lakes

4.8 kilometers of river frontage

50,000 trees

This means that Thamesmead has more than double the amount of green space per person than the London average. Thamesmead’s green infrastructure is a huge asset. There are, however, significant issues including poor access, low use, historically underfunded management and a relatively homogenous character. One very positive result of this is that biodiversity and habitat is rich in some areas where access or management have allowed nature to take its course.



# COMMERCIAL



Peabody's commercial portfolio includes a large number of industrial and retail assets in Thamesmead that were formerly owned by Tilfen Land and a smaller portfolio of retail previously owned by Gallions Housing Association.

These include several commercial development sites:

Veridion Park, a 42-acre site

White Hart Triangle, a development site comprising four separate plots totalling 16 acres

Cross Quarter 2, an interim development site totaling 5.5 acres close to Abbey Wood station.

In addition, there are four industrial estates:

Nathan Way/Broughton Road, an industrial unit comprising 56 units

Hailey Road, an industrial park in East Thamesmead comprising 32 units

Business starter units, 12 starter industrial units

Ground-lease portfolio, 21 units in north and east Thamesmead

There are also mixed-use schemes coming through the development pipeline that will create additional commercial spaces.



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# KEEP IN TOUCH

Peabody has a dedicated Thamesmead regeneration team to deliver the ambitious vision for change in Thamesmead. Led by Executive Director for Thamesmead John Lewis, this team is driving change in Thamesmead alongside partners and in collaboration with the local community.

There's more information on our website at [Thamesmeadnow.org.uk](https://Thamesmeadnow.org.uk)

You can get in touch with the team via email: [Thamesmeadnow@peabody.org.uk](mailto:Thamesmeadnow@peabody.org.uk)

Or call **0800 224 040** or **020 7021 4444**  
To speak to a member of the Thamesmead team



