

HOUNSLOW

LONDON'S BOROUGH OF OPPORTUNITY

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Why Hounslow?



Cllr Shantanu Rajawat
Leader

Hounslow is delivering one of London's most ambitious growth programmes, with a pipeline of 28,800 new homes and 18,000 jobs by 2041.

With Heathrow on our doorstep and unrivalled connections to the capital and global markets, we are uniquely positioned for growth. Businesses here don't just reach London; they connect to the world.

We are driving ambitious, inclusive and sustainable growth at scale. Delivering new homes, building skills, upgrading infrastructure and revitalising our town centres. We are also unlocking fresh opportunities through transformational projects such as the West London Orbital.

Working with partners, we are creating lasting prosperity for our businesses and communities and shaping the next chapter of Hounslow's success.



Cllr Tom Bruce
Deputy Leader and Cabinet Member
for Assets, Regeneration and
Development

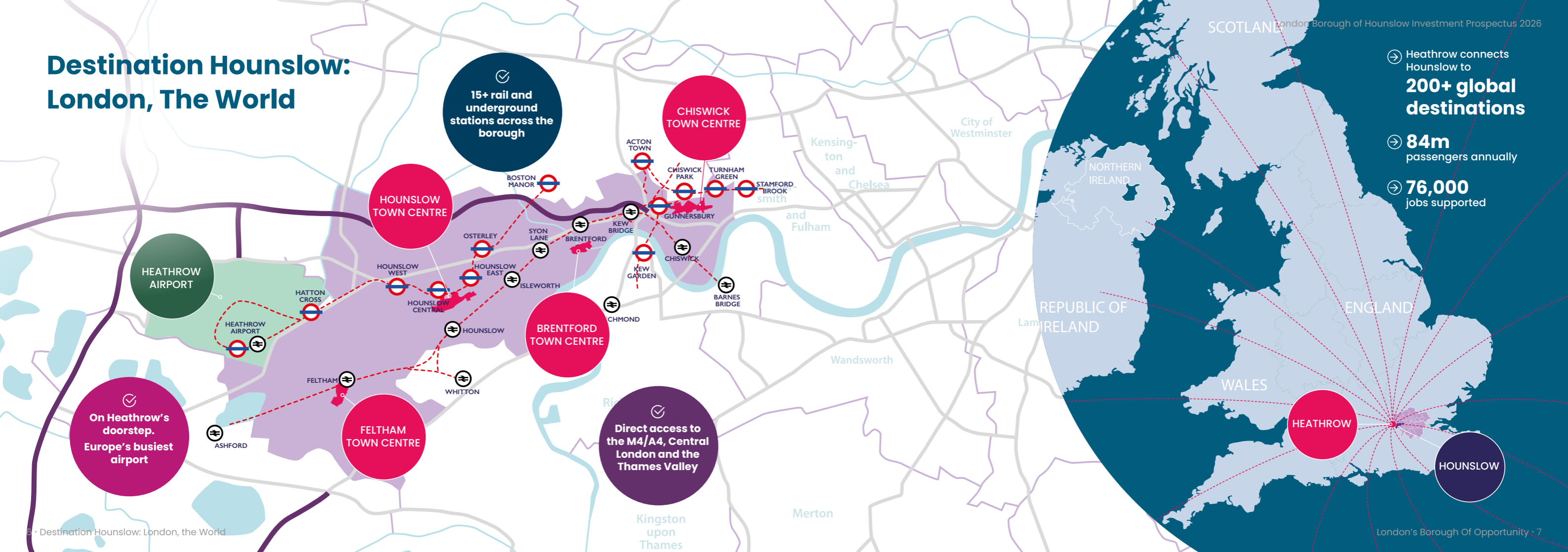
Hounslow's strength lies in its connectivity, diversity and proven delivery. Home to Heathrow – the UK's engine for growth, supporting 76,000 jobs – we connect businesses directly to global markets and create the certainty investors need for long-term investment.

From the Golden Mile's evolution into a leading CreaTech Innovation District to major regeneration in Feltham, we are delivering ambitious, place-led growth across the borough.

Working alongside investors and developers, we turn strategy into delivery, creating high-quality places where businesses and communities can thrive.

Hounslow is open for business and ready to work with partners to deliver what comes next.

Destination Hounslow: London, The World



✓
15+ rail and underground stations across the borough

CHISWICK TOWN CENTRE

HOUNSLOW TOWN CENTRE

HEATHROW AIRPORT

BRENTFORD TOWN CENTRE

✓
On Heathrow's doorstep. Europe's busiest airport

FELTHAM TOWN CENTRE

✓
Direct access to the M4/A4, Central London and the Thames Valley

➔ Heathrow connects Hounslow to **200+ global destinations**

➔ **84m** passengers annually

➔ **76,000** jobs supported

HEATHROW

HOUNSLOW

HOUNSLOW: THE WORLD IN ONE PLACE

People, economy and growth

People

- ➔ **192** languages spoken
- ➔ **300,000 residents**
With 9m London residents on our doorstep

Growth

- ➔ **28,800** new homes by 2041
- ➔ **18,000** new jobs by 2041

Economy

- ➔ **25,500** businesses across every sector
- ➔ **£14.9bn GVA**. 14th largest local authority economy in the UK
- ➔ **c. 43,000** aviation and logistics jobs
- Home to nearly
- ➔ **50% of London's media** production jobs
- Over
- ➔ **73m** visitors annually



Hounslow: A Borough Shaped by Culture

Hounslow brings together four distinct towns – Brentford, Chiswick, Feltham and Hounslow – each with its own character, heritage and role within West London’s growth corridor.

Creativity is in the DNA of the borough and embedded in the Council’s Culture Strategy. From the Golden Mile London and Chiswick House and Gardens to the transforming town centres of Feltham and Hounslow, culture, creativity and commerce combine to shape neighbourhoods and town centres where people choose to live, work and invest.

Championing culture and celebrating our many communities is central to Hounslow’s future. Generations of communities have created a vibrant, global place known for its festivals, food, music and independent businesses.

Today, investment in culture is a priority, driving regeneration through new workspace, creative industries, public realm and community facilities.

Culture is not an add-on. It is a catalyst for inclusive growth, long-term commercial confidence and investor certainty.



Culture in Action: Driving Footfall, Confidence and Investment

With direct links to Heathrow and Central London, Hounslow is emerging as a destination as well as a place to live and work. Food culture, heritage trails, riverside leisure and major events create year-round activity and a strong visitor economy.

Culture is also a competitive advantage, differentiating places, supporting commercial performance and creating locations that investors and occupiers actively choose.

Brentford shows how this translates into delivery. Its waterfront, historic High Street and independent businesses create a distinctive neighbourhood that sustains footfall throughout the week, not just on event days.

At the heart of this transformation is Brentford Football Club and the Gtech Community Stadium, **a catalyst for regeneration and a driver of long-term investment confidence across the Great West Corridor.**



Since the stadium’s delivery, the area has seen:

- Accelerated residential take-up, including Build-to-Rent and for-sale homes
- Stronger food, beverage and leisure performance
- Increased investor demand across the Great West Road, including workspace and hotels

HOUNSLOW

INNOVATIVE INFRASTRUCTURE

Heathrow Airport: An Engine For Growth

GROSS DEVELOPMENT
VALUE (GDV)

£49B

Development timeline:

- 2026–2030 (Phase 1)
- 2030–2035 (Phase 2)
- 2035+ (Operational Expansion)

Sectors:

Aviation, Industrial, Logistics, Hotel and Visitor, Advanced Manufacturing, Life-Sciences, Creative.

Promoter/Landowner:

London Borough of Hounslow, private landowners, institutional partners.

Heathrow Airport is one of the UK’s most powerful economic engines and Europe’s biggest green aviation hub, placing Hounslow at the front door of the country’s international gateway. With Heathrow and Central London on our doorstep, the borough has become a world meeting place for global business.

The Heathrow ecosystem drives year-round demand for logistics, industrial space, hotels, offices, life sciences, advanced manufacturing and creative industries. This is not speculative growth – it is deep, diversified and anchored by global aviation, trade and established occupiers.

As the UK’s largest single-site employer, Heathrow supports 76,000 direct jobs (114,000 supported total) and attracts 84 million visitors a year, creating sustained demand for space, services and investment across the borough.

With land, connectivity and a proactive planning framework already in place, Hounslow is uniquely positioned to capture this growth at scale.



Heathrow’s proximity creates Hounslow’s single largest and most compelling investment opportunity.

The market is already responding. Investors are delivering new logistics hubs, hotels, creative and life science campuses and mixed-use regeneration around key transport nodes, capturing sustained demand from the airport and its global supply chains.

No other location in the UK combines global connectivity, proven occupational demand and development capacity at this scale. For developers and institutional investors, Heathrow-led growth provides long-term certainty, resilient rents and strong absorption, supported by a proactive planning framework and infrastructure already in place.



West London Orbital

Unlocking growth across West London

The West London Orbital (WLO) is a proposed Overground rail extension linking Hounslow and Brentford with Old Oak Common, Brent Cross West and Hendon, providing direct access to HS2 and the wider London network.



A key priority within Hounslow's Transport Strategy, the WLO will improve connectivity, reduce congestion and support more sustainable travel, enabling growth across the borough.

For investors and developers, it is **critical enabling infrastructure**, strengthening access to jobs, talent and markets while supporting higher density development and town centre regeneration.

The West London Orbital will be transformational for growth in Hounslow, connecting people, businesses and investment to London's most dynamic economic corridor

What it delivers

- New Overground rail connectivity
- Faster access to Central and North London
- Direct link to HS2 at Old Oak Common
- Improved access for Brentford and Hounslow

Infrastructure that enables delivery

The West London Orbital (WLO) will play a major role in supporting West London's next phase of growth.

By aligning transport investment with key growth locations, it will **unlock new homes, strengthen town centres and improve access to employment**, ensuring investment is connected, accessible and inclusive.

For Hounslow, the WLO reinforces confidence in long-term delivery, creating the conditions for new places to succeed and for existing communities to benefit.

Hounslow's District Heating Network



Growing with the green

Hounslow is delivering a borough-wide low carbon heat network as part of its wider ambition to grow the green economy and accelerate the transition to net zero.

Using waste heat recovered from Thames Water's Mogden Sewage Treatment Works, the network will provide affordable, decarbonised energy to homes, businesses and public buildings across the borough.

Phase 1 focuses on Isleworth and Brentford, connecting public, commercial and residential buildings and establishing the foundations for **borough-wide expansion**.

Alongside the network, the borough is supporting green innovation and enterprise, including plans for a Green Innovation and Enterprise Hub, with the ambition to double the size of Hounslow's green economy by 2030.

This represents a **£52 million investment opportunity**, combining infrastructure delivery, carbon reduction and long-term commercial demand.

The opportunity

- £52 million investment opportunity
- 8.8km of pipeline in Phase 1
- Potential to heat 3,000+ homes
- Anchor demand from NHS trusts, schools and public buildings
- Scalable network with borough-wide expansion potential

Strategic Energy Partnership Investment Opportunity

A long-term public-private partnership between Hounslow Council and a private partner to design, finance and deliver a borough-wide portfolio of low carbon energy infrastructure, anchored by the district heating network and supported by retrofit and renewable energy.

The opportunity

Hounslow is bringing forward a **£5bn+ pipeline** of investable energy and decarbonisation projects aligned with its Climate Emergency Plan and wider borough net zero ambitions.

The Strategic Energy Partnership (SEP) offers a **phased, programmatic investment platform** to deploy capital and deliver projects at scale, reducing delivery risk and generating stable, long-term contracted revenues through a coordinated borough-wide approach.

Key investment highlights:

- £5bn+ long-term, investable infrastructure opportunity
- Strong public sector partnership with Hounslow Council



Hounslow will undertake early market engagement in **summer 2026** to test market appetite, validate the proposed delivery and governance model and refine the scope and packaging of the initial project pipeline ahead of formal procurement in **2027**.

HOUNSLOW CLUSTERS AND SKILLS



Education and Skills

The skills and workforce businesses need to scale

Hounslow's workforce is a long-term competitive advantage, shaped by a young, diverse population and close alignment between education, training and employer demand.

One in three residents is under 25 and **42% of working-age residents hold degree-level qualifications**, creating a **sustained pipeline of skilled talent** for growth sectors across West London and the Heathrow economy.

A strong network of partners, including the University of West London and West Thames College, delivers industry-aligned courses, apprenticeships and technical training, supplying work-ready graduates directly to local employers.

This talent base supports established and emerging sectors – from aviation and logistics to media, creative and digital industries – with Hounslow's Creative Enterprise Zone, Creative Enterprise West, hosting nearly half of London's television and broadcasting activity.

Alongside this, targeted business support and incubation help start-ups and SMEs launch, scale and create jobs.

What this means for investors

- Large, young and diverse workforce
- Strong graduate and technical skills pipeline
- Industry-aligned education provision
- Access to creative, digital and logistics talent clusters
- Business support that helps firms scale quickly

Hounslow and the University of West London Civic Agreement

A direct talent pipeline for business growth and investment

Hounslow Council's Civic Agreement with the University of West London creates a formal partnership between education, skills and development, ensuring new investment is supported by a reliable, work-ready workforce.

From its Brentford campus, UWL delivers industry-aligned, career-focused courses and supplies graduates and technical specialists directly into local employers across aviation, logistics, health, digital, creative and advanced manufacturing.

With 88% of new jobs expected to require higher qualifications by 2035, this partnership ensures talent supply keeps pace with growth.

Research, incubation and knowledge transfer programmes connect start-ups and scale-ups to workspace, innovation support and local recruitment, helping occupiers grow faster and embed locally.

University expansion is aligned with Hounslow's major growth areas including the Golden Mile and town centres, anchoring mixed-use development and strengthening long-term demand for commercial space.



Connecting Employers with Talent

Opportunity Hounslow links businesses to a skilled, diverse and work-ready local workforce

We partner with employers of all sizes – from global firms to fast-growing SMEs – providing direct access to recruitment support, training and industry-aligned skills provision that responds quickly to business needs.

Working alongside partners including **Heathrow Airport, the NHS, Sky, Brentford FC and Lampton Group**, we support apprenticeships, skills development and clear progression routes that strengthen the local labour market and create sustainable employment.

The result is a **dependable talent pipeline** that boosts productivity, supports business growth and gives investors confidence that companies can scale with the workforce they need.

Creative Growth Sectors

Made for media

Hounslow already hosts one of West London's strongest creative economies with major employers, established studios and a strong local talent base. That means investors do not have to wait for demand, it is already here.

At the heart of West London's fast-growing screen and content industries, the borough supports film, TV, advertising and digital production at scale, with direct access to Central London and Heathrow.

➔ **£1.3bn** worth UK post production and VFX industry

➔ **15-20%** annually growth

➔ **Increasing demand** for affordable editing, sound and studio space

Anchored by global brands

Home to organisations including **Sky, JCDecaux, Warner Bros., SEGA, The Pokémon Company International, TNT Sports and Paramount+**, the borough benefits from established supply chains and collaboration across London's wider media ecosystem.

Together, these anchors create a ready-made platform for further investment, strengthening Hounslow's role as a connected, scalable hub for film, TV and digital content production in West London.



Creative Enterprise Zone

London's largest creative and media growth cluster

Hounslow's Creative Enterprise Zone (CEZ) sits at the heart of the Golden Mile and is one of London's most established hubs for film, TV and digital production. Backed by the Mayor of London and anchored by global broadcasters, studios and media brands, it offers space, infrastructure and demand creative businesses need to scale.

Why it matters for investors

- ➔ Nearly 50% of London's TV and broadcasting jobs located here
- ➔ Largest designated CEZ in the capital
- ➔ Established occupiers and supply chains already in place
- ➔ Immediate opportunities for workspace, studios and mixed-use development
- ➔ Direct link to the Golden Mile growth corridor



Nearly 50% of London's media production jobs are based in Hounslow

Heathrow Supply Chain



Where proximity drives performance

Hounslow sits next to Heathrow Airport, with direct access to Central and West London. It is one of the UK's strongest locations for airport-linked logistics and supply chain businesses.

For time-critical operators, being close to the airport means faster turnaround, lower costs and simpler operations, creating consistent demand for logistics, freight, catering, engineering and specialist services.



A demand base that is built to last

Heathrow is one of the UK's largest employment engines, supporting thousands of jobs and generating consistent local spending power. This concentration of activity underpins long-term demand for commercial space and mixed-use development across the borough.

As the airport continues to grow, Hounslow benefits directly, creating a strong and resilient pipeline of occupiers tied to global trade and connectivity rather than short-term cycles.



Heathrow's supply chain is boosted by the talent and expertise local businesses can provide, and the departure boards list more than 200 destinations ready and waiting for daily opportunities to trade and invest. As the UK's gateway to growth, Heathrow expansion will deliver even more jobs, trade and investment opportunities across Hounslow and beyond."

Becky Coffin, Communities and Sustainability Director



Food and Drink

Scaled production, logistics and global reach

Hounslow brings together established food and drink manufacturers, modern industrial space and a skilled workforce, with immediate access to **Heathrow**. It's one of London's strongest locations for **production and distribution**.

Businesses locate here to scale – from manufacturing and packaging to cold storage and last-mile logistics – with fast routes to UK and international markets.

A proven industrial ecosystem

Global brands including Pladis, Asahi, Fuller's, Starbucks, Pernod Ricard, Lindt & Sprüngli and Mizkan already operate here, showing the depth and maturity of the local cluster.

This concentration supports jobs, strengthens supply chains and creates steady, **long-term demand** for modern industrial and logistics space.





Visitor Experience and Destination Economy

Hounslow is emerging as one of **West London's most compelling visitor and leisure destinations**, combining heritage estates, premier league sport, riverside landscapes and globally renowned attractions including Royal Botanic Gardens Kew, UNESCO World Heritage site. Together, these assets attract **millions of visitors** annually and create strong opportunities for investment in hotels, cultural venues, food and beverage and experiential retail.

Gunnersbury Park & Museum anchors a programme of major festivals and events, supported by destinations such as Chiswick House & Gardens, Osterley Park & House, Syon Park and the London Museum of Water & Steam, alongside the Thames and Hounslow Heath and the Gtech Community Stadium. These assets drive **year-round footfall**, conferences and entertainment, sustaining demand across the local economy.

Excellent connectivity – adjacent to Heathrow and served by rail, Underground and road links – positions Hounslow to capture both international and domestic markets, supporting consistent demand for accommodation and high-quality visitor experiences.

Investing in culture

Investing in culture is a clear priority. A new Cultural Strategy will shape an even richer visitor offer, supporting investment in new and improved facilities, enhanced programming and creative infrastructure and unlocking further opportunities across the visitor economy.

Royal Botanic Gardens
Kew


SYON PARK


GUNNERSBURY
PARK & MUSEUM


London
Museum
of Water
& Steam


MUSICAL
MUSEUM


CHISWICK
HOUSE & GARDENS

HOUNSLOW

INVESTMENT AND DEVELOPMENT

London's Borough of Opportunity

Hounslow offers one of London's **largest pipelines** of deliverable, investable sites, backed by strong demand, policy certainty and long-term growth.

Anchored by **Heathrow Airport** and exceptional connectivity to Central London and global markets, the borough is delivering large-scale, place-led regeneration across its town centres and growth corridors. Major schemes are already underway, supported by adopted planning frameworks, public sector leadership and committed infrastructure investment.

From the Golden Mile and Brentford to Future Feltham and Hounslow Town Centre, opportunities span mixed-use, industrial and commercial development at **institutional scale**.

Together, this creates a compelling investment offer:

- **Clear priorities**
- **Strong fundamentals**
- **Opportunities ready now and over the long term**

Explore live opportunities and upcoming sites.

Contact Opportunity Hounslow to arrange a developer and investor briefing.

Investable Locations

➔ Destination Brentford

Visible regeneration is underway with projects such as The Brentford Project reconnecting the town centre with the waterfront and creating a distinctive riverside destination.

- £820m GDV mixed-use programme
- 876 homes delivered, with c.1,000 more homes and 700 jobs to follow
- New leisure, retail, workspace and public realm

➔ Future Feltham

Feltham is entering its next phase of growth through the Future Feltham Investment Framework, unlocking major sites, housing and infrastructure delivery.

- £950m town centre regeneration
- Up to 3,000 homes and 9,000 jobs
- Transformation of the former MoD site into London's first green intergenerational neighbourhood

➔ Golden Mile London

One of the UK's most significant growth corridors between Heathrow and Central London, repositioned as a leading CreaTech and Innovative District.

- £7.5bn GDV pipeline
- Up to 14,000 homes and 25,000 jobs
- Step-change connectivity via West London Orbital

➔ Hounslow Town Centre

The borough's Metropolitan Centre and civic heart, focused on mixed-use growth that strengthens retail, leisure and residential uses.

- £1.45bn regeneration pipeline
- 10 development sites, 3,100 new homes and 1,800 new jobs
- Excellent connectivity and established catchment

Golden Mile London

GROSS DEVELOPMENT
VALUE (GDV)

£7.5B

- Up to 14,000 new homes and 25,000 jobs
- CreaTech and Innovation District
- Step-change connectivity via West London Orbital

Sectors:

Living and residential, Education and skills, Creative and technology, Leisure and culture, Office and workspace

Promoter/Landowner:

Hounslow Council, Private

Background

The Golden Mile London is a 4km strategic growth corridor between Heathrow and Central London, anchored by an established business base and strong public sector leadership.

Vision

To transform the Great West Road corridor into West London's leading CreaTech and Innovation District, delivering new homes, employment space, skills, culture and high-quality public realm.

The opportunity

Hounslow Council's Golden Mile Investment Framework sets out a clear, coordinated 15-year programme of mixed-use regeneration that unlocks significant residential, commercial and workspace sites, supported by infrastructure investment and growing occupier demand.





Why the Golden Mile?

Investment proposition

Golden Mile offers one of London's largest mixed-use regeneration opportunities, delivering long-term, place-based returns supported by strong fundamentals and institutional grade scale:

- Strategic location between Heathrow and Central London
- Established global occupiers including Sky and JCDecaux
- Proven demand for CreaTech, workspace and residential uses

Connectivity

- Direct access to the A4/M4 corridor
- Elizabeth Line and national rail connections nearby
- Proposed West London Orbital unlocking step-change access

Delivery and infrastructure

- 15-year Investment Framework in place
- Major public realm and green infrastructure improvements
- Private and public-sector led coordination and phased delivery programme

A nationally significant CreaTech and Innovation District with scale, certainty and long-term growth

Future Feltham

GROSS DEVELOPMENT
VALUE (GDV)

£950M

- Up to 3,000 new homes and 9,000+ jobs
- Town centre-led mixed use regeneration
- Direct links to Heathrow, London and the South East

Sectors:

Residential, Forces First
Accommodation, Leisure and Culture,
Employment and Industrial

Promoter/Landowner:

Hounslow Council, Ministry of Defence,
Private

Background

Feltham is entering a new phase of growth, guided by the **Future Feltham Investment Framework** and supported by coordinated public sector leadership and long-term infrastructure investment.

Vision

To transform Feltham into a **thriving metropolitan centre**, anchored by the **Ministry of Defence site** as London's first truly green intergenerational neighbourhood. Feltham will be placed at the heart of West London's economic engines, from Heathrow and green logistics to the creative and food sectors.

The opportunity

A town centre led, mixed-use regeneration programme bringing forward residential, employment and community uses at scale, creating long-term, place-based investment potential.





Feltham offers a town centre scale regeneration opportunity delivering long-term, place-based returns

Why Feltham

Investment proposition

Feltham offers a rare town-centre scale regeneration opportunity delivering long-term, place-based returns with strong public backing and investor certainty.

Scale and capacity

- Up to 3,000 new homes
- 9,200 jobs supported
- 25,000 m²+ commercial and employment space

Connectivity

- Direct rail access to Heathrow and Central London via Feltham station
- Proposed Elizabeth line and Heathrow Southern Rail enhancements
- Excellent road links across West London and the South East

Delivery and infrastructure

- Significant committed public investment in the station and town centre
- £31m+ already invested, with further funding secured
- Phase 1 sites delivering early homes and mixed-use development

Early opportunities

Phase 1 Accelerator sites provide early, deliverable opportunities with potential for **over 1,580 homes**, alongside employment, community, leisure and cultural uses.

Strategic pipeline

Pipeline includes: MoD (c.1,400 homes and employment space), Assembly Hall (85+ homes), Royal Naval site, High Street regeneration and multiple mixed-use town centre plots.

Destination Brentford

GROSS DEVELOPMENT
VALUE (GDV)

£820M

- Major mixed-use waterfront and town centre growth
- New homes, workspace, leisure and cultural destinations
- Direct links to Heathrow, Central London and the Thames corridor

Sectors:

Residential and Build-to-Rent, Creative and Maker Space, Life Sciences and Digital, Leisure and Culture, Town Centre Retail, Employment and Industrial, Hospitality and Visitor Economy.

Promoter/Landowner:

Hounslow Council, NHS Property Services, private landowners, institutional partners.

Background

Brentford is one of West London's most dynamic town centres, strategically located between Heathrow, Central London and the Thames corridor. Significant recent investment in housing, public realm and leisure has repositioned Brentford as a growing residential and commercial destination.

Vision

To create a vibrant, waterside neighbourhood and town centre that brings together new homes, workspace, culture and leisure uses. Reconnecting the high street, the river and surrounding communities through high-quality public realm and sustainable design.

The opportunity

The masterplan coordinates a pipeline of mixed-use and residential-led sites across the town centre and waterfront, supported by public realm improvements and infrastructure.

We are seeking development and investment partners to bring forward deliverable phases through joint ventures and long-term partnerships.





A connected, design-led neighbourhood bringing together homes, jobs and public realm

Why Brentford?

Investment proposition

Brentford offers town centre and waterfront regeneration at scale, combining strong residential demand, commercial growth and placemaking within an established West London market.

Scale and capacity

- Six masterplan opportunity sites
- Capacity for 1,000+ new homes
- Commercial space supporting 700 new jobs
- Mixed-use town centre and waterfront development

Delivery momentum

Major development momentum in Brentford Town Centre underway with a multi-phase Brentford Project (Ballymore) delivering 876 new homes, a new cinema and 50 commercial/retail units.

Connectivity

- National Rail to Waterloo and Central London
- Close to Heathrow and the M4 corridor
- Strong bus, cycling and walking connections

Delivery and infrastructure

- Council-led masterplan and land coordination
- Public realm and waterfront improvements
- Phased, deliverable sites
- Flexible partnership routes: JV, development agreements, long-term investment

Hounslow Town Centre

GROSS DEVELOPMENT
VALUE (GDV)

£1.45B

- 10 development sites, 3,100 new homes and 1,800 new jobs
- Metropolitan Centre serving Heathrow and West London
- West London Orbital unlocking step-change connectivity

Sectors:

Mixed-use town centre regeneration, Residential (Build to Rent and for sale), Leisure, culture and evening economy, Retail and town centre commercial, Civic, public realm and community uses

Promoter/Landowner:

Hounslow Council, private landowners, institutional partners.

Background

Hounslow Town Centre is designated a Metropolitan Centre in the London Plan and already serves as West London's gateway between Heathrow and Central London. Strong transport links, a diverse local economy and sustained public investment provide a solid foundation for long-term growth.

Vision

To transform the town centre into a vibrant, mixed-use destination delivering new homes, jobs, culture and high-quality public spaces, creating a lively, inclusive and resilient urban heart for West London.

The opportunity

Hounslow Town Centre offers development and investment partners a rare opportunity to bring forward residential-led mixed-use schemes, supported by proactive Council leadership, clear planning frameworks and flexible partnership structures.





Why Hounslow?

Investment proposition

A coordinated regeneration programme to deliver:

- 10 development sites, 3,100 new homes and 1,800 new jobs
- Significant commercial, retail and leisure floorspace
- Public realm, civic and cultural improvements
- Phased delivery aligned with enhanced orbital and rail connectivity

Connectivity

- Two Piccadilly Line stations
- National rail services via Hounslow Station
- Direct access to Heathrow and Central London
- Proposed West London Orbital unlocking new orbital and regional connections

Delivery and infrastructure

- Phased delivery from 2025 onwards
- Major public realm and town centre improvements underway
- Active Council land assembly and planning framework
- Proven delivery momentum with committed public investment
- Multiple partnership routes: JV, development agreements, long-term investment

A Metropolitan Centre ready for investment, delivery and long-term growth

New Generation Affordable Housing

New homes by 2041:

28,800

Delivering modern, sustainable homes for Hounslow's future

Sectors:

Mixed-use town centre regeneration, Residential (Build to Rent and for sale), Civic, public realm and community uses

Promoter/Landowner:

Hounslow Council, private landowners, institutional partners

Hounslow's housing programme focuses on deliverable, place-based regeneration across town centres, the Golden Mile and key transport corridors, linking new homes directly to jobs, infrastructure and long-term growth.

The Council takes a pragmatic, partnership-led approach, combining direct development, acquisitions and joint ventures to accelerate supply and reduce risk. As both planning authority and major landlord, it provides planning certainty and the expertise to unlock sites at scale.

A new generation of affordable homes is being delivered to meet real local need – prioritising family housing, genuinely accessible homes and specialist accommodation – supported by a clear Hounslow Housing Standard.

With 16,000 existing homes and over 2,300 recent affordable completions, the borough has a proven track record of delivery.



Why it matters for investors

- Structural demand from jobs and population growth
- Regeneration focused around transport and employment hubs
- Clear planning framework aligned to the London Plan
- Multiple delivery routes (JV, S106, forward funding, acquisitions)
- ESG aligned neighbourhoods with secure, long-term income

HOUNSLOW OPPORTUNITY SITES

Brentford Fountain Leisure Centre

Leisure-led town centre regeneration opportunity

Background

The existing Brentford Fountain Leisure Centre is reaching the end of its operational life, creating the opportunity to deliver a new, modern and energy efficient facility while unlocking a prominent council-owned site in the heart of Brentford.

The opportunity

A prime town centre location with potential for mixed-use redevelopment, combining a high-quality new leisure centre with residential and complementary uses to create a more active, inclusive and sustainable neighbourhood.

The ask

- New wet and dry leisure centre with pools, gym, studios and flexible community space
- Step-free, inclusive design improving accessibility for all users
- Modern, future-fit facilities that support health, wellbeing and community activity
- Net zero and high energy efficiency standards
- Scope for residential and supporting commercial uses alongside leisure provision

Planning Status Designate Use:

- Leisure (E(d))/F2(d))
- Residential (C3)
- Limited Retail (E(a-c))



Brentford Police Station

Affordable homes and a new cultural anchor in Brentford town centre

Background

A prominent town centre site owned by Topland, with full planning permission secured for a mixed-use redevelopment delivering affordable housing alongside the replacement of Brentford's existing arts and cultural venue, positioning the site as a catalyst for positive change in the town centre.

The opportunity

Transform the former Brentford Police Station into an active, mixed-use destination that delivers new homes, a modern cultural facility and enhanced public realm, increasing footfall and supporting the long-term High Street vitality.

The ask

- Up to 105 affordable homes
- Replacement arts and cultural venue (shell and core)
- Active ground floor uses to animate the town centre
- Enhanced public realm and wayfinding
- A long-term civic anchor that supports regeneration

Planning Status Designate Use:

- Delivery in partnership with landowner Topland
- Full planning permission in place (subject to S73 updates)
- Residential (C3) and cultural/commercial uses

- Cultural/commercial space leased to the Council
- Disposal and delivery route progressing



Albany Riverside

Prime riverside residential opportunity

Background

A prominent waterfront site overlooking the River Thames and Kew Gardens, jointly owned by the Council and Topland Group, with planning permission secured for a residential-led mixed-use redevelopment including homes, commercial space and public realm improvements.

The ask

- Deliver 200+ private residential homes
- Ground floor commercial and active uses
- High-quality design and public realm
- Partner to bring the scheme forward for market delivery

Planning Status Designate Use:

- Full planning permission in place (subject to Section 73 updates)
- Commercial space and public realm secured
- Joint disposal with Topland progressing
- Delivery targeted from 2025

The opportunity

Transform this highly visible riverside location into a landmark neighbourhood that strengthens Brentford town centre, complements the Police Station and Arts Centre schemes and drives long-term value and footfall along the waterfront.



Charlton House and Albany House

Consent secured for 211 high-quality council rent homes in Brentford

Background

A vacant Council-owned estate in a prime Brentford location, identified for renewal to deliver modern, energy efficient homes and high-quality public realm.

- Built to Passivhaus standards for low energy use and long term value
- Over 1,000 sqm commercial and community space
- New public realm, play space and pedestrian routes through the site

Planning Status Designate Use:

- Full Planning permission in place
- Minor Material Amendment (S73) submitted to optimise delivery
- Site positioned to progress delivery

The opportunity

A fully consented, ready-to-deliver scheme that will provide new affordable housing while supporting the wider transformation of Brentford town centre alongside the Ballymore Brentford regeneration.

The ask

- 211 new council rent homes (100% nomination rights to the Council)
- Mix of 1-4 bed family homes – 83 x 1 bed, 73 x 2 bed, 44 x 3 bed, 11 x 4 bed



Commerce Road

Cleared canal-side site delivering 124 affordable homes

Background

A cleared and remediated development site identified by the Council for affordable housing delivery, forming part of a wider 450-home regeneration scheme and meeting modern building regulation standards.

- 100% nomination rights for the Council
- Mix of 1-4 bed family homes – 31 x 1 bed, 56 x 2 bed, 31 x 3 bed, 5 x 4 bed

High-quality design integrated with the wider masterplan

The opportunity

Deliver a high-quality, canal side residential development in a well-connected Brentford location, creating a new affordable neighbourhood with strong placemaking and public realm improvements.

The ask

- Delivery partner to develop up to 124 affordable homes (Social Rent)

Planning Status Designate Use:

- Outline permission secured
- Affordable residential use secured through S106 agreement
- Progressing full planning permission
- Close to Brentford town centre, transport links and canal frontage



Convent Way

Large-scale estate regeneration delivering 878 new homes

Background

Identified by the Council as a priority estate regeneration programme, Convent Way will replace ageing housing stock with a high-quality, sustainable neighbourhood. The estate currently accommodates c.244 council tenants and 141 leaseholders, with a phased approach enabling residents to remain locally throughout regeneration.

The opportunity

A major partnership opportunity to deliver a comprehensive, multi-phase redevelopment alongside Hounslow Council.

The ask

- 878 new homes
- 35% affordable homes

- Mix of 1-4 bed homes – 411 x 1 bed, 305 x 2 bed, 148 x 3 bed, 14 x 4 bed
- Improved public realm and community infrastructure
- Phased delivery over 10-15 years, providing a sustained pipeline

Planning Status Designate Use:

- Hybrid planning approach
- Detailed Phase A: c117 homes
- Outline for remaining phases: c.760 homes
- Development partner sought to progress submission and delivery



Hanworth Park House

Outline consent for 120 affordable homes within a wider 300-home regeneration

Background

A Council-owned site at the heart of Hanworth forming part of a wider regeneration and restoration programme centred on Hanworth Park House and surrounding parkland.

The opportunity

Deliver 120 new affordable homes in a prime green setting while supporting the wider transformation of Hanworth and Feltham. The scheme combines housing delivery with heritage restoration, public realm improvements and mixed-use development.

The ask

- Up to 120 affordable homes with 100% nomination rights to the Council
- Mix of 1-4 bed family homes – 32 x 1 bed, 52 x 2 bed, 32 x 3 bed, 4 x 4 bed
- Part of a wider 300-home masterplan
- Improved parkland and public realm
- Opportunity to restore Hanworth Park House and bring it back into active use
- Mixed-use and private housing delivered alongside affordable provision

Planning Status Designate Use:

- Outline planning permission secured
- Site ready to progress with development partner



Ministry of Defence site

London's first truly green intergenerational neighbourhood

Background

Hounslow Council, the Ministry of Defence and the Greater London Authority will work together to deliver a major regeneration project on MoD land in Feltham. This once in a generation opportunity is a centrepiece of the Future Feltham Investment Framework that will unlock the borough's largest brownfield site and transform it into London's first truly green, intergenerational neighbourhood.

The opportunity

Deliver much needed affordable homes, employment, green space and community facilities, setting a benchmark for sustainable placemaking in the capital.

The ask

- Over 1,300 new homes
- Over 4,300m² employment space
- 11,300m² community space
- Green space and leisure

Planning Status Designate Use:

- New tripartite partnership to accelerate delivery via MoU signed in Sep 2025
- Pre-Site Planning commenced Nov 2025
- Vacant possession anticipated in Spring 2028



HOUNSLOW DEVELOPMENT SHOWCASE

Delivered by Areli Property Group | A first for London

The London Motorsport Campus, Chiswick

The London Motorsport Campus is a transformational 1 million sq ft mixed-use district in West London. The capital's first dedicated hub for motorsport, advanced mobility and performance technology.

Blending workspace, education, leisure and residential uses, the campus creates a distinctive investment destination anchored by a globally recognised sector, supporting long-term demand for innovation, skills and experience-led places.

At its core is the landmark **Technology Showcase**, a flagship public venue delivered with a world-leading motorsport partner. This will act as the campus's engine room, hosting immersive exhibitions, product launches, testing programmes and corporate events to drive year-round footfall and corporate and international profile.

Flexible commercial floorspace will accommodate OEMs, engineering firms, digital innovators and start-ups, alongside specialist training facilities and university partnerships, creating a strong pipeline of future talent.

The masterplan centres on **Hudson Square**, a major new civic space designed for events and everyday community life. New homes, student accommodation, retail, food and beverage and leisure uses will establish a vibrant day-to-night economy.

More than a real estate scheme, the campus is a **platform for economic growth**, supporting green mobility, apprenticeships and inward investment while regenerating a strategic West London site.

With **excellent transport connectivity and phased delivery**, London Motorsport Campus offers investors the opportunity to back a **new sector-led neighbourhood with global reach**.

Project Information

Project Promoters

→ Hadley Property Group

Scale

→ £1bn

GDV Sector

→ Mixed-use

Location

→ Brentford,
Hounslow

Planning Status

→ Approved

Delivered by Berkeley Group
A major mixed-use neighbourhood for Chiswick

Chiswick Gardens, Chiswick

Chiswick Gardens will transform the existing Sainsbury's site into modern mixed-use neighbourhood combining a new flagship food store with high-quality homes and improved public spaces.

In July 2025, Sainsbury's partnered with St James, part of the Berkeley Group to bring forward proposals that enhance the current store while delivering new homes, landscaped gardens and a better street environment.

Located between Chiswick Park Station and Chiswick High Road, the site represents **the largest place-led regeneration opportunity in Chiswick**, positioned to strengthen the town centre and create a more welcoming arrival.

The emerging Local Plan allocates the site for a **minimum of 300 homes**, alongside a replacement store designed to meet modern retail formats and omni-channel demand, with improved layouts, access and servicing.

Sainsbury's and the Berkeley Group have a proven track record including Smithfield Square (Haringey) and Silkstream (Barnet), demonstrating their ability to deliver complex mixed-use neighbourhoods at scale.

Plans are at an early stage, with **public consultation commencing in February 2026**. Continuity of trade will be maintained throughout construction via a temporary on-site store.

The vision is to transform a dated and underutilised supermarket into a **vibrant, sustainable neighbourhood**, delivering new public realm, active ground floor uses and long-term investment into Chiswick Town Centre.

Project Information

Project Promoters
→ Berkeley Group

Scale
→ 1.8 hectares

GDV Sector
→ Mixed-use

Location
→ Chiswick,
Hounslow

Planning Status
→ Pre-application

Delivered by Areli
Property Group
A major mixed-use
neighbourhood on
the Golden Mile



Brentford Works represents a £500m investment and is a flagship development project within the Golden Mile, which we all believe will be the next major regeneration district in London. The potential of the Golden Mile and a shared commitment between Areli and LBH to deliver the highest quality development, makes the borough a significant and attractive location for investment.”

Rob Tincknell
Founder and CEO, Areli Group

Brentford Works, Brentford

Brentford Works is one of West London’s most significant regeneration opportunities, delivering a new live-work neighbourhood that will strengthen Brentford’s economy and the wider Golden Mile corridor.

The scheme transforms an underused brownfield site into a vibrant, mixed-use quarter within the Great West Corridor Opportunity Area, creating new homes, jobs and public life.

The development will deliver 856 new homes, including 35% affordable housing, alongside 7,000 sqm of commercial and workspace, with a dedicated proportion offered as discounted affordable space to support local businesses. At its heart will sit 1.5 acres of high-quality public realm, anchored by the new Golden Mile Square, a civic space designed for everyday use, events and community life.

Brentford Works is conceived as more than housing. The project will support 230-417 long-term jobs, generate an estimated £14.9 million annual uplift in local spending and contribute £20 million through the Community Infrastructure Levy.

Flexible maker units, cafés and creative workspaces will build on Brentford’s heritage of craft and production, strengthening the town’s independent economy.

Connectivity is fundamental to the vision. The scheme safeguards land for the future Lionel Road station on the proposed West London Orbital, linking Brentford to Old Oak Common, HS2 and the wider network. New pedestrian and cycle routes, including a landscaped Clean Air Route, will improve access to Gunnersbury Park and integrate the site into the surrounding neighbourhood.

Design quality and sustainability underpin the approach, with generous planting, tree-lined streets and courtyards. The project targets BREEAM Excellent, delivers 24% Biodiversity Net Gain and achieves 67% better carbon performance than baseline standards. The Grade II listed Brentford Fountain will be relocated to a prominent setting, celebrating local heritage.

Project Information

Project Promoters

→ Areli Property Group

Scale

→ £500m+

GDV Sector

→ Mixed-use

Location

→ Brentford, Hounslow

Planning Status

→ Approved

980 Great West Road, Brentford

980 Great West Road is one of West London’s largest regeneration opportunities, delivering a new mixed-use Brentford neighbourhood with around 2,300 homes, 320,000 sq ft of commercial space and over 60% public realm – creating long-term, resilient value for investors and the community.

Hadley Property Group acquired the former GSK Headquarters in November 2023 and is progressing a landmark masterplan to transform this strategic site into a vibrant destination for Brentford, reconnecting the area to the wider Golden Mile and unlocking significant public value.

At full build-out, the scheme will deliver around 2,300 new homes, including 35% affordable housing, alongside commercial, retail and community uses that support long-term growth, employment and planning certainty – a critical factor for successful delivery in London.

More than 60% of the site is dedicated to public realm, opening the site to Brentford for the first time and creating a permeable, people-focused neighbourhood with strong identity and connectivity.

The masterplan is structured around four distinct public spaces – Arrival, Central, Underside and Riverside – connecting key edges including the M4, the River Brent and Boston Manor Park and forming a clear framework for delivery.

Commercial and community activation is central to the offer, with over 320,000 sq ft of commercial, retail and community space, designed to support flexible workspace, local enterprise and everyday services.

The proposals prioritise sustainability, active travel and green infrastructure, supporting a greener, healthier neighbourhood and long term operational resilience.

Project Information

Project Promoters

→ Hadley Property Group

Scale

→ £1bn+

GDV Sector

→ Mixed-use

Location

→ Brentford, Hounslow

Planning Status

→ Registered



Hounslow’s willingness to engage, its focus on partnership, and its pragmatic, collaborative approach are evident across the borough through very strong officer and member teams. The authority’s ability to identify and shape a shared vision for the future of Brentford, and then drive towards it with partners, has been exemplary. It is a borough committed to creating lasting places, and an environment that supports long-term work and investment.”

Matt Griffiths-Rimmer
Communications and
Impact Director, Hadley Property Group

Delivered by Hadley Property Group
A landmark mixed-use neighbourhood for Brentford

Delivered by EWL Living
A landmark regeneration neighbourhood for Brentford

Project Information

Project Promoters
→ EWL Living

Scale
→ 1.61 hectares

GDV Sector
→ Mixed-use

Location
→ Brentford,
Hounslow

Planning Status
→ Approved



Griffin Park is a place full of memories for Brentford fans and local residents, and we're proud to be turning it into a neighbourhood that honours its legacy while looking to the future. With planning now approved, we're excited to get started and deliver new homes, green space, and better connections for the community."

Robin Goodlet
Managing Director, EWL Living

Griffin Park, Brentford

A landmark regeneration opportunity transforming the historic former home of Brentford Football Club into an ambitious new neighbourhood delivering new homes, green space and long term social and economic value for Brentford.

EWL Living has already delivered over 1,000 new homes across Hounslow, including the Gtech Community Stadium, and is now bringing forward the comprehensive redevelopment of Griffin Park and neighbouring plots to create a high quality residential-led community with improved connections, public realm and local infrastructure. Two further phases are coming forward, including the redevelopment of Griffin Park itself and Duffy, delivering 443 additional homes and completing the wider masterplan.

Planning approval will transform the former stadium into a vibrant mixed community, delivering 149 new homes in this phase, including a mix of sizes and tenures with affordable homes available through discounted market sale, helping more local residents get onto the property ladder, alongside new green space and improved pedestrian routes.

Developed in partnership with the community and the Council, the proposals reflect local priorities and support inclusive growth, with significant Community Infrastructure Levy contributions helping fund schools, services and local infrastructure.

The neighbourhood will also be greener and more sustainable, incorporating biodiversity net gain, extensive planting, solar panels, electric vehicle charging and low carbon energy systems to reduce carbon emissions by 60% and enhance long term resilience.

A new community park will sit at the heart of the scheme, including:

- A central space that celebrates Griffin Park's football legacy
- 100+ new trees and wildlife-friendly planting
- Open green areas for families and recreation
- Safe, landscaped walking routes connecting surrounding streets

EWL is committed to delivering inclusive growth and local opportunity. To date, initiatives have supported:

- 150+ residents with employment advice
- 102 people through pre-employment training
- 186 people receiving careers support
- 54 work placements and 64 jobs secured
- 21 local apprenticeships
- 2,000+ students engaged through schools and careers outreach

Delivered by L&G

A next-generation industrial and logistics hub for West London



Firestone LDN, Brentford

Firestone LDN is a state-of-the-art Grade A urban logistics and headquarters facility in the heart of Brentford, delivering future-ready space for advanced manufacturing, distribution and CreaTech businesses, with exceptional connectivity to Heathrow, Central London and the national motorway network.

Firestone LDN provides 89,904 sq ft (8,352 sq m) of high-quality industrial and workspace accommodation, designed to meet modern occupier demands with generous clear heights, level access loading, secure yards and flexible office space. The scheme combines heritage-inspired Art Deco character with contemporary performance standards to create a distinctive, long-term business location.

Sustainability is embedded at the core of the development targeting **BREEAM Excellent**, reflecting a strong commitment to sustainable construction, responsible materials and long term environmental performance, including biodiversity net gain, rainwater harvesting and extensive green infrastructure.

It will also achieve EPC A+, supported by rooftop solar PV, 17 EV charging points and 62 secure cycle spaces, enabling low carbon operations and meeting the expectations of modern occupiers.

Fronting the A4 Great West Road and just 0.5 miles from Junction 2 of the M4, Firestone LDN sits at the gateway between Central London and Heathrow. Over 2.8 million people live within a 30-minute drive, providing strong access to labour and last-mile markets.

Firestone LDN delivers more than floorspace. It offers a high quality, well connected environment that supports productivity and underpins long term occupier and investment confidence.

Key facts

- 89,904 sq ft Grade A industrial space
- BREEAM Excellent / EPC A+
- 0.5 miles to M4 Junction 2
- 2.8m people within 30 minutes

Project Information

Project Promoters
→ L&G

Scale
→ £45-50m

GDV Sector
→ Industrial

Location
→ Brentford,
Hounslow

Planning Status
→ Completed



Through strong partnerships, we're delivering not only much-needed housing but also significant benefits for the local neighbourhood, including new green spaces, community facilities and improved infrastructure. We're doubling greenery across the site, planting over 400 trees, and enhancing key pedestrian routes to make the area healthier and more connected. This is a landmark development that will leave a lasting positive impact."

Paul Vallone,
Divisional Chairman, Berkeley

Project Information

Project Promoters
Berkeley Group

Scale
→ 2,150 homes

GDV Sector
→ Mixed

Location
→ Brentford,
Hounslow

Planning Status
→ Approved

Delivered by Berkeley Group
A new green neighbourhood for the
Golden Mile

Syon Lane Future, Brentford

Syon Lane Future is one of the largest place-led regeneration opportunities on the Great West Corridor, being delivered by St Edward, the Berkeley Group's regeneration specialist, transforming two brownfield retail parks into a new green neighbourhood of homes, jobs and public space.

The comprehensive redevelopment Osterley Place (Tesco) and Syon Gardens (Homebase) will deliver **over 2,150 high-quality, open-market and affordable homes**, including 35% affordable housing, alongside a modernised Tesco store, community facilities, workspace, local retail and services that support a thriving local centre.

More than **five hectares of new public open space** will create a network of water gardens, restored habitats and biodiverse landscapes, designed in partnership with London Wildlife Trust to enhance nature, improve climate resilience and provide meaningful access to green space for residents and workers.

Located next to **Syon Lane station and the A4 Great West Road**, within the Opportunity Area, the scheme sits at the heart of West London's growth corridor, with capacity for **7,500 homes and 14,000 jobs** across the wider Golden Mile.

Planning permission was granted in December 2023. The phased delivery strategy enables Tesco to remain operational while unlocking long-term regeneration benefits, safeguarding existing jobs and creating **around 650 permanent roles and 4,700 construction jobs**, supported by substantial local infrastructure investment.

Designed with sustainability and wellbeing at its core, the neighbourhood will include **400+ new trees, restored wetlands, green roofs and net zero carbon homes**, establishing a resilient, nature rich environment and a high-quality long term investment location.

Osterley Place (Tesco site)

- Replacement modern Tesco Extra
- 1,000+ homes in a park centred urban village
- New civic square and c 46,000 sq ft commercial space fronting Great West Road

Syon Gardens (Homebase site)

- 480+ homes above new retail
- Landscaped podium gardens and community space
- Gateway neighbourhood connecting Brentford, Osterley and the Golden Mile

Hounslow: Confidence, Connectivity and Commercial Momentum

Hounslow is a borough in transformation. Strategically positioned on the M4 corridor between Heathrow and Central London, we are partnership-led and defined by delivery.

With clear priorities and strong public sector commitment, we are creating the conditions for sustained investment, accelerated development and long-term growth.

From the Golden Mile to our town centres, we are bringing forward investable sites at scale with clear routes to delivery.

How Opportunity Hounslow can help

Accelerate delivery

Unlock funding, strengthen business cases and move schemes quickly from ambition to construction.

Bring forward opportunity

Our land, assets and regeneration programmes create a clear pipeline of investable sites aligned to market demand.

Enable partnership

We connect public, private and academic sectors, removing friction and creating the right conditions for investment.

Provide certainty

A pro-growth planning culture focused on efficient, high-quality outcomes and predictable timelines.

Support innovation

Connecting businesses to clusters, partners and collaborations that create advantage.

Invest with Confidence

Hounslow is actively partnering with investors and developers to deliver its next phase of regeneration and innovation-led growth – combining ambition, delivery capability and long-term market confidence.

Choose Hounslow

A borough where ambition is matched by capability and opportunity is matched by delivery.

International, connected and talent-rich

One of London's most international boroughs, Hounslow's diversity brings entrepreneurship, language skills, global networks and a globally minded workforce.

A clear pipeline for growth

An ambition to deliver 36,000 new homes by 2039, including 20,000+ in the City Centre, across mixed tenures and large-scale regeneration.

Backed by Heathrow, the proposed West London Orbital and direct links to Central London, Hounslow offers the connectivity, talent and scale that give investors certainty and schemes the conditions to succeed.

A growing market and workforce

Sustained population growth

Forecast to reach c.648,000 by 2043, strengthening occupier demand, workforce supply and long-term investment confidence.

Jobs growth is coming

Around 43,000 additional jobs forecast by 2039, driven by business expansion across media, logistics, creative and advanced industries.

Grade A demand outpacing supply

Strong fundamentals supporting rental growth, rapid take-up and resilient returns.

Government-backed confidence

Levelling Up Priority Area status and Homes England support accelerating delivery and reducing risk.



Delivering Social Value

We are committed to growth that delivers lasting benefits for our communities. Social value is a core part of successful development, supporting inclusive growth, strong places, and long-term prosperity.

We work in partnership with developers to align commercial ambition with local priorities. We expect all developments to demonstrate clear social value through:

- Creating good jobs for residents, supporting apprenticeships, and using local suppliers where possible
- Working with schools, colleges, and training providers to develop local talent
- Engaging early with communities to shape inclusive, locally responsive developments
- Delivering high-quality, well-designed spaces that promote health, wellbeing, and accessibility

- Supporting net zero through low-carbon design, energy efficiency, and sustainable construction
- Contributing to affordable housing and the infrastructure needed for sustainable communities
- Setting clear, measurable social value commitments and reporting on delivery

By embedding social value from the outset, development can strengthen its offer, build local support, and create lasting impact.



A Proven Location for Global Business

Businesses choosing Hounslow are in outstanding company. The borough is already home to a strong concentration of international and high-growth businesses, drawn by its global connectivity, skilled workforce and direct access to London's markets.

Hounslow has become a proven base for ambitious companies that need to scale quickly, attract talent and stay close to global supply chains. For investors and occupiers alike, locating in Hounslow places your business alongside established multinationals and fast-moving challengers in a dynamic commercial ecosystem built for growth.

Backed by strong occupier demand, clear pipelines and proactive council support, Hounslow offers investors certainty, scale and deliverable opportunities.



As the largest employer in the borough, Sky are proud to have our HQ in Hounslow. Having been based here since 1989, we have created a campus of buildings and amenities that support our c10,000 staff."

Diana Foxlee
Director of Sky Spaces

HOUNSLOW

LONDON'S BOROUGH OF OPPORTUNITY

