



Royal Albert Dock Development Opportunity

Delivering a new major
mixed-use development

July 2025



MAYOR OF LONDON

Newham London



**TRANSFORMATIONAL.
MIXED-USE.
LARGE SCALE.
INNOVATION.
ECONOMIC GROWTH.
NEW HOMES & COMMUNITY.**

Foreword

“

Based within one of London's fastest changing regeneration areas, few development sites offer this level of scale and opportunity. Royal Albert Dock has the potential to be truly transformational for the Royal Docks and London. Future investment will deliver a vibrant and sustainable new neighbourhood – one that creates genuinely affordable homes, high-quality jobs, and inclusive public spaces. As well as unlocking new homes and fostering a strong sense of community, Royal Albert Dock will support a thriving new hub of entrepreneurship and innovation, playing a major role in the capital's continuing economic success and growth eastwards. Working with Newham Council I am determined to bring the site back into use as we build a better London for everyone – a city that is fairer, greener and more prosperous for Londoners and businesses alike.”



Sadiq Khan
Mayor of London

“

Newham's Royal Docks has been reimaged to play a pivotal role in London's growth as a dynamic global city. Through the diversity of our people, who have connections across the world, we are a hotbed of investment, innovation and opportunity. That's why our plans for Royal Albert Dock are bold and exciting. The site will deliver a vibrant new neighbourhood, delivering the homes and jobs our residents need. As well as new homes people can afford, we'll be opening up a broad array of jobs and opportunities reflecting the way we now need to live and work to secure a sustainable, inclusive and fairer Newham for present and future generations. Working with the Mayor of London and the GLA, we are setting a new standard in our vision for the Royal Docks as we turbocharge our ambitious plans with purpose and with local people.”



Rokhsana Fiaz OBE
Mayor of Newham

12ha.
400,000 sqm.
Major mixed-use.



Introduction

The Greater London Authority (GLA) is seeking a dynamic and experienced Master Development Partner (MDP) to lead the transformation of Royal Albert Dock (the Site) – one of London's most significant regeneration opportunities.

Located in the London Borough of Newham, this 30 acre (12 ha) site offers up to 400,000 sqm of development potential at the heart of the Royal Docks – the Mayor of London's largest regeneration project.

With exceptional transport links, a striking dockside setting, significant surrounding regeneration and proximity to successful institutions, the Site is uniquely positioned to become a thriving waterfront destination.

This is a rare opportunity to develop a large-scale, high-profile site in one of the capital's fastest-growing areas. The opportunity is distinguished not only by its scale, but also the opportunity to curate a vibrant new mixed-use neighbourhood at the heart of London's move eastwards.

The MDP will create a compelling and cohesive new place, delivering a diverse mix of homes and non-residential uses, anchored by exceptional design, beautiful public realm and diverse ground floor activity.

The Site will simultaneously support new homes and community, alongside thriving economic activity, employment, learning, leisure and cultural uses. Development will unlock local opportunities and community wealth, embedding inclusive growth, environmental responsibility and social value at its core.

The Project will be structured through a Master Development Agreement (MDA) with a partner who can shape and deliver a bold, long-term and truly mixed-use vision. The appointed MDP will be responsible for developing a place-led masterplan, securing planning and funding, enabling infrastructure, and

driving forward multi-phase delivery (both direct and partner-led), managing a holistic end-to-end process.

The MDP will work collaboratively with the GLA, London Borough of Newham (LBN) and local stakeholders to unlock the Site's full potential to create a liveable, green, and playful new piece of city.

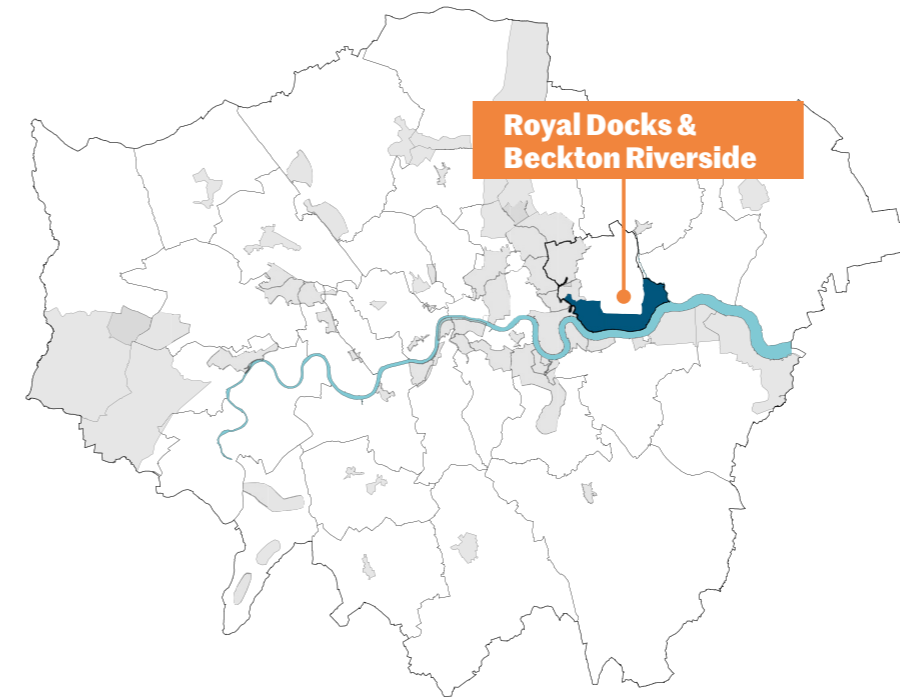
This procurement opportunity is being led by the Royal Docks Team (a joint initiative from the Mayor of London and the Mayor of Newham) on behalf of GLA Land and Property (GLAP) as freeholder (a wholly owned commercial subsidiary of the GLA).

The procurement process commenced in July 2025, with appointment expected of an MDP in summer 2026.

For more information - visit the procurement portal and download the detailed Project Brief, here:

<https://royaldocks.london/articles/royalalbertdock>

Detail in this prospectus is for information purposes only. It is a summary and indication of the full and definitive requirements as set out in the Project Brief.



Poplar Regatta, Royal Albert Dock
Credit: Royal Albert Dock Trust



Blue Sunset
Credit: Graphic Rewilding, Tian Khee Siong



'Trash to Treasure'
Credit: Luke O'Donovan



Canary Wharf
Credit: Paul K Porter



Floating Gardens, Royal Victoria Dock
Credit: Tian Khee Siong

Project Vision

Royal Albert Dock will deliver a compelling and truly mixed-use place – an iconic urban waterfront that capitalises on its unique location, neighbours, and scale to become one of east London’s most vibrant residential, business, and visitor districts.

Development will deliver a well-balanced and rich mix of uses, supporting the creation of a vibrant and self-sustaining neighbourhood. The vision is for a lively, human-scale environment, where homes of varying tenures – including genuinely affordable homes – sit alongside a diverse range of non-residential uses and supporting social infrastructure.

Non-residential uses could include (but are not limited to) high-value growth sectors (such as green technology and the data-driven/digital economy), sport, leisure, culture, light-industrial and manufacturing, logistics, flexible workspace and education.

This vision builds on themes and opportunities already on the Site’s doorstep, including:

-  Positive interfaces with **significant green space to the north** (Beckton Park);
-  A **scenic waterfront and expansive dock edge** to the south;
-  **Successful educational institutions to the east** (University of East London, London Design and Engineering University Technical College);
-  **Major culture, leisure and sports infrastructure to the west** (Compressor House, Immerse LDN, Excel London, Royal Docks Watersports Centre);
-  **Excellent regional and international travel connections**, including the Docklands Light Railway (“DLR”), Elizabeth line, London City Airport and strategic road network
-  **Nearby civic anchors** such as LBN’s Council office and City Hall; and
-  **Significant ongoing wider investment and regeneration** across a variety of Royal Docks development sites.



Pipeline across the Royal Docks in the next 20 years

-  £10bn+ investment
-  36,000 new homes
-  55,000 new jobs



The Water
Credit: Paul K Porter

Strategic Context

Once the beating heart of global trade, today the Royal Docks is re-emerging as one of the capital's most dynamic areas of opportunity, investment and innovation.

Abundant in opportunity, with a rare scale of development taking place, the Royal Docks is located in Newham, one of the fastest growing, youngest and most diverse boroughs in the country. It offers a plethora of assets, including London's largest body of useable water and a new industrious local economy that boasts cultural, creative and intellectual activity.

Already home to world-class institutions and attracting serious international interest, this dynamic new district is playing an increasingly pivotal role in London's growth as a global city.

With over 175 hectares of land in GLA ownership, the Royal Docks is set to deliver 36,000 new homes and 55,000 new jobs over the next 20 years, with an anticipated population growth of around 80,000 (effectively doubling the current population of the area). The Royal Docks is already attracting major investment

from global investors, reflecting growing confidence in the area's long-term potential. [The Royal Docks Investment Prospectus](#) details more than £10bn gross development value (GDV) of live investment potential in the area.

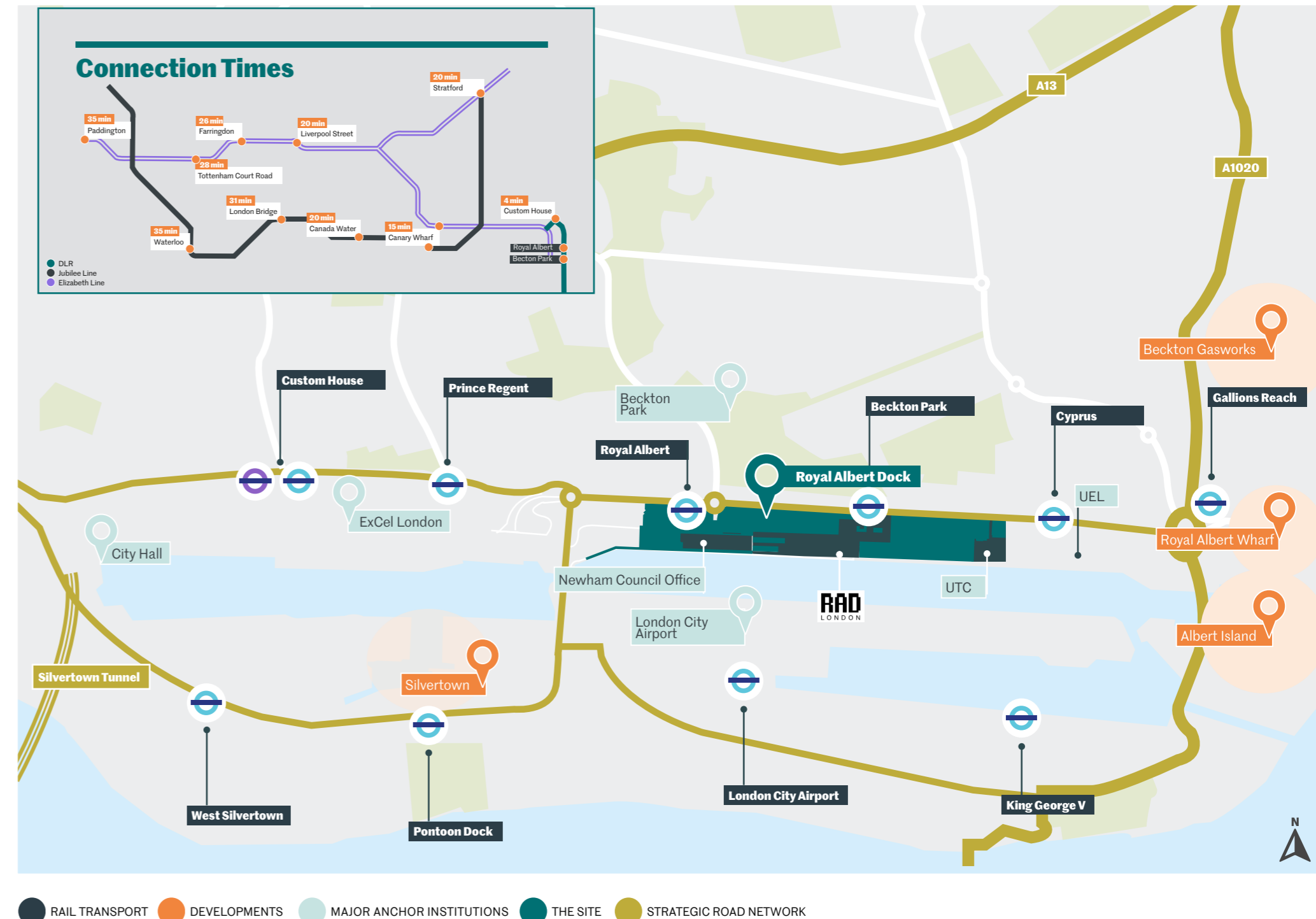
This investment is transforming the nature of the Royal Docks through a growing commercial offer, new residential communities and a maturing business ecosystem, attracting a range of supporting services, investment and local entrepreneurial activity.

Major anchor institutions — such as Tate & Lyle, Excel London, London City Airport, and the University of East London — are all located in the Royal Docks, making it a strategically important economic centre for London. City Hall relocated to the Royal Docks in 2022, signalling a substantial realignment of the city's cultural, economic, and political centre of gravity eastwards.

Sitting at the confluence of two growth corridors (Thames Estuary and Lee Valley), an Opportunity Area, and London's only Enterprise Zone, the Royal Docks is set to become one of the most diverse residential, business and visitor destinations in the capital.

The Royal Docks [Delivery Plan](#) (2024-2029) sets out the vision and key areas of focus over the next 5 years, driving an ambitious programme of change and investment.

Royal Albert Dock is a key piece of the wider regeneration of the Royal Docks, with strategic importance by virtue of high-quality transport infrastructure and a local network of business, education, enterprise and innovation (see "The Site in Detail" pg. 21).



Royal Docks Delivery Plan Objectives

Royal Albert Dock will support the broader regeneration objectives of the Royal Docks Delivery Plan.

These are:

Prosperity, Growth, and Investment

The Royal Docks will become an established economic stronghold for London, home to a diverse mix of businesses and industries. The area's growing commercial offer and innovation ecosystem will attract new investment, enable entrepreneurial activity, and create local skilled jobs.

delivery objectives



Drive investment



Build new places to work & enjoy



Grow the business ecosystem



Create new jobs



Support career pathways

Sustainability and Wellbeing

Together with our partners and the recently established Royal Docks Centre for Sustainability, we will lead the way in sustainable investment and development. Our green and social infrastructure and mixed neighbourhoods will provide resilient, happy, healthy places for nature and residents to flourish.

delivery objectives



Build more affordable homes



Enhance social infrastructure



Respond to the climate emergency



Build community health and wealth

Culture and Community

Building on our existing communities and burgeoning cultural ecosystem, the Royal Docks will evolve as London's Cultural Engine. New public spaces, waterfront and cultural amenities, and affordable creative and production workspaces, will make the Royal Docks one of the most exciting and varied places in London to live, work and play.

delivery objectives



Raise profile



Attract and engage people



Empower culture and creativity

View the Delivery Plan here: royaldocks.london/deliveryplan

Principal Stakeholders

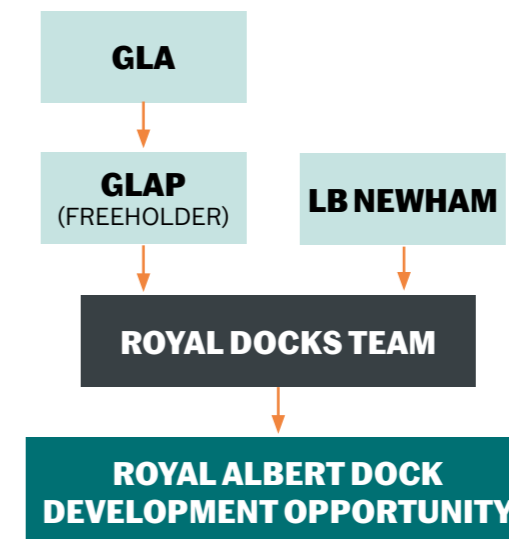
The Royal Docks Team

The Royal Docks Team is leading this procurement opportunity. It is a multidisciplinary team tasked with driving the comprehensive regeneration of the Royal Docks. The team oversees the Mayor of London's extensive land and water assets in the area, coordinating and collaborating across various stakeholder groups, driving change and enabling balanced and cohesive places.

Indicative of local public sector commitment to delivery, the team includes dedicated development management, economic, community and cultural resources focused on Royal Albert Dock, as well as a strong working relationship with the Local Planning Authority. Recycled business rates from within the Royal Docks Enterprise Zone fund the team's investment in a variety of development, economic, public realm, cultural and marketing activities.

Strong partnerships and collaboration are core pillars of the team's delivery strategy and future working approach with the appointed MDP. This recognises the value and expertise private sector partners bring to regeneration, alongside the benefits of public sector leadership as custodians of the Royal Docks.

The Royal Docks Team acts on behalf of the GLA and the London Borough of Newham. The London Borough of Newham are an integral partner in realising the opportunity for significant investment and value creation at Royal Albert Dock:



GLAP

Royal Albert Dock is owned freehold by GLA Land and Property Ltd (GLAP). GLAP is a wholly owned subsidiary of the GLA, set up to purchase, sell and develop its land holdings in support of the Mayor's strategic objectives. GLAP leads on the delivery of some of the most complex and high-profile development projects in London, working closely with development partners across regeneration areas including Greenwich Peninsula; Barking Riverside; and the Royal Docks. More details on GLAP and how it uses its land and property portfolio can be found [here](#).



Credit: Paul K Porter



Credit: Paul K Porter



Credit: Paul K Porter

The Opportunity

Royal Albert Dock presents to the market 30 acres (12 ha) of cleared development land at scale.

Much of the necessary infrastructure and enabling works have already been completed, presenting a prime opportunity for investment. The ambition is to capitalise on the Site's strategic location to deliver large-scale, multi-phase, mixed-use development, across a variety of residential and non-residential uses.

The procurement opportunity will not be prescriptive on the specific use breakdown or future development scenario. Previous capacity testing highlights a sense of the scale and diversity of the opportunity only. There is an estimated circa 400,000 sqm of development potential. The use mix and overall masterplan will be subject to LB Newham's emerging local plan and site allocation (see 'Planning Policy' Pg. 26).

Royal Albert Dock will support:



New homes



Community



Cleantech



Data-driven/digital economy



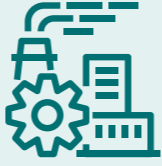
Education / R&D



Sport



Leisure / cultural production



Light-industry



Manufacturing



Workspace

Residential Opportunity

Royal Albert Dock will play a key role in delivering new homes and community in Newham. It is expected the Site could deliver circa 2,000 new homes, improving housing supply across all tenures. This will be aligned with supporting local housing need and maximising the delivery of genuinely affordable homes (subject to viability). Residential uses will be supported by appropriate ground floor amenity and social infrastructure, creating a well-functioning new neighbourhood.

To preserve the principle of delivering a genuinely mixed-use place, GLAP's strong preference is that no more than 60% of the development floor area shall be delivered for residential tenures (final percentage to be agreed through dialogue and defined in the MDA).

c. 400,000 sqm of development potential

The pictures opposite show Royal Albert Wharf – an award winning residential-led scheme in the Royal Docks. It is an exemplar for the type of quality the GLA expects across its developments.



Royal Albert Wharf phase 1 completed 2018

Credit: Rob Harris, Courtesy of Bow Arts



Royal Albert Wharf - Creative workspaces activating ground floor

Credit: Vistry Partnerships/ Notting Hill Genesis

Non-residential Opportunity

As well as residential development, Royal Albert Dock will support a thriving mix of non-residential uses. This could include high-value growth sectors (such as green technology and data-driven/digital economy), education, sport, leisure and cultural production, as well as light-industrial, manufacturing, logistics, and workspaces.

Diverse building typologies will support a variety of uses across different scales – delivering various forms of innovation, production, learning and leisure – whilst intensifying a growth in local skills, training and inclusive economic development. The infographic opposite further explores some of these themes and is provided to stimulate thought and ideas.

A previous hybrid planning consent exists (see ‘Previous Consent’ Pg. 23). This office-led scheme was partially implemented. Whilst office-led development is no longer considered deliverable in this location, it does establish the principle of non-residential uses at scale for the Site.

The [economic character](#) of the Royal Docks has also been mapped, providing insight into the broad and diverse array of existing businesses and stories shaping the area's economy.

ROYAL ALBERT DOCK: POTENTIAL GROWTH SECTORS



ADVANCED MANUFACTURING

Cleantech

£2.8bn

Investment in UK CleanTech in 2022

296

Sustainable Start-ups in London

Second only to San Francisco

Materials Science

Importance to the UK

Many areas dependent on innovations in this sector, their upscaling and marketisation

London

Universities with specialisms

Connection

with other sectors, including Life Sciences and Cleantech



NEXT GENERATION MEDIA & ENTERTAINMENT

5.7%-5.8%

Forecast 5 year growth in sector employment.

Stronger than London average.

27.6%

Forecast annual growth in Streaming and Podcast production

\$243bn

Streaming market size, 2024

Digital Sport / E-Sports

Booming Globally

forecast to grow from \$1.45bn to \$6.75bn by 2030

Internationally

recognised brands already in the UK

Meanwhile Uses

As the delivery programme is likely to exceed 10+ years, large parts of the Site may sit vacant until permanent construction begins. Meanwhile uses will therefore play an important role in supporting early phases of site activation, hosting a mixture of different temporary employment and recreational uses ahead of major development. The Royal Docks Team are currently exploring various meanwhile uses to provide new life and activity to the Site. This includes existing meanwhile uses such as Atlantic Pacific and Compressor House. The appointed Master Developer will work with the Royal Docks Team to develop and implement a long-term meanwhile use strategy across the development's lifespan.

Connaught North

Adjacent to the Site's western boundary is the Connaught North area, a further circa 10 ha plot with indicative development capacity of 80,000 sqm, also earmarked for regeneration. This forms a subsidiary opportunity to the main Royal Albert Dock procurement and sits outside of the minimum requirements as a potential future phase. Connaught North could be combined with Royal Albert Dock as a single site, subject to future development scenario, viability testing and landowner agreement.



Credit: Emma Nathan



Atlantic Pacific

Credit: Paul K Porter



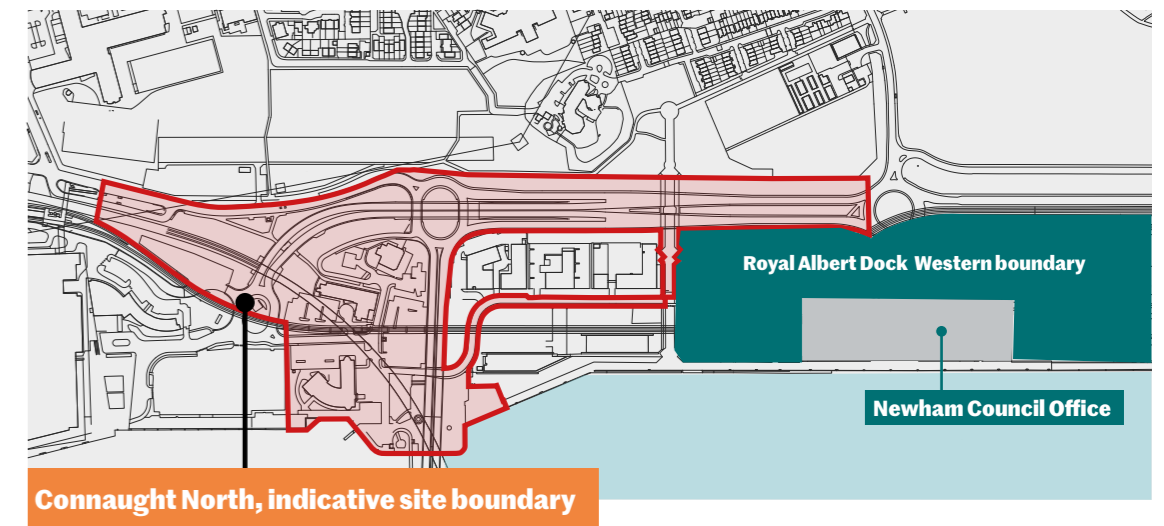
Dock 2 Dock

Credit: Tian Khée Siong



Arrival

Credit: Don Blandford



KEY TO ALL: Importance of co-location and collaboration between several partners, creating clusters for innovation, research and productivity.

Strategic Objectives

The detailed Strategic Objectives are contained in the Project Brief. In summary these are to:

Comprehensive development:

deliver the comprehensive regeneration of the entire Site through dense and optimised development.

High quality design and masterplan:

deliver an ambitious, designed and place-specific masterplan – delivering a characterful, identity-rich and human-scale neighbourhood.

Mixed-use neighbourhood:

deliver a well-balanced and rich mix of uses, supporting a vibrant new place in line with the Mayor of London's principles for Good Growth.

Meanwhile uses and early activation:

ensure purposeful meanwhile uses play a key role in activating the Site, supporting early engagement, generating interest, and testing future uses.

Green and sustainable:

be an exemplar of environmental sustainability and climate resilience, anchored in a clear commitment to supporting London's net zero carbon targets by 2030.

Economic growth and local prosperity:

bring the Site back into productive use – reinforcing the Royal Docks as a significant hub for enterprise, employment and innovation.

Housing:

delivery a diverse range of new high-quality homes that respond to local housing needs and maximise affordable housing (subject to viability).

Community and inclusion:

foster a diverse, inclusive and mixed community – ensuring development supports wellbeing, belonging and social infrastructure for all.

Commercial Return:

maximise land value and commercial return to GLAP as well as long-term business rates growth for the Enterprise Zone.

Listed Buildings:

To restore and sensitively bring back into use the two on-site Grade II Listed Buildings: the Dock Manager's Office and Central Buffet Hall.

The Project's Minimum Requirements are contained within the Project Brief.

Master Development Partner

GLAP will appoint an MDP to lead and coordinate the delivery of the Project in its entirety. This could be an individual entity or consortium.

The MDP will act as a strategic partner to GLAP, extending its role beyond that of a traditional developer to encompass the creation of vibrant, sustainable and inclusive places.

The MDP will be responsible for delivering the Project Vision, Strategic Objectives, Minimum Requirements, and Design Requirements (as set out in the Project Brief). This includes working in collaboration with GLAP, Newham, key stakeholders, neighbours and the local community.



Credit: Paul K Porter

The MDP will establish and maintain a site-wide Project Business Plan to identify viable and fundable uses and the strategy for their delivery. This will be supplemented by Phase Business Plans on a phase-by-phase basis, aligned with the overarching Project Business Plan.

A central part of the MDP role will be to develop and implement a comprehensive, sitewide masterplan and place strategy that brings coherence and ambition to the overall regeneration effort. The MDP will be responsible for securing all necessary planning consents and ensuring compliance with associated conditions, obligations, and Section 106 requirements.

Thereafter the MDP will implement those consents through the delivery of enabling works and infrastructure, creating serviced plots for the mix of uses identified in the Business Plans. It will coordinate and manage development across a variety of stakeholders, including delivery via third-party developers, and undertaking a meaningful proportion of development directly itself. Where third-party developers are involved, the MDP will be expected to retain strategic oversight – coordinating, overseeing, and enabling these developments and preserving the overall vision.

The MDP must act as steward and enabler across the Site, maintaining accountability for successful and coordinated long-term delivery, operation and management.

Commercial Structure



The **MDP relationship will be governed by a Master Development Agreement** which will contain development obligations, milestone dates and land transfer and valuation mechanisms;



The **MDP procurement exercise will determine a Minimum Land Value commitment** to GLAP, as well as a share of serviced parcel land receipts, net of all costs, payable to GLAP;

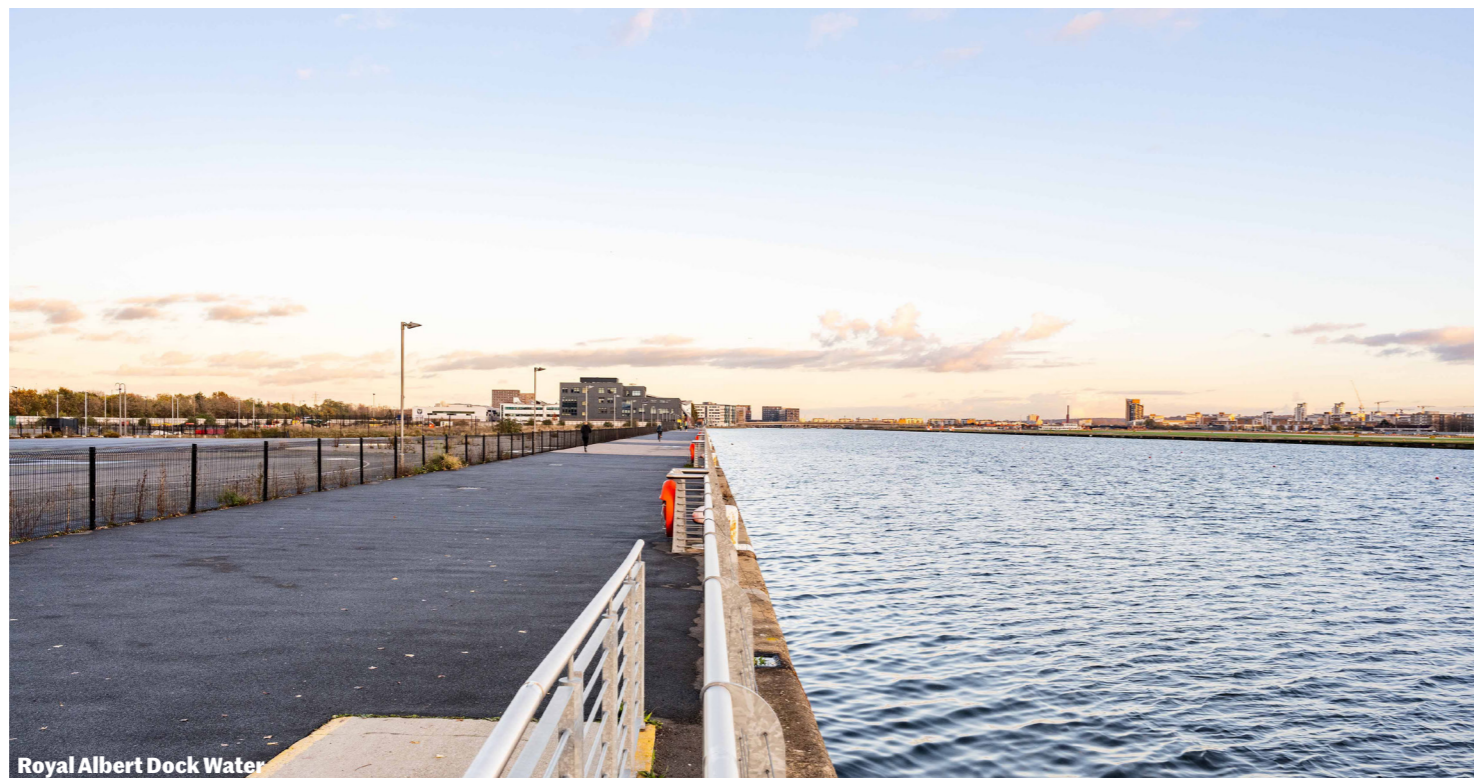


The **MDP will be entitled to charge a Development Management Fee**, as a well as receive its share of net serviced parcel land receipts; and



GLAP does not anticipate any direct exposure to market risk and **will retain approval rights** over Business Plans and planning submission documents.

More detail on the commercial structure is set out in the Project Brief



Royal Albert Dock Water

Credit: Paul K Porter

The Site in Detail

The Site is located within the [Beckton and Royal Docks Community Neighbourhood](#), Newham – a dynamic area of change and growth, home to significant civic infrastructure, cultural icons, global connectors and new residential-led development.

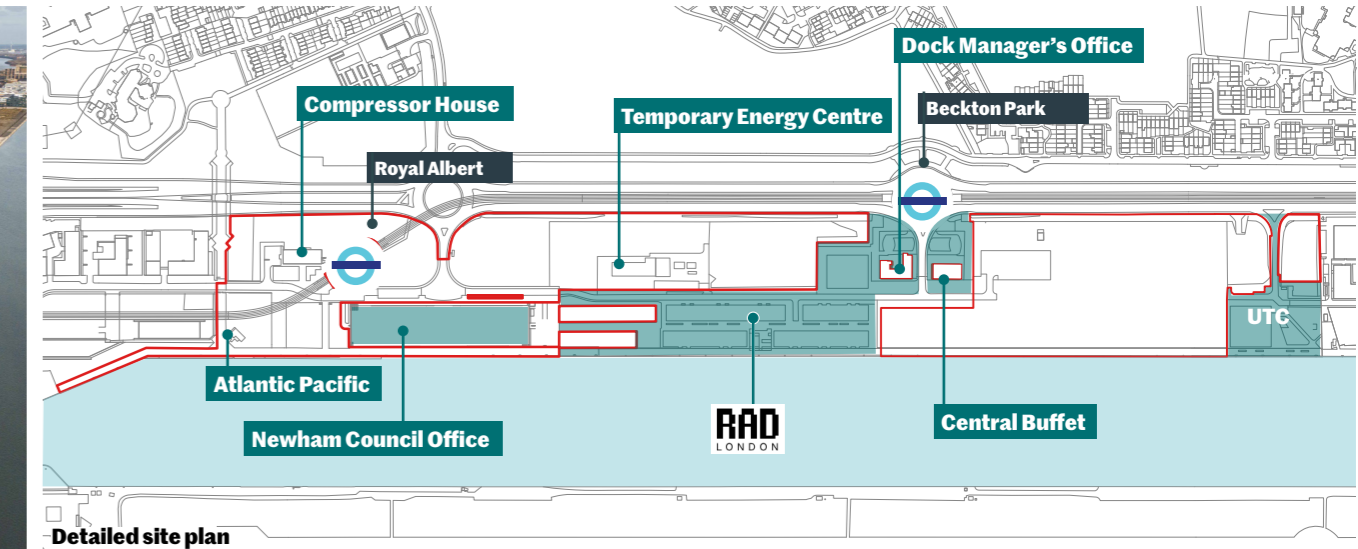
It sits on the north side of the historic Royal Albert Dock water body and is generally cleared and laid out either as hard standing or limited scrubland.

To the east is the [University of East London](#) (UEL) and the [London Design and Engineering University Technical College](#) (UTC), both important anchors for education, enterprise and innovation (specialising in a variety of technology, arts and engineering programmes). GLAP is working with the [UTC to expand their existing campus](#) supporting Technical-Level qualifications and a growth in STEM (Science, Technology, Engineering and Maths) subjects. Similarly UEL has established [the Royal Docks Centre for Sustainability](#) (co-funded by the Royal Docks Team's [Good Growth Fund](#)). This centre focusses on the production, prototyping and incubation of London's green tech businesses, supporting technological entrepreneurship and innovation. Further east is [Bühler Group](#) who design, manufacture and conduct R&D into advanced machinery used in food and automobile production.



Royal Albert Dock Aerial View

Credit: Paul K Porter

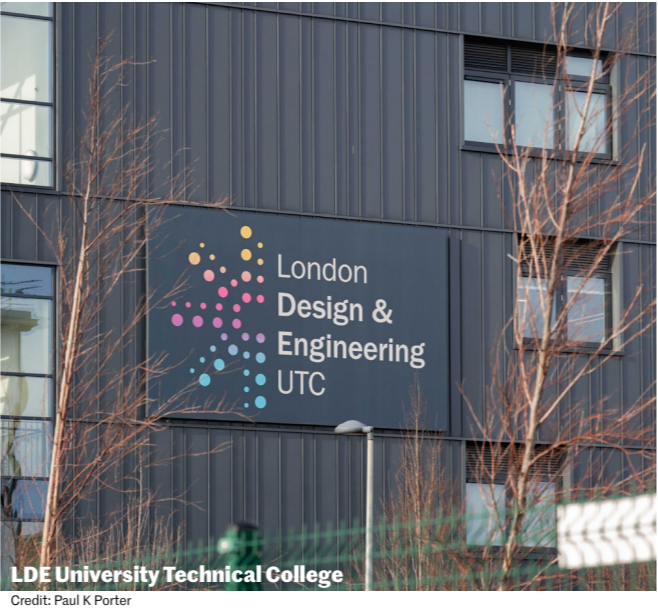


Detailed site plan

To the west is [Excel London](#), Europe's largest fully integrated exhibition venue, home to a diverse array of events, conferences and attractions with over 4 million visitors a year and served by the Elizabeth Line at Custom House. Excel is currently completing a 25,000 sqm extension of its campus and has recently launched '[Immerse LDN](#)' – London's newest entertainment district for world class immersive experiences and original productions. Excel are profiling an additional 2.5 million visitors a year by 2027 due to these changes. A variety of other leisure and hotel uses are located westwards, including the Royal Docks Water Sports Centre, home to a significant hub of water-based activity with a focus on improving local access to leisure and sport opportunities

To the north is large-scale transport infrastructure in the form of Royal Albert Way (part of the local strategic road network) and the DLR, including two DLR stations that directly serve the Site (Royal Albert DLR and Beckton Park DLR – providing direct connection with the Elizabeth Line at Custom House within 4 minutes). Beyond this to the north is Beckton Park – a series of interconnected large green spaces covering 36 hectares contributing to local ecological value. LBN have published the [Beckton Parks Masterplan](#) proposing a range of [improved leisure spaces, sport amenity, enhanced connectivity](#).

To the south is the historic Royal Albert Dock water body and [London City Airport](#) (Newham's largest private sector employer with approval to grow passenger numbers from 6.5 million to 9 million). A significant programme of public realm improvements along the Site's southern boundary has transformed connectivity in the area. This has opened



up pedestrian and cycling access along the east-west footpath for the first time in decades, making the area feel much more accessible and inviting.

Within the Site are two Grade II listed former dock buildings and the locally listed Compressor House (opening at the end of 2025 as a new multifunctional digital hub, cultural destination, and dedicated office for the Royal Docks Team). The London Borough of Newham's main offices are within the Site, as is the completed first phase of development (being marketed as '[RAD London](#)' delivering a unique university campus of 1,100 student beds and 120,000 sqft of teaching space). There is also a Temporary Energy Centre serving Phase 1.

SITE HISTORY & PHASE 1

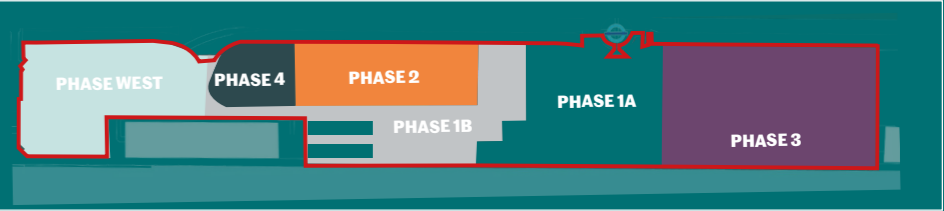
GLAP entered into a Development Agreement (DA) with ABP London Investment Ltd in May 2013. The first phase of this development was completed in April 2019 (c.47,000 sqm– B1 Office and some ground floor retail). A long-term leasehold interest was drawn down for this phase only. In July 2022 the GLA terminated the DA due to several performance related issues. The DA has ceased, and no development rights exist for any party over the remainder of the Site.

ABP subsequently fell into liquidation and their Phase 1 assets are now in third party ownership. This is a combination of acquisition by DPK, and assets held in fixed charge receivership. A Temporary Energy Centre also exists on Site serving Phase 1 with heating, cooling and hot water.

The Site is held fully within GLAPs freehold ownership. Phase 1 is not part of the development opportunity.

Previous Consent

The Site was subject of an existing hybrid consent (Ref: 14/00618/OUT) which covers the Phase 1 buildings (delivered by ABP) and the wider Site. Through a combination of the detailed consent and reserved matters consent (Ref: 16/01989/REM), parts of phase 1A and phase 1B have been delivered. A plan illustrating the phasing envisaged at that time is provided below.



The approximate overall capacity permitted in the original consent was:

	Detailed	63,000 sqm
	Outline	374,000 sqm
	Total	437,000 sqm

The appointed Master Developer is expected to submit a new masterplan for planning consent. The new proposal will be subject to consultation and engagement with the local community and stakeholders.

Ownership

The Site is owned freehold by GLAP. Several interests exist within and interface with the Site. These are:

- A leasehold interest will be granted on Compressor House for a period of 10 years from late 2025. Subject to the end of this lease the building may be offered as part of this opportunity.
- [Atlantic Pacific](#), an international charity that offers lifeboat and water rescue solutions, has been granted a leasehold interest until August 2027 for a temporary facility at the very south-west corner of the Site.
- DLR own a small portion of freehold land around Royal Albert station and the associated infrastructure.
- The London Borough of Newham have a long leasehold interest over their offices.
- DPK have a long leasehold interest over the Phase 1 estate.
- DPK have a temporary leasehold interest over the Temporary Energy Centre that serves Phase 1. This will be re-provided as part of an alternative energy strategy, opening the land parcel for redevelopment.
- UTC have a long leasehold interest over their educational campus in the east of the Site.



Policy Priorities

GLA

Royal Albert Dock will support numerous [Mayoral commitments and priorities](#). It will: promote access to new jobs, opportunities and skills development; attract new investment and economic growth; deliver new housing, including genuinely affordable homes; deliver new public infrastructure and transport connections; support local cultural activation and leisure opportunities; support creating a fairer, more equal and integrated city; and promote improved environmental benefits supporting London's transition to net zero.

London Borough of Newham

The London Borough of Newham is an integral partner in realising the opportunity for significant investment and value creation at Royal Albert Dock. Key to this is the borough's commitment to [Community Wealth Building](#), a key pillar of the council's [Corporate Plan](#). This seeks to address inequality, creating economic, social, and environmental value for all. Newham's Community Wealth Building agenda is a key focus for the Site, addressing economic and social disparities in local communities, tackling the global climate emergency, and putting local communities at the centre of shaping a local economy where growth and investment benefit all residents. This is supported by Newham's [Just Transition Plan](#), a blueprint for prioritising and addressing the unequal impacts of climate change by building a fairer, more resilient and sustainable future. [Newham Data](#) also has significant relevance to the Site, an ambitious plan for Newham to become London's destination for businesses, innovators and investors in the data and digital economy sector.

Royal Docks Team

The Royal Docks Team has developed detailed place-based strategies to help guide the area's regeneration. These include the [Royal Docks Public Realm Framework](#), [Design Guides](#), [Economic Purpose](#) and [Cultural Placemaking Strategy](#), identifying key interventions to support the areas ongoing economic and social transformation. This is supported by the [Royal Docks Climate Agreement](#) a shared climate framework for local partners, committing to collaborative action on climate change mitigation and adaptation across the area.



Planning Policy

The Site’s redevelopment for a mix of uses is supported at all levels of planning policy:

GLA

Royal Albert Dock is part of the [Royal Docks and Beckton Riverside Opportunity Area Planning Framework](#) (OAPF) (2023), identified as a significant new employment generator for the London Borough of Newham. This supports the delivery of a world-class business, education, industry, leisure and residential district, stimulated by key attractors including Excel London, London City Airport and Custom House Elizabeth Line station. Improved connectivity will grow local participation and complement surrounding development. The Opportunity Area has the potential to deliver 36,000 new homes and 55,000 new jobs. The OAPF supports the [London Plan](#) (2021), as the strategic spatial framework for the London’s future development.

LB Newham’s Local Plan 2018

Newham’s [adopted Local Plan](#) (2018) locates the Site within Strategic Site S31 Royal Albert North, an Employment Zone encouraging business and education uses, and enhancing access for local residents to new employment and training opportunities, and building on the strengths of the UEL and UTC. Indicative building heights of 6 to 9 storeys and up to 14 at key locations. Major developments should provide 35-50% affordable housing, comprising a tenure mix of 60% social housing and 40% intermediate homes (subject to viability). The allocation supports new connectivity between the Site and Beckton Park, improving access to open space and integrating the dock edge into the wider green network.

LB Newham’s Draft Local Plan

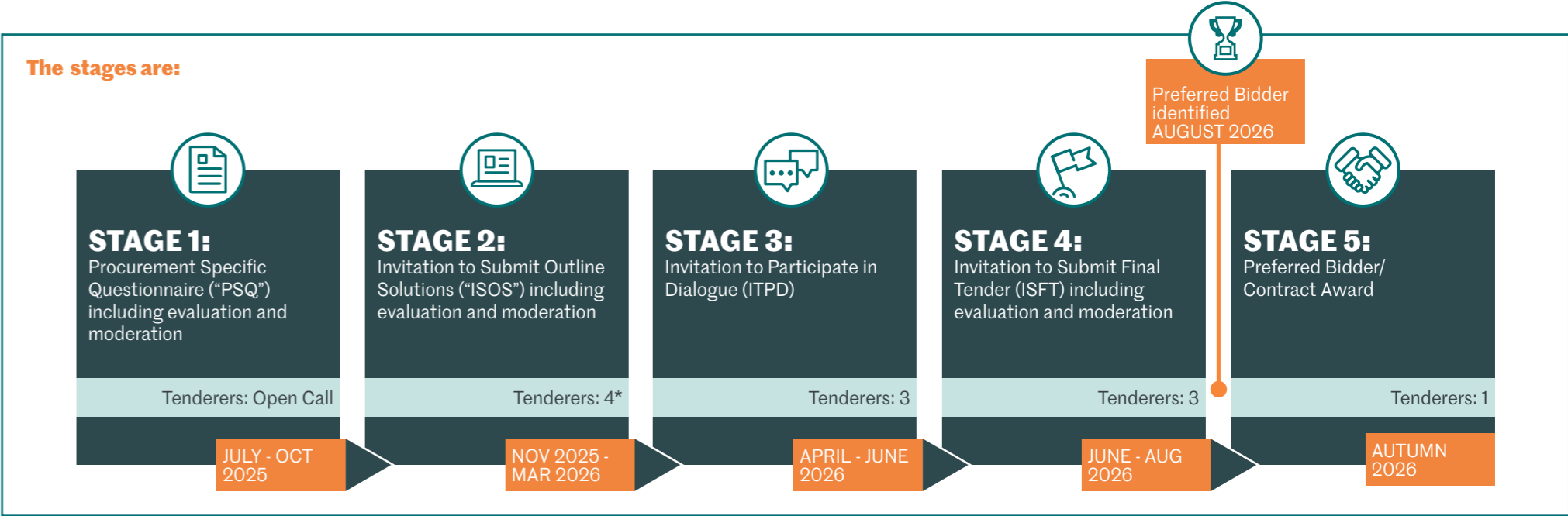
The London Borough of Newham is currently [refreshing its Local Plan](#) for the next 15 years. Under the draft Local Plan (Reg 19), the site allocation (N3.SA1 Royal Albert North) now has an emphasis upon a vibrant and cohesive new neighbourhood home to new high-quality employment uses and new residential development. This allows for a much greater mixed-use approach with increased residential development alongside a range of employment functions, open space, social infrastructure, education facilities and sports/recreation

uses. This reduces the Site’s emphasis on traditional office floorspace, widening the scope for alternative employment typologies. Improved connectivity and integration with surrounding communities is promoted. The Site does not form part of a town centre, although an opportunity for a neighbourhood parade is identified. The Site allocation boundary encapsulates broader development opportunities to the west of Royal Albert Dock, most notably at Connaught North. Building heights should range between 7–10 storeys subject to heritage, design, and airport safeguarding constraints. Addressing local housing need continues to be a strategic policy priority, maximising borough-wide affordable housing with a target of 60% (50% social rent and 10% as affordable home ownership housing), and 40% family-sized homes (3+ bedrooms) - subject to viability.

The draft Local Plan was submitted to the Secretary of State for examination at the end of July 2025. The emerging policies currently carry limited weight until adoption. However, given the Site’s long-term development timeline they are likely to be of material importance. The draft Local Plan reflects the borough’s strategic direction of travel and should be read in that context. The submission documents can be viewed [here](#).

Procurement

The contract being awarded is a public contract and will be procured under the Procurement Act 2023 (PA23) which came into force in February 2025. The project will be tendered under the competitive flexible procedure and will consist of five stages.



The process will be managed by the Royal Docks Team, utilising expertise from the London Legacy Development Corporation (LLDC) in partnership with appointed commercial and legal advisers, Montagu Evans and Ashurst.

Updates may be made to the procurement process. GLAP may modify the terms of the procurement and other associated tender documents in accordance with Section 31 (Modifying a Competitive Procurement) of the Procurement Act 2023.

Programme & Next Steps

The Royal Docks team are looking forward to working with the successful development partner to take forward the delivery of an exciting new neighbourhood at Royal Albert Dock.

Indicative programme

DATE _____

2025

2026

2027-2037+

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Contract Notice



Procurement Process



Preferred Bidder
Period

ACTIVITY

Contract Commencement

Planning and Development



JULY 2025



JULY 2025 - AUGUST 2026



AUTUMN 2026

10+ YEARS



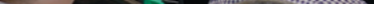
Wakeup Docklands

Credit: Paul K Porter



Thames Barrier Park

Credit: Tian Khee Siong



Movers & Shakers on-location at Royal Docks

Credit: Christopher Andreou



Immerse LDN Excel Waterfront

Credit: Excel London



Movers & Shakers on-location at Royal Docks

Credit: Christopher Andreou



Polar Regatta, Royal Albert Dock

Credit: Royal Albert Dock Trust

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