

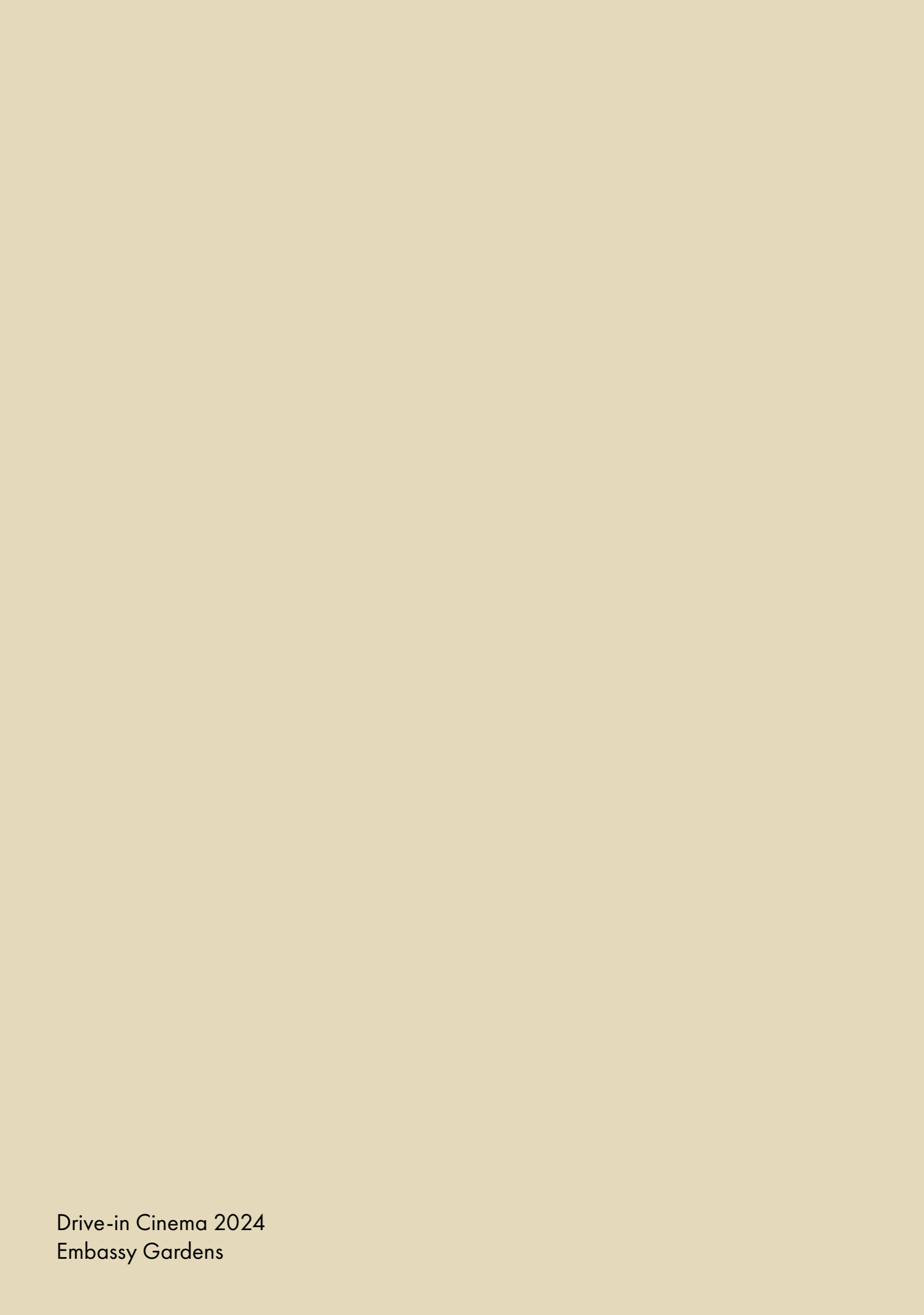
# Social Impact Report

10 years in review



ballymore.

HATCH



Drive-in Cinema 2024  
Embassy Gardens



## Foreword

I'm extraordinarily proud of Ballymore's impact on London. Leaving a long-lasting social legacy in the places we develop is at the core of our business. From Royal Wharf in the Royal Docks to The Brentford Project in Hounslow, and everything in between, our developments represent forty years of building homes and communities in the UK's capital.

Every place we create has a unique personality inspired by its location, history, people and culture, nurtured through strong relationships with our expert partners and those we develop within local communities. Over the last ten years, in London, our Ballymore team has delivered over 10,000 homes, over 20 acres of new green space, and over 1 million sq ft of commercial space for shops and offices. Our portfolio pipeline, is capable of adding a further 15,000 homes for London, as well as 4.5 million sq ft of commercial space, alongside retail, leisure and high-quality public realm and green space.

In this report, we look beyond the bricks and mortar to our social impact. As you'll read on the pages that follow, the way we do business is genuinely unique to us. A privately-owned family business, we have the flexibility and the freedom to take innovative approaches to social impact.

Through work opportunities, apprenticeships and routes into training, we create pathways for new jobs. We encourage local and independent businesses to ground their roots in the new communities we create, supporting them through those tough first few years. We understand what makes a town centre and high street not just survive but thrive, whether that's in building new neighbourhood centres like at Royal Wharf, or in bringing tired streets back to life, like we have in Brentford and have planned in Edgware and Ladbroke Grove.

Our impact is also seen in the arts: how we sow seeds of creativity so that our developments have a sense of soul and moments of magic can be found - whether that's in site-specific cultural commissions; or, in creating globally competitive new homes for major cultural anchors like The English National Ballet at London City Island. The art and culture of any city is what makes it great, and we believe it is key to the formation of new communities.

We make space for those who have need of it and who make great use of it. Like World Heart Beat at Embassy Gardens - an incredible music facility that fosters talent and inspires those who go through its doors. We are passionate about charities and social enterprises who help young people get the right start in life.

All of this would not be possible without our partners. Our local government partners, and the entrepreneurs, charities, artists and local businesses who call our developments home. Be it during construction or long after, we make the greatest impact together, and this report is an incredible review of what we've all achieved.

### SEAN MULRYAN

Founder and Chairman, Ballymore



### KELLY WATSON

Director – Social Advisory,  
Urban Solutions, HATCH

## Introduction

This is an important and timely report. Social value plays a crucial role in responsible regeneration, making sure that projects not only improve the physical landscape but also enhance the wellbeing of people. It's about creating places that support opportunity, promote inclusivity, celebrate culture, and contribute to a higher quality of life. Social value is no longer optional and is an expectation of communities, public authorities and investors alike. It also brings significant commercial benefits alongside community impact – from attracting investment, enhancing reputation and building stronger relationships with stakeholders. We are thrilled that Ballymore understands this and believe that those developers who are ambitious on impact now will be leading the way in future as others try to catch up.

Ballymore has intuitively been doing this for many years, long before the term social value was widely used. As a distinctive family business with strong place-led values, it puts down deep and enduring roots in the places that it invests. As a result, we are delighted that Ballymore asked our team to help tell the impactful placemaking story across its London development activity over the last decade. We have been struck by the wide range of ways that Ballymore is embedding impact into its projects – from largescale initiatives like investing in a new urban woodland, to safeguarding important mechanisms around inclusive procurement and stakeholder engagement, through to everyday considerations around supporting local creatives in the fit-out of their new studio space. In particular, the significance given to arts, culture and creativity in all of its schemes is incredibly inspiring, helping to support thriving local ecosystems to evolve naturally over time as well as create interesting, identity-led places that residents and local communities can enjoy together. In the process of gathering the impact evidence for this report, talking to Ballymore's people and partners, undertaking the analysis and drafting, we've come to understand the long-term view that Ballymore takes across its development activity and into the genuine stewardship of places and communities.



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# Our impact at a glance.

Ballymore takes its responsibility as a place maker seriously, putting quality of life and a connection to arts and culture at the core of our work. Every place we create has a unique personality inspired by its location, history, people and culture, nurtured through strong relationships with our expert partners and those we develop within local communities. We enliven areas well before the first foundations are laid and we remain long after the last brick is in place to ensure those who live, work and spend time in our places are well looked after and the communities continue to thrive.

This report presents the impact our legacy of placemaking has had in London over the last 10 years. Here we reflect on our approach and the outcomes achieved across the full lifecycle, through design, construction and ongoing operation - and we hear from some of the residents, business owners, and partners who have been a part of the journey.

## OPERATIONAL EMPLOYMENT



**2,850**

FTE estimated jobs created by delivered retail and commercial space



**420**

FTE on-site estate staff jobs supported across London projects

## SKILLS, EDUCATION & TRAINING



**327**

apprentices creating over £4.5m social value



**52**

Traineeships creating £53,600 social value

## CULTURAL IMPACT



**30,000**

Visitors engaging with cultural activities



**£2.2m**

worth of cultural impact

## LOCAL ECONOMY



**£2.8bn**

worth of investment during construction phases alone



**22,700**

Jobs supported during construction



**£3.52bn**

GVA generated

## SUPPORT LOCAL ENTERPRISE AND SMALL BUSINESS



**£29.4m**

of discounted rents provided to local orgs and businesses



**£27m**

of capital expenditure supplied to ensure spaces are fit-for purpose

## TENANTS ACROSS THE PORTFOLIO



**80%**

small business



**46%**

owned by someone living in the borough



**28%**

women owned or co-owned

## GREEN SPACE



**8.2ha**

of green space has been created



**£44.9m**

generated in wellbeing value annually

## COMMUNITY & CHARITABLE GIVING



**£7.8m**

In sponsorship and charitable donations



**7,800<sub>sqm</sub>**

of community space has been provided

## HOMES DELIVERED



**10,000**

homes



**1,770**

affordable homes

**£1m**

arts fund initiative launched to support emerging artists

**£2m+**

invested in public art

**720+**

events in our communities

# Contents



## 3 OUR PARTNERS

We work collaboratively and strategically with public partners, bodies and anchor institutions.



## 8 ART, CULTURE & WELLBEING

Culture and the arts create magic in a place, not just bringing character but also happiness and a sense of wellbeing to local people



## 16 INVESTING IN INFRASTRUCTURE

Infrastructure plays a critical role in impact-led placemaking - transforming the physical landscape but also the social fabric.



## 18 CHAMPIONING LOCAL ENTERPRISE

We champion small and independent businesses. As a private business, we want ambitious, hard-working people to have access to the greatest chances of success.



## 26 ENGAGING OUR COMMUNITIES

We listen to and learn from our communities through our engagement work, and identify opportunities to partner with charities and social enterprises to bring about lasting and meaningful change, together.



## 32 JOBS, SKILLS & EDUCATION

Our work enables employment, skills and educational opportunities across construction and during operation.

## OUR PARTNERS

A key component to our success over the decades has been a strategic and collaborative approach to forming partnerships with public bodies and anchor institutions. We're incredibly proud of the close working relationships we have built and nurtured. We're so fortunate to count English National Ballet, the London Institute of Technology, World Heart Beat, the London Legacy Development Corporation, Places for London and many more among our partners - more on all of these to follow.

Through a blend of economic, education and cultural partnerships, we can establish a strong, shared vision, better understand the needs and opportunities of the local environment, and ultimately create more successful places capable of good, sustainable growth. By working with anchor organisations and tenants, we drive further inward investment into a place, alongside the delivery of wider public benefits in terms of a boosted cultural and creative offer, an enhanced sense of place identity, and the catalyst for a growing ecosystem of like-minded tenants and businesses.



## CASE STUDY:

# English National Ballet

In 2019, Ballymore invested in the provision of a 93,000 sq ft purpose-built facility for English National Ballet (ENB) at London City Island, at the cost of £12 million. The Mulryan Centre for Dance now acts as an important cultural anchor institution on the Island as well as delivering a wider variety of community outreach and engagement programmes.

The building is four times the size of ENB's previous home in South Kensington, and they now have the space and facilities to meet a range of needs, including expanded rehearsal space, space for set design, costume design and sound technician requirements. Additionally, the building has provided studio space for hosting events and activities, or that can be rented out. This has enabled the organisation to offer arts engagement and participation activities for residents and the wider community at a very local level. ENB's outreach programme includes partnerships with local schools, as well as dancing for health initiatives such as their Dance for Parkinson's Programme and Dancing East, which runs weekly ballet classes for the over 50s.

The location of the building is a key component to the success of the social and community engagement that is delivered. It's public facing facility opens onto the civic Trinity Square, and invites in passers-by through a ground-floor exhibition area and café.

The centre was opened by London Mayor Sadiq Khan, who noted how important cultural assets like ENB are for positively impacting communities in East London. The project received £1m funding from the London Mayor's Good Growth Fund to help launch Bridging Neighbourhoods, Growing Talent, a skills programme that will support 8 new FTE, 20 new associate artists and deliver training, apprenticeship and volunteering opportunities for 4,000 Londoners.

The size and location of the building has changed the core values of English National Ballet to such an extent that they are now adjusting their strategies to be led by the space itself. The location has become a key part of the social and community engagement, an aspect of the business which had not been fully realised until this move. Now, it is one of the key tenets to their success as a charity. This commitment to the community is reflected in the company's new five year strategy which includes ambitions for enhancing inclusion, diversity and access with the ballet.

At a time when support for the arts is lacking from the government and elsewhere, this partnership is all the more important. Ballymore's partnership with English National Ballet extends beyond the provision of the new dance centre, and has been fostered for the long term through a 10-year sponsorship agreement. This helps to secure a long-term joint approach to outreach and arts engagement to be delivered for the next decade.

**60+** fulltime jobs supported

**£12m** shell and core gifted contribution

**£4.1m** GVA

**6** Awards including RIBA National Award winner 2021

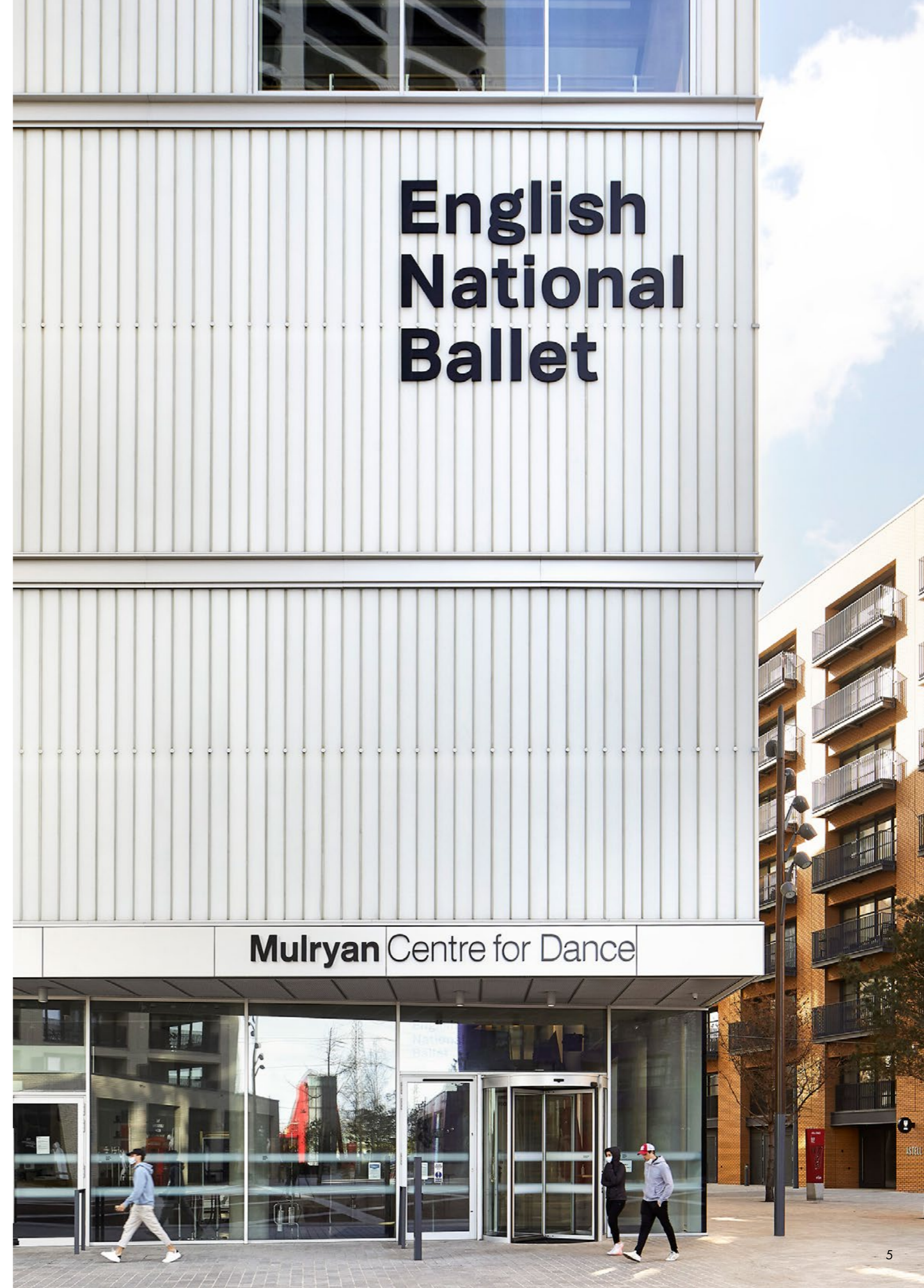


**GRACE CHAN,**  
Chief Operating Officer,  
English National Ballet

*"We were going nowhere and then chair Justin Bickel came across Ballymore and it all went from there. It was just such a fantastic relationship from the very beginning because I think Tamara Rojo who was the artistic director at the time had a big part in saying what she wanted, and I think after having had lots of conversations with other developers she really felt that Ballymore were the only ones that were really listening to what we really needed to thrive as a ballet company."*

*"What I respect most about Ballymore is that they're in it for the long game. I have built buildings with other developers and they ran away as fast as they could. It's a completely different story with Ballymore. It feels like the whole organisation is behind us."*

*"This is a marriage. It's not just a friendship. This building has honestly just been a miracle for us. So whenever we talk about this building, we're just so grateful to be here and that our relationship with Ballymore is so strong after five years."*





## CASE STUDY: U.S. EMBASSY

Situated in Nine Elms, Ballymore's Embassy Gardens scheme is a distinctive mixed-use masterplan development that includes 1,555 homes, over 50,000 sq m commercial space, and a new linear park. Embassy Gardens was one of the first sites to be developed in Nine Elms, with construction starting in 2012.

Ballymore's early investment in Nine Elms, a once-industrial area along the south bank of the River Thames, has played a pivotal role in transforming the district into one of London's most dynamic regeneration zones.

Ballymore purchased the Embassy Gardens site in 2007 and in 2008, entered into negotiations with the U.S. government, ultimately agreeing to sell a 4.9-acre plot of land within the masterplan. The site was chosen after extensive consideration by the U.S. government, who were looking to relocate from their historic but outdated embassy in Grosvenor Square. This was a significant moment for Nine Elms, with the move not only anchoring the area with an influential global presence but also served as a catalyst for further investment and development.

To ensure the successful relocation of the embassy, Ballymore worked closely with local authorities and the U.S. government to address infrastructure, security

and planning requirements. Ballymore's involvement in the broader master planning of the area ensured that the embassy was not an isolated development but integrated into a larger, mixed-use neighbourhood.

The arrival of the U.S. Embassy was a transformative event for Nine Elms, helping to shift perceptions of the area from a derelict industrial zone to a desirable location for development. The embassy's relocation acted as a magnet for both domestic and international investors, spurring a wave of construction that included residential, commercial, and cultural developments.

Nine Elms is now one of the largest regeneration projects in London, including more than 42 building projects; 20,000 new homes bringing an estimated 30,000 new residents to the area; 25,000 new jobs after construction and 22,000 jobs during construction. This surge in activity has not only been crucial for the area's physical transformation but also for its socio-economic revitalization. The creation of new jobs and the influx of residents have led to a vibrant, diverse community that has significantly boosted the local economy.

The regeneration of Nine Elms is a testament to the power of strategic foresight in urban development, demonstrating how initial investments can catalyse broader economic growth and successful placemaking.



# ART, CULTURE & WELLBEING

Creativity, art and culture lies at the heart of Ballymore's business ethos, demonstrating its responsibility as a people-centric place maker. Led by Ballymore Chairman and CEO Sean Mulryan, Ballymore has placed culture and the arts at the centre of neighbourhood regeneration across London. Ballymore delivers on this commitment both through project specific activity, including funding and providing publicly accessible art, delving cultural led activation and programming, restoring unique heritage assets and strategic partnerships with key art and cultural anchor organisations.

## Public art

Ballymore has invested over £2,000,000 into public art over the last ten years, recognising its vital role in shaping engaging new communities. Public art not only beautifies shared spaces but also fosters a sense of identity and belonging among residents. It encourages community interaction, cultural expression, and provides a platform for local, emerging, and established artists to showcase their talents. By integrating art into our developments, we create inviting and inspiring environments that enrich the lives of all who live and visit there.

 **£2m+**  
invested in public art



**The Brentford Project Mural:** artist Hixxy completed a large-scale mural on the site of a car park building, which is part of the regeneration project. The mural was commissioned for the building whilst it awaited cladding.



**Sculptures at the Linear Park:** within Embassy Gardens, a sculpture park showcases pieces of art by three British artists: Sarah Lucas, Simon Fujiwara, and Mohammed Qasim Ashfaq. Their works were introduced to the site through collaborative efforts between Sean Mulryan, former Academy Exhibitions Director Sir Norman Rosenthal, and Wandsworth Council.



**The Rice Bowl:** a fourth work for Embassy Gardens, also commissioned by Sean Mulryan, resides alongside other sculptures in the Linear Park and is the first artwork in the UK by Irish artist Guggi.



**Catching Colour:** in 2022, artist Rana Begum's artwork "Catching Colour" was unveiled at London City Island. In turn, it became an additional step along "The Line," an art trail stretching from Queen Elizabeth Olympic Park to the O2. The unveiling included a celebratory performance by The English National Ballet.



**After the Dance:** commissioned by Sean and Bernardine Mulryan, this sculpture was gifted to the London City Island community in 2023. It is now a permanent feature of Hopewell Square, facing The English National Ballet, and acts as a striking focal point.

## Meanwhile uses and cultural activations

Establishing meanwhile activity is a core part of what we do at Ballymore. Cultivating places that have real energy requires investment, yes financially but also creatively. We put a lot of time and commitment into making sure from day one on a project we have great spaces that are capable of hosting amazing experiences, and that those experiences are indicative of the character and identity that we intend to realise. By adopting a community-led approach to these activities, we have sought to foster a sense of participation, ownership and belonging into the places we create.

The success of such meanwhile use initiatives and occupiers, see many of them become mainstay events in the annual calendar or in the case of occupiers, take permanent residence in our developments. Such as the Duke of London and our Royal Wharf fete (now in its sixth year), which you can read about further on. Highlights over the last ten years include:



Supper Clubs at The Brentford Project



Into The Woods Festival at Goodluck Hope



London Fashion Week at Goodluck Hope



The Wardian Case

CASE STUDY:

## Unity Arts Festival at London City Island and Goodluck Hope

Organised by Ian Felton of Trinity Art Studios and Gallery, this inaugural festival was the first time that London City Island, Goodluck Hope and Trinity Buoy Wharf came together for an event, and was hosted annually from 2018 to 2021. Ballymore contributed c. **£20,000** per annum for the festival which included exhibitions, installations and workshops, as well as an opportunity to meet the artists. Over **1,000 people** attended the festival each year, generating around **£71,200 of cultural impact through audience participation**.



*Pictured: Free workshops, exhibitions and classes which took place at London City Island and Goodluck Hope as part of Unity Arts Festival.*



## The Summer Series at The Brentford Project

An eight-year regeneration project spanning 11.8 acres, The Brentford Project establishes a new town centre and revitalised high street, with 876 homes alongside retail, leisure, commercial, cultural and community spaces.

Following a lengthy planning and compulsory purchase order process, there was confusion and lack of confidence in the community about delivery of the project. To re-engage locals and share the vision, Ballymore activated a derelict pocket on the River Brent to bring the waterfront to life.

The Summer Series at The Brentford Project began as a three-month cultural and community engagement initiative celebrating the town's creativity and establishing it as a platform for the arts, live music and food. Ballymore transformed abandoned warehouses into a 4,000 square feet event and exhibition space, information centre, and restaurant and bakery Rye by the Water. The Brentford Project has brought previously unused spaces back into use sooner than planned, creating an inviting area in the heart of Brentford where people can gather, relax and spend time – something the area previously lacked. The initiative's success saw it win a 'Best Meanwhile Use' award at The Pineapples in 2019.

First taking place in the summer of 2019, The Summer Series has become an annual event at The Brentford Project. The event has a focus on local art, craft and creative brands and businesses of Brentford. In 2024, Ballymore has sponsored and hosted monthly community markets since March, led by local community group Brentford Voice and sponsored Canal Festival 2024. Sponsorship of both activities have totalled £12,000. In addition, Ballymore hosted Brentford Festival in June, which was free to attend and included community markers and live music, and delivered a free open-air cinema with Everyman throughout July and August.

The Summer Series attracts approximately **3,000** visitors, rising to 6,000 in 2023. Across all events, since 2019, Ballymore has contributed over £640,000 in sponsorship and running costs.



total spend on community and pop up events, many of which have now become annual fixtures such as The Islander Festival and Royal Wharf Fete.



## Cultural anchors and community champions

Across our portfolio, we have introduced a bold and interesting mix of cultural anchor tenants and 'destination' occupiers. We have seen first hand, time and time again, how these spaces can act as gathering points where residents and their neighbours meet for the first time and build lasting relationships over time. By hosting a variety of events and activities, we can encourage tenants to create an inclusive and dynamic environment that fosters community connections and strengthens social bonds within our new neighbourhoods.



World Heart Beat, Embassy Gardens



The Woods Studio, City Island



English National Ballet, City Island



Trinity Art Gallery, Goodluck Hope



The London Lighthouse Gallery & Studio, City Island



Arebyte Gallery & Studios, City Island



CASE STUDY:

City Island arts fund

Ballymore’s investment in art is a collective process that encompasses the artistic pieces themselves, the artists who create them, as well as the galleries in which they are displayed. We recognise the significance of investing in all three aspects for the long-term creation of vibrant, cultural communities.

At London City Island, art has always been at the forefront of development. However, it was the meeting of Sean Mulryan and Ian Felton, a gallery owner on Trinity Buoy Wharf, which acted as a catalyst for a more formalised £1 million arts fund initiative. The fund aims to celebrate culture, community and heritage by providing financial and marketing support to up-and-coming artists, allowing them to develop new works. The fund was launched in parallel with the unveiling of the ‘After the Dance’ sculpture, which sits in Hopewell Square.

As part of the initiative, artists will directly benefit from Ian’s specialised knowledge of the art market and receive support for production and sales. Additionally, Sean’s investment in original artworks will contribute to these benefits. Furthermore, future editions of the artworks will be produced and sold based on royalties, ensuring ongoing revenue for the artists over a five-year period. The collective outcome aims to provide emerging artists with a platform to showcase their work and enable them to advance their careers by generating revenue.

The long-term aim of a curated and formalised art strategy at London City Island is to grow the art fund into a sustainable model that will support artists and enable new collections to be made in the future.



IAN FELTON

Celebrating heritage

Our experience in transforming former brownfield and industrial sites has meant we are adept at restoration and re-invention of heritage assets within London. Like the restored dry dock at Goodluck Hope - once home to shipbuilding and trade, and now a public space with play and seating. In Brentford, a 14th century church is set to become a community hub - with cafe and performance space and a Grade II listed warehouse has been restored and now occupied by Gail's Bakery, in collaboration with architects Holland & Harvey.



**In partnership** with London Festival of Architecture, Ballymore facilitated a tour of the historic Braithwaite Viaduct arches. Our development proposals will see the site’s heritage retained, while bringing new life into a former goods depot.



# INVESTING IN INFRASTRUCTURE

Ballymore's investment in infrastructure plays a critical role in successful placemaking, transforming not only the physical landscape but also the social fabric of the communities we develop.

By focusing on both physical and social infrastructure - such as schools, community centres, parks, new bridges and revitalising the Thames edge - Ballymore creates environments that nudge and encourage the development of diverse, thriving communities that are built to last.

## INFRASTRUCTURE HIGHLIGHTS:



**8.2 ha**

new and rejuvenated green space



**£45m**

social value generated from green space



**£52.7m**

direct infrastructure expenditure



**2.5km**

of river and canal frontage transformed



**130m**

long award-winning Thames Clippers Pier



**£15m**

new 80-metre pedestrian bridge



**£124m**

CIL and S106 expenditure

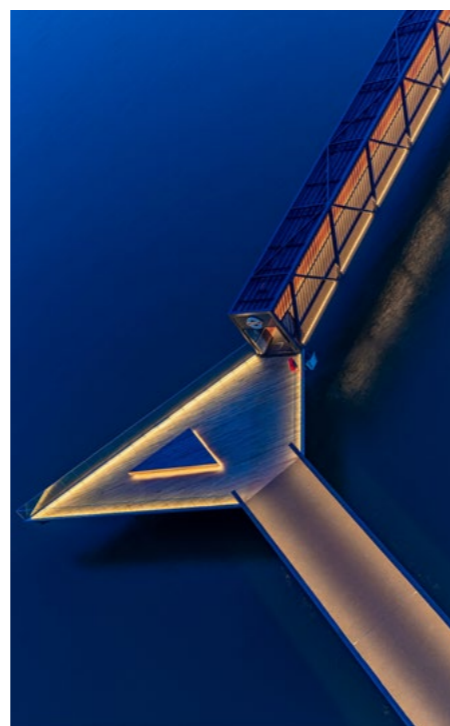


**RIBA**

Award-Winning Royal Wharf School



**Linear Park, Embassy Gardens:** a 4.5 acre park, part delivered by Ballymore alongside the local council and neighbouring developers.



**Royal Wharf** comprises more than 40% open greenspace, 5,500 sq m of landscaping and 1 km of riverside walk, connecting the site to 24-acres of parkland. Ballymore oversaw the delivery of a new Thames Clippers pier, Royal Wharf primary school and a 5,000 sq ft community hub.

## High quality green and blue spaces

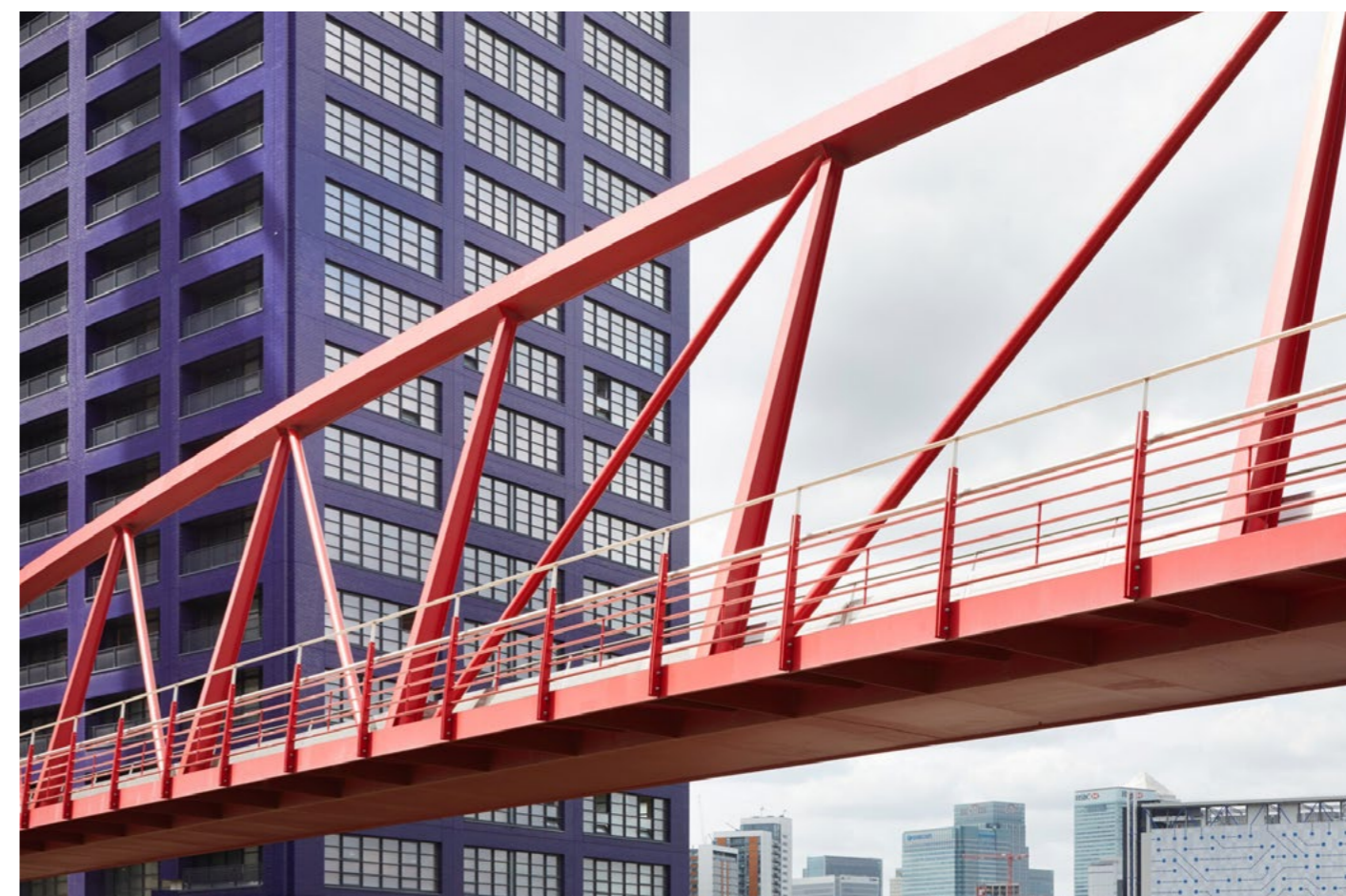
We recognise and embrace the importance of high quality and accessible green and blue spaces within our developments. Across our London projects, around 8.2ha of new and rejuvenated green space has been delivered generating an estimated £45 million in social value annually.

## River wall and canal frontages

Ballymore has made substantial investments in revitalising and opening-up river and canal frontages across our London developments, recognising the importance of these waterways in urban regeneration. The company has transformed over 2.5 kilometres of river and canal frontage, investing over £15m, turning these areas into attractive, accessible public spaces that provide both recreational opportunities and ecological benefits.

## Connected communities

Ballymore's infrastructure investments include the development of new bridges and the introduction of a Thames Clippers pier, significantly improving connectivity within and between neighbourhoods. Critical to unlocking connectivity at London City Island, Ballymore invested £15m in the delivery of a new pedestrian and cycle bridge, pictured below. The iconic 80-metre bridge connects the previously isolated island site into Canning Town. The bridge crosses borough boundaries and required collaborative coordination with Newham, Tower Hamlets, PLA and TfL.



# CHAMPIONING LOCAL ENTERPRISE

## An innovative approach to retail

20% of small businesses fail in their first year of trading, and around 60% of small businesses fail within the first three years. Small, independent, and local businesses and organisations are vital to mixed-use placemaking and are so important in unlocking the benefits of creating a true destination: increased footfall, use and social interaction. From classic car specialists to doggy daycares, our local heroes are essential to ensuring London retains its character and continues to see good growth at all market levels of enterprise.

We recognise the challenges these sorts of businesses can face when opening or expanding their physical presence, including limited financial resources to both fit-out and occupy competitive commercial space. So, we've made a commitment to providing and safeguarding diverse retail and commercial spaces. Across the Ballymore portfolio, 80% of tenants are small businesses, 45% are locally owned businesses, and 28% are women owned or co-owned.

Across five of our most recent projects, Ballymore has contributed almost £27 million of capital expenditure above the market rent to 40 different businesses and organisations to help support them to occupy fit-for-purpose spaces. Without such support, many businesses would not have been able to meet the high upfront costs needed to first move into a commercial space, with fit-out costs acting as a major barrier to business growth. Such support has helped to significantly reduce the financial burden on businesses and organisations to occupy commercial space, helping to support the growth and success of these organisations.



It's been our pleasure to celebrate the successes of the likes of Hum Yoga at City Island, Docklands Day Care Nursery at City Island, The Espresso Room at Wardian, and the Duke of London in Brentford - all of whom have expanded their businesses into larger or additional locations.

Plus, across five recent projects, Ballymore has provided almost £30 million of discounted rent across the 40 different businesses and organisations to help support them through operation. In doing so, Ballymore has helped to give these businesses and organisations an opportunity to establish themselves, without the added pressure of financial burdens associated with rent payment and helping to protect their cashflow from the beginning of their tenancy.

Supporting local enterprise gives our places authentic character, creating vibrant and lively ground-level spaces. Our approach results in establishing desirable places to live, achieves more sustainable communities and promotes healthy high streets in turn.



## TENANTS ACROSS THE PORTFOLIO



**79%**  
small business



**455**  
local business



**27%**  
women or co-owned

By championing London's local businesses, we contribute to the overall well-being and prosperity of the areas we develop, and ensure we foster a diverse commercial offering across our communities.

## Spotlight on... Creative Independents

Ballymore has supported creative workspace in the form of reduced rent, or the covering of capital expenditure. This has equated to a total contribution of £16m to support local creatives. As a result, organisations such as the Arebyte Studios and Gallery have been able to establish themselves at London City Island and attract around 10,000 visitors each year.

## SUPPORT LOCAL ENTERPRISE AND SMALL BUSINESS



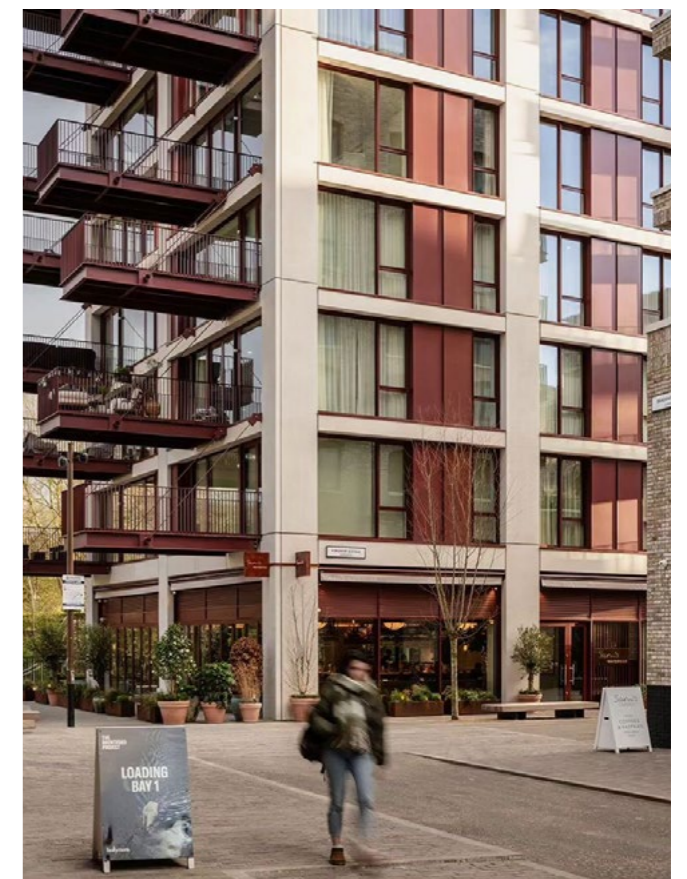
**£29.4m**

of discounted rents provided to local orgs and businesses



**£27m**

of capital expenditure supplied to ensure spaces are fit-for purpose



## The Duke of London

The Duke of London, run by Brentford local Merlin McCormack, was one of the first pioneering tenants at The Brentford Project, who already operated on the site as a classic cars dealership as well as creative workspaces for local independent businesses. The business was relocated by Ballymore to a larger site in "The Factory" warehouse space as a meanwhile measure when their original space was earmarked for demolition. The vintage car sales company has since extended its influence by inviting 50 other local independent businesses across 900 sq m of warehouse space.

Beyond its indoor offerings, the Duke of London also boasts outdoor space for hosting community and charity events. Particularly the monthly "Classics and Cake" gatherings and the **annual Brentford Summer Series** operating out of the Duke of London premises have helped bridge the gap between Ballymore the local community.

Recognising Merlin's important role within the community, Ballymore have secured a permanent home for Duke of London in the final scheme alongside many of the micro businesses that operate from his space.



**MERLIN MCCORMACK,**  
Duke of London:

*"I run a business in Brentford called Duke of London. Duke of London's a very difficult to describe place but consists primarily around our classic car dealership right on the river here at Brentford. We also house about 50 small businesses under our roof. So we sublet out small creative businesses, everything from architects, fashion designers, artists, engineers, classic car restoration businesses, food outlets, and more."*

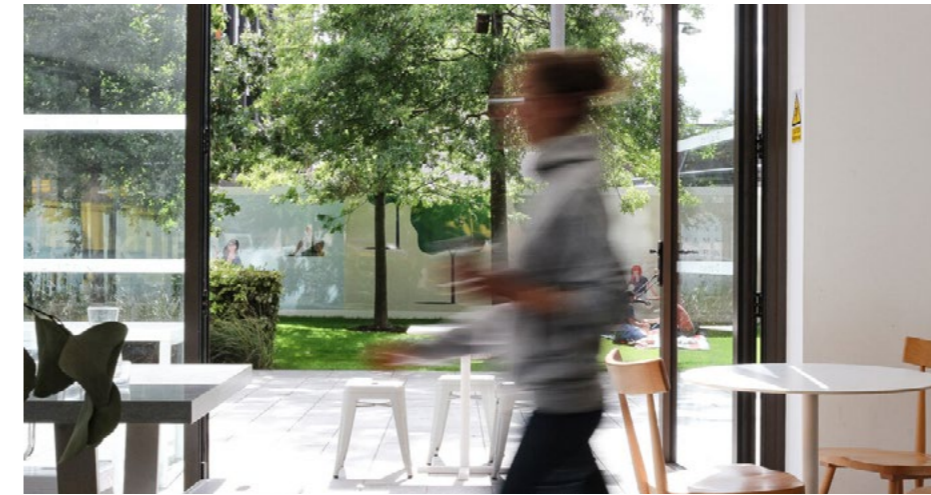
*"Our footprint now in Brentford is now about 52,000 square foot and all of it is occupied either by ourselves or other local businesses. We've dubbed this building the factory. It's an old tile factory soap factory that has had many iterations over the past few years, but now it's a factory of energy and enthusiasm and craft. Off the back of that we've drawn in a local crowd. We've got a really loyal following from the from the local residents and community afar. We host a lot of events here, we support a few local charities, we host big classic car meets, drive-in-cinemas, supper clubs, we have music nights in our wine bar in here, and we've got live music in the pub."*

*"We've come together with Ballymore to build a really nice organic community down here in Brentford. We were leasing a space more conventionally about six or seven years ago. But that was due for demolition as we were coming to vacate that space. Ballymore caught wind of what we were doing, renting out small creative workspaces to local independent businesses, as well as running our classic car dealership from under this roof. So they had this big abandoned factory that we're sitting in today, that was in need of some work to say the least and had been empty for a long period of time, but they offered it to us to replicate what we've done and scale it up."*

*"We're really lucky and proud to announce that we've managed to secure a long term site with Ballymore in Brentford, right on the waterside and very beautiful building on a long-term basis. So we'll be able to replicate a lot of what we've done here and keep it permanently for the future."*

## District, Embassy Gardens

Originally from Sydney, District founder Chelsea Finch's dream was to bring Aussie brunch culture to London. She founded District in 2017 to do exactly that – combining specialty coffee with fresh, uncomplicated food and a bright, welcoming vibe. Since opening her second location in Nine Elms (an incredible leap from the first hole in the wall coffee takeaway spot in Parsons Green), Chelsea has expanded into our Goodluck Hope scheme with Layers bakery.



**CHELSEA FINCH**



# OUR INDEPENDENT BUSINESS OWNERS

## SOKARI HIGGWE

The London Lighthouse Gallery & Studio - London City Island

Alongside the Espresso Room on the ground floor of the English National Ballet building is the London Lighthouse Gallery, an art gallery, photography studio and shop offering unique and exciting space for emerging and established artists. The gallery is a friendly, engaging space where artists can showcase their works and interact with other creatives in the community, owned by City Island resident Sokari.



## SHARI GILL

Tailwaggers – London City Island

Shari opened her doggie-day-care business Tailwaggers in 2023, shortly after moving to the Island. The business has been a huge hit and she is already considering taking on a larger unit.

*“Moving to Goodluck Hope helped Gizmo with his anxiety – and me with my doggy daycare business”*

## ELENA FRATTURA

Rottura, The Brentford Project

Former MasterChef Contestant, Elena and her twin sister have launched a small Italian café restaurant on Brentford High Street.

*“The Brentford Project is such an appealing new neighbourhood with a fantastic atmosphere”*



## ADAM HEWSON

Hewson Books – The Brentford Project

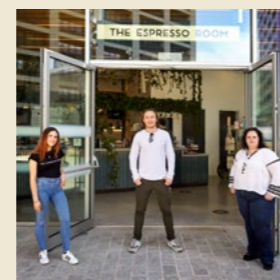
Adam’s independent bookstore hosts book clubs, poetry events, and author signings for the local community to enjoy.



## KEITH TAYLOR

Taylor’s of Goodluck Hope – Goodluck Hope

Having firmly established themselves at Maltby Street Market, Taylor’s of Goodluck Hope is a local deli, offering a quiet sanctuary for savouring and enjoying ethically sourced food, while its wine-bar provides a lively social hub at the heart of the neighbourhood.



## DAN BULL

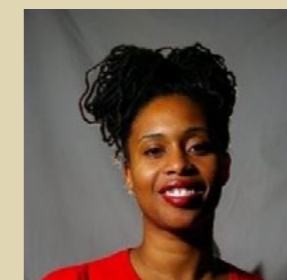
The Lockdown Room, The Espresso Room & Eleventh House – London City Island, Wardian

Ballymore supported LCI resident Dan to run a community hub and provide discount food for key workers during the pandemic from an empty commercial unit. This has now transformed into a permanent fixture, The Lockdown Room. The success of his business and confidence in Ballymore as a landlord has allowed him to open a coffee shop in LCI and at our Wardian scheme

## XAVIERA BLACK

Mother Rigger – The Brentford Project

Brentford resident, Xaviera Black of Mother Rigger opened the doors to her gallery shop in December 2023. Located by the waterside in the heart of The Brentford Project, she’s since been inspiring the local community by providing a hub for creative minds to meet and explore their art.



## MICHELLE MASON

Gymboree Nursery – London City Island

*“The Island is such an attractive destination for parents with children, especially the pedestrianised areas, green play spaces and outdoor seating areas all around the island. Our Gymboree business was very popular as mums and dads had a social meeting place where their children could play safely, and they could then meet other local parents and go for a coffee or walk together.”*

## CASE STUDY:

# Creative workspace at London City Island

46% (c. 9,200 sq m) of total commercial space developed at London City Island (LCI) is used for cultural and creative uses. An additional 5% (1,000 sq m) is safeguarded as affordable workspace for independent creative businesses. We've worked hard to support a range of creative independents and businesses (including those of LCI residents) on site by providing fit-for-purpose white boxed units, as well as reduced rent terms for creative tenants of circa £1.5 million.

Since day one, Ballymore has established collaborative relationships with creative tenants on site, through genuine and meaningful partnership building.



### Trinity Art Gallery

A gallery owned by Ian Felton, also the owner of Trinity Art Studios at the neighbouring Trinity Buoy Wharf where he also lives. The gallery represents an important connection between the newer London City Island development, and the historic Trinity Buoy Wharf community. Ian was offered seven years of rent-free space at London City Island for the gallery, worth £440,000, as well as an additional £440,000 in capital exchange costs covered by Ballymore.



### Arebyte Studios and Gallery

Co-working and creative studio that supports independent artists, makers and designers across London, as well as offering event and workshop space. At the London City Island site, Arebyte occupies three units totalling 500 sq m, to house the gallery for emerging artforms, as well as affordable maker's space and office space. Ballymore has, to date, supported Arebyte with circa £800,000 of discounted rent over a seven-year period, three years of which were rent-free, as well as £900,000 of capital exchange funding for their units. It is estimated that 10,000 visitors per year visit the Arebyte gallery at London City Island, generating around £712,200 in cultural impact.



### The Woods Studio

Music recording, podcast and creative studio founded by a resident of London City Island, Dantae Johnson. The studio totals 170 sq m with the full fit out of the state-of-the-art studio totalling £275,000 in capital exchange, as well as discounted rent being offered by Ballymore over a six year period worth £229,000. The aim of the studio is to nurture young talent from East London, and the location of the studio at London City Island is central to enabling this mission.

**DANTAE JOHNSON,**  
Founder, The Woods music studio at London City Island and City Island resident



*"Working with Ballymore has been about building connections and creating new opportunities. I think that's probably the most valuable thing. When I look at Ballymore and I look at the team, they understand people. They understood the vision and they came and gave us that little bit of grace - the grace that we needed to grow. And they didn't just support us, they also supported a lot of our artists independently, even helping us with voluntary time from Ballymore's in-house PR team when we launched."*

*"Ballymore even introduced us to English National Ballet, and it resulted in a collaboration for us on a score for their youth company. It was on a new production by Afkan Khan, he's a big choreographer, that was a huge moment. Together, we've really managed to create an ecosystem. Through events and other partnerships, we've been able to catapult our artists to new audiences, and it's also helped us to find new artists, too."*

Collectively, these creative and cultural spaces support an estimated 99 Full Time Equivalent jobs, contributing an estimated annual GVA of

**£6.4 million**

## Beyond the boundary: Edgware BID

The masterplan for Edgware Town Centre is a bold redevelopment project in collaboration with Places for London, Transport for London's property company, at a total investment of £1.7bn. Ballymore has worked with the local community to design a transformative project that aims to revitalise the heart of Edgware, creating a vibrant and dynamic town centre that will serve as a focal point for the community. Subject to approval, submitted plans include the delivery of 3,365 new homes, c.12 acres of new greenspace and a revitalised town centre that offers a combination of retail and office space, a new cinema, and health facilities.

An integral part of the delivery of the Edgware Town Centre masterplan will be Ballymore's collaboration with strategic partners, both within the site's boundary but also beyond it - ensuring the project's success permeates the wider high street and town centre.

We recently celebrated a successful application for Barnet's first Business Improvement District (BID), in Edgware. As part of this process, Ballymore contributed £155,000 to fund the inception of the BID. Across a five-year period, this investment into the town centre through the BID will be essential for the ambitions for a revitalised and vibrant north London hub to be realised. The successful implementation of the BID resulted from a year-long campaign, which included extensive consultations, and was driven by the Edgware steering group comprising Ballymore, Transport for London, Barnet Council, and local businesses.

Edgware BID plans to tackle issues of cleanliness, improved promotion and marketing as well as supporting initiatives that help tackle crime and safety. The BID will also act as a combined voice for the businesses it represents in the area. The BID will help to drive up to £800,000 into the local high street over a five-year period, with The Broadwalk shopping centre, acquired by Ballymore in 2020, being a focal point of the plans.

# ENGAGING OUR COMMUNITIES



Community engagement works best when it starts early and truly involves local people - allowing them to be a part of the design and development process. Understanding the value of community engagement for people-focused development, we strive to exceed basic planning requirements. We aim for meaningful, early engagement and community co-design in our projects.

On each project, we strive to work with a wide range of community members, groups, and organisations, making sure that even those who are often excluded or forgotten are actively involved in the process. By collaborating with groups that have historically been left out, we bring in diverse viewpoints, which leads to more inclusive and culturally relevant outcomes. This makes for better, more sustainable places.

Some of our most successful programmes have been delivered through multi-year agreements. Initiatives like the Unity Arts Festival were delivered thanks to a three-year funding commitment with Ian Felton of Trinity Art Studios and Gallery. This saw the neighbouring communities of London City Island, Goodluck Hope and Trinity Buoy Wharf come together for the festival which included exhibitions, installations and workshops, and was hosted annually from 2018 to 2021. It has been estimated that over 1,000 people attended the festival each year generating around £71,200 of cultural impact through audience participation.

## Spotlight on... World Heart Beat

Back in 2017, we ran a competition to find a tenant for a proposed **200-seat concert venue and music education centre**. The winning tenant to take over the concert venue, selected in 2018, was World Heart Beat, a charity that gives opportunities to young people to learn through music, skills that they can use to address challenges that they may face throughout their lives. In addition, the World Heart Beat Music Academy seeks to remove the financial barriers associated with music by offering bursaries and lower fees, as well as the loaning of instruments. To date, the charity has supported more than **350 music students aged 5-25**.

*"We set out to build a place where children and young people can come and call it their home - but also to create a place where world-class musicians can also come to play. Music is a way to build communities."*

**SAHANA GERO MBE,**  
Artistic Director, World Heart Beat

Ballymore has gifted World Heart Beat the venue on a 50-year rent free basis, equating to a value of 74million. The venue has three important spaces:

- the music academy - teaching spaces for young people living in Wandsworth
- concert venue
- community cafe
- recording studios for hire

Revenue streams through the cafe, concert hall, and recording studios support the charity - enabling its Academy to provide free tuition to those in need. To date they have delivered 10,000 hours + of tuition, and over 150 concerts. It serves as an important pathway for young musicians to attend top schools and access professional industry roles.

## Sirlute, London City Island

Sirlute is a creative charity that delivers free creative learning, mentoring and training to 5 to 25 year olds from under-resourced East London communities. Based at London City Island, Sirlute is the gateway to creative industries including music, multi-media and fashion for youth that would normally be locked out of these opportunities.

JR Josephs, founder of Sirlute, approached Ballymore with a problem: that many parents struggle to keep their children engaged during the summer holidays, and many families struggle to access creative programmes for children due to financial exclusion. As a result, young people become isolated, develop ill mental health and are more prone to anti-social and risk-taking behaviour.

In response, with Ballymore's support, Sirlute and five grassroots social enterprises created the "City Island Summer Camp". Over the summer holidays, the charity offered free workshops on filmmaking, editing, songwriting, arts and crafts, and dance. 28 young people attended 29 free activities, totalling some 72 hours. More than 80% of those children tried something for the first time - developing their confidence and forming new friendships.

**JR JOSEPHS,**  
founder of Sirlute at London City Island



*"Ballymore and Sirlute, it's like a match made in heaven, because there is a real enthusiasm from both parties to make the communities that we're working in and a part of better for everybody, for the young people, for their families, for the businesses. And I think it's really, really beautiful. Even just being able to communicate our partnership with Ballymore with others has opened more doors - other corporate partners take us more seriously because we've had that backing already. People love to back a winner, right?"*

## CASE STUDY:

### Ladbroke Grove

Project Flourish is the largest new development within the Royal Borough of Kensington & Chelsea. The site is located on the Grand Union Canal at the top of Ladbroke Grove and is one of the launch points for Notting Hill Carnival.

This project will provide over 2,500 new homes, including much-needed affordable housing, a new Sainsbury's store, and a new high street with retail, commercial and leisure uses. At more than 7.62 ha, the site will provide new green spaces and attractive public realm, low levels of residential parking, new connections throughout the site, and canalside leisure opportunities.

Working closely with the local communities for over three years, we have shaped our plans going forward to include the canal as a central feature of the development. With good architecture and landscape design as key drivers, it is important for us to deliver high-quality homes that use carefully selected materials, together with an enhanced natural environment and the addition of more green areas with child play spaces and sports facilities. Our proposals will also provide greater connectivity, with new bus, cycle and pedestrian routes.

#### Collaborative Design

Our engagement programmes at Project Flourish in Ladbroke Grove and in Edgware Town Centre have adopted co-design principles from day one. Through collaborative design workshops and regular, constructive dialogue, a number of exciting, and hugely promising growth initiatives have emerged within our masterplan.

#### Full of Life

Full of Life is a charity in Kensington and Chelsea that supports local parents with children who have additional needs, including physical disabilities and autism. The charity is an immediate neighbour of the Ladbroke Grove project and is an important partner and stakeholder, particularly in the process of co-design. This includes discussions and workshops to focus on the design of public realm at Ladbroke Grove, for which we are developing an ambitious vision which incorporates inclusive landscape design, accessible play space, sensory gardens, and considerations for zoning of spaces to suit the complex needs of the children they care for. The team has also provided a new 'summer house' and sensory space for Full of Life, which has become an important multi-use "safe space" for its children to use for rest and learning.

#### Pursuing Independent Paths (PIP)

PIP is a charity that works with adults with learning disabilities and learning differences to support them to achieve their ambitions, gain skills and opportunities for independence and live a life of their choice. The charity is a neighbour of the Ladbroke Grove site, and has worked with 20 of Ballymore's colleagues on a volunteering 'canal day of action' along a stretch of the Grand Union Canal that will form part of the planned new development.

#### Notting Hill Carnival Trust

The Notting Hill Carnival procession starts from the Ladbroke Grove site and offers an exciting opportunity to support this important cultural event. Ballymore has consulted with the Notting Hill Carnival Trust to understand how the site could serve to create a more welcoming experience at the start of the carnival, in a family friendly location, which is both quicker and easier for families with young children to access and enjoy.

*Pictured: Project Director Michael Hughes at a London Sports Trust open day and BBQ.*



## Engaging Edgware

Alongside our partners Places for London, we're bringing forward proposals for the transformation of Edgware Town Centre, making it a more dynamic, inclusive and sustainable place, for all generations. At the heart of our approach has been a genuine and comprehensive programme of community engagement, consultation and relationship building. Between September 2022 and February 2024, we met with more than 2,000 local residents and community leaders to expand and enrich our understanding of local priorities, concerns and hopes for the future.

Our engagement programme during this period was designed to reflect the celebrated diversity of Edgware's community, many of whom are often overlooked during the planning process. We conducted specific sessions with disability groups around making the development and consultation itself more accessible, with feedback used to inform accessibility designs across the development. Dialogue with faith groups ensured we held consultation events on both Saturdays and Sundays so as not to disadvantage any local residents.

Effective engagement with youth groups ensured we gave voice to the future generations; a demographic often excluded from planning consultations. Our efforts included meeting with young people through youth groups and outreach on social media. Further sessions were organised with charities such as Make Space For



Girls and the Nisa-Nashim Jewish Muslim Women's Network to ensure that facilities and public spaces are designed with girls and young women in mind.

Central to our engagement was The Meeting Room, a community hub set up in a former retail unit inside the Broadwalk shopping centre. The Meeting Room provided a central and accessible venue for many of our consultation events, including our monthly drop-in sessions with members of the project team, held in the afternoon and evening at a convenient time for most. This community hub was also offered to the local community as a free to use space for a variety of initiatives and meetings. This included arts and crafts clubs, yoga, and much more. These conversations have fundamentally shaped the design of the final proposals through a genuine two-way process. We heard loud and clear what the community wanted to see in the future and what is currently lacking in Edgware. This included a lack of green open spaces, community spaces and cultural/leisure activities for young people. In response, we have prioritised the early delivery of green spaces and leisure uses in the phasing of the masterplan, including the new cinema, which was the single most desired use in early community feedback.

### The Summer Fair at Edgware Town Centre

We hosted the first summer event at the Edgware Town Centre site in August 2023, to celebrate the centenary of Station Road in Edgware. The event was held on part of the surface car park of the Broadwalk shopping centre, and it is estimated that 3,000 people attended the event over a two-day period generating around £213,700 in cultural impact.

The event included a family fun fair with a range of creative activities for children, stalls from local makers, food and drink vendors, as well as the opportunity to learn more about the proposals for the Edgware Town Centre site from representatives of both Ballymore and partner TfL. 400 people visited the project info tent across the two days.

### Stratford Showcase

Our largest consultation event for our Stratford Waterfront development, adjacent to the East Bank in the Queen Elizabeth Park, took place in summer 2023. The consultation included pop-up exhibition stands to spread awareness and invite feedback and ideas on the reserved matters application (themed around public realm, retail, play space and wayfinding), alongside stalls from local businesses, plus workshops with young people both on the day and in the weeks following at local schools, where they were invited to imagine their own piece of public space and create it with craft materials.



### Edgware Community Fund

In Edgware, grants of up to £3,000 have been awarded to 12 projects seeking to unite people and communities, promote health and wellbeing, champion young people, skills and training or enhance Edgware's environment and public realm. The Fund comprises a total of £75,000, to be awarded over three years.

From community cooking classes to a community choir, these small grants are vital to supporting the ongoing work and impact of local charities and groups providing essential services.



### Fight for Peace

Londoner Luke Dowdney founded Fight for Peace, in 2000 in one of the most violent favelas in Rio de Janeiro. It has Academies in Rio and London and is present in 25 cities across the world through partners trained in its methodology. At the primary level, Fight for Peace offers opportunities and support for the socioeconomic inclusion of all young people living in communities affected by crime and violence.

At the secondary level, they focus on individuals or groups identified as being at risk of becoming victims or perpetrators of crime and violence. "With the help of Ballymore, and other funding partners, Fight for Peace was able to build a new 'hub' as a central focus point for its London Academy, and a place where young people are welcomed and receive the support they require from a dedicated team of staff. A survey by the charity revealed that of 1,183 young people attending its London Academy, 340 were supported coping with issues at home, at school or in their personal lives. Another 101 young people were given employability support to get jobs while 30 participated in education programmes to get qualifications. Of those Fight for Peace members surveyed in 2017, 92% felt more motivated, 83% more confident, 79% cooperated more with others and felt more positive about the future.

# JOBS, SKILLS & EDUCATION

The scale of our development activity unlocks significant employment benefits. To date, approximately 22,700 construction worker jobs have already been supported. Based on the demand for construction workers, it is estimated that in the region of £3.5 billion in GVA has been generated across our recent portfolio. Among pipeline projects, it is anticipated that a further 28,800 construction worker jobs will be supported, which is estimated to generate in the region of £3.6 billion in GVA. Across these projects, Ballymore has sought and will continue to seek to maximise the benefits of these employment opportunities, including where possible providing employment opportunities for those from priority groups, including local people.

## CASE STUDY: London City Island

Ballymore were chosen to partner with WorkPath and Tower Hamlets College to run a pilot pre-apprenticeship programme. The scheme was a major success and saw 22 young people placed into apprenticeships on the project.

The pre-apprentices learned relevant skills including health and safety, manual handling and core building skills alongside the fundamentals of site and project management. They also learned about interview techniques for apprenticeship and job applications. All had been punctual and professional in their approach and gained crucial contacts and experience.

The scheme was a major success and saw 22 young people placed into apprenticeships on the project.

Across the duration of construction, London City Island supported 45 apprenticeships.



Tower Hamlets Mayor, John Biggs, alongside pre-apprentices at London City Island.

## Providing apprenticeships and training opportunities

We're committed to delivering apprenticeship and training opportunities during construction. Across our recent portfolio of completed projects, 327 apprenticeships have already been supported through construction activities, with plans for a further 397 apprenticeships to be supported through future development activity. In total, these apprenticeships are estimated to generate approximately £10 million in social value, representing the wellbeing impact accruing to those individuals. Plus, across completed projects, 52 traineeships have been supported, which is estimated to have generated over £53,600 of social value, representing the wellbeing impact accruing to those individuals.

### PAOLO NISTRI, Operations, Places for London (TfL)

*"Edgware Town Centre is unparalleled in terms of footfall. It's a very high profile location and that can drive footfall and interest and all those sorts of things so that's brilliant. It's going to be for Community use, too, which is great. I think all of our training centres have benefited from engagement and offering space to different Community groups. Right out the back is where the actual training is going to be delivered."*

*"The critical added value of The Skills Centre is actually the other areas of the centre that are going to be able to offer a lot of pre-employment training. New entrants into the sector will be able to learn basic skills, but we're also going to have a number of different rigs in there that will allow local people to be trained in things like retrofit insulation and other very in-demand green skills as well. And that's unique to this centre. It's a really in-demand area of training that comes at a time when the local authorities and the mayor are considering how to tackle retrofit for both commercial and domestic. The challenge of skills is a fundamental piece of that. So the fact that we're going to be able to deliver it there is a very very significant added value aspect of the training centre and very unique in London as well so that's really exciting for us. And something that we're looking forward to collaborating with Ballymore."*

## The Skills Centre Edgware

In partnership with Places for London, the commercial property arm of Transport for London (TfL), and The Skills Centre (an employer-led, community-focused training and apprenticeships provider), we have delivered the Edgware Construction and STEM Skills Centre - finding new purpose for what was formerly an abandoned Argos unit in a prominent place on Edgware's high street. The centre, which opened in Spring 2024, and match funded by Ballymore, will serve as a hub for local people seeking to grow their construction and STEM skills. It is designed to offer a diverse range of training opportunities, including classroom qualifications and hands-on skills training, and will aim to match the training provided to real opportunities with local employers.

The Skills Centre is the first training centre of its kind in North London. Ahead of its official opening, the Edgware Skills Centre had already made a difference to local people's lives, with the fit-out of the unit presenting a unique opportunity for local residents and students to gain important new skills and develop hands-on experience. Local care leavers, apprentices and students from Barnet Southgate College were involved in the fit out, which provided an opportunity for local residents and students to gain new skills relating to electrical work and carpentry.

One such individual is Simon, a 25-year-old Hendon resident who applied to work on the fit-out through Barnet Council's Care Leavers scheme. Simon, who lives in foster care, has gained vital new skills through the project from

carpentry to electrical skills. The role has given him the necessary experience to progress with his Construction Skills Certification Scheme Card and he is looking forward to using his experience as a springboard to take his NVQs, continue expanding his skills and eventually starting his own business. Speaking about his experience, Simon said: *"The construction skills and experience I've got here are really valuable, not only are they helping me get the necessary qualifications I need to build my career but they're also practical skills that are helping me become more self-reliant and save money at home."*

Moving forward, the Edgware Skills Centre will continue to support the future of Edgware alongside the planned regeneration of the town centre. Building on the Skills Centre's expertise in training skilled workers for the construction industry, the centre will equip the next generation of workers with valuable skills, particularly across the built environment and sustainability sectors. It is anticipated that during the first three years of operation the centre will support the training of c. 780 people and further support 99 apprenticeships. Together, these opportunities are expected to generate over £2.3 million of social value, representing the wellbeing impact accruing to those individuals.



CASE STUDY:  
Royal Wharf

At Royal Wharf, Ballymore, alongside joint venture partner Oxley, have delivered over 4,000 homes and more than 120,000 sq ft of commercial space, including a new school and state of the art community centre.

Construction began in 2015, with the latest phase, Riverscape, completing in 2024. Given the scale of development and construction period, the development represented significant opportunity to support local employment and training opportunities, including apprenticeships and pre-apprenticeship training. The scheme has been one of the top local labour contributors for Newham, with 25% of the workforce being from the borough.



PROJECT HIGHLIGHTS:

**20,000** construction jobs supported

**25%** workforce from Newham

**120** apprentices

**857+** students engaged with

**£60,000+** raised for charity

**18** awards, including Development of The Year (RESI Awards) and multiple NHBC awards

✓ London Living Wage compliant

Partnering with education providers

We seek to collaborate with education providers to share knowledge and ensure we are supporting and encouraging younger people into the construction industry. Ballymore recently partnered with New City College to host a CPD training day and site visit at Royal Wharf for NCC lecturers and technical support staff from Construction courses at the college.

*“The value that this will give our teams to enrich the curriculum for the next generation of construction workers is immense. Thanks to everyone at Ballymore who made the visit possible.”*

STEVE BRAYSHAW,  
Group Curriculum Director, New City College



NCC Construction teachers attending a CPD day at Royal Wharf



## About Ballymore

Ballymore is a leading property developer with a multi award-winning portfolio of some of Europe's largest and most transformative urban development projects. Our projects are defined by their vision, originality and commitment to quality and we are driven to set new, lasting standards in design, creativity and architecture.

Every place we create has a unique personality inspired by its location, history, people and culture, nurtured through strong relationships with our expert partners and those we develop with local communities.

We enliven areas well before the first foundations are laid and we remain long after the last brick is in place to ensure our customers are well looked after and the communities continue to thrive. Our landmark developments in the UK span the breadth of Greater London, from our new riverside communities in Royal Wharf, London City Island and Embassy Gardens, where we have transformed underused land into lively new neighbourhoods, over to Brentford where we are reconnecting the High Street with the waterfront and revitalising the town centre.

In Ireland, we develop homes across a number of counties and have established Dublin Landings as a new commercial centre at North Wall Quay. We are also working in partnership with Diageo and CIE to design and deliver mixed-use developments at the Guinness brewery and Connolly Station in Dublin.

[ballymoregroup.com](http://ballymoregroup.com)

**ballymore.**

## About Hatch

Hatch is an employee-owned, multidisciplinary professional services firm that delivers a comprehensive array of technical and strategic services across the infrastructure, energy, mining and metallurgical sectors.

We rely upon our 10,000 staff with experience in over 150 countries to challenge the status quo and create positive change for our clients, our employees, and the communities we serve.

Our Urban Solutions team addresses the challenges of global urbanisation through a strategic, evidence-based consulting service. We are focused on solving our client's most complex challenges with unique solutions that integrate our expertise across city planning, place-making, urban design, landscape architecture, economics, social impact, climate change, mobility, and community and stakeholder engagement.

We work collectively to develop places and cities so that they are more liveable, loveable, productive and sustainable. We achieve this through purposeful collaboration to drive and reach common goals, which shape better cities, towns and communities where people thrive.

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**HATCH**

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**ballymore.**

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