Invest in South Barking

Ambition, momentum and scale

Be First Investment Prospectus

Investment Prospectus

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Invest in the next chapter of London's growth

There are few places left in London that offer development opportunities at the scale of South Barking.

Across this four-mile stretch on the north bank of the Thames, some of the capital's largest brownfield and industrial sites offer the capacity for new neighbourhoods, modern industry and long-term value creation.

That opportunity is already being realised. From Barking Town Centre to Dagenham Dock, investment is driving visible change. Thousands of homes have been delivered, new industries are establishing themselves and better transport connections are opening up parts of the Borough.

Capital is already being deployed and development is happening on the ground. Brownfield sites are becoming new communities, while established industrial areas are evolving to support modern manufacturing, logistics and green industry.

South Barking's potential has historically been constrained by fragmented sites and gaps in infrastructure. Today, those constraints are being addressed through land assembly, better connections and coordinated regeneration.

A decade of sustained investment has established the foundations for growth, reducing risk and creating the conditions for the next phase of development. The bigger opportunity is what happens next.

There is room to build on this momentum at a scale increasingly difficult to find elsewhere in London: more homes and neighbourhoods; modern manufacturing, logistics and green industry; better infrastructure and public spaces; and more opportunities for businesses and communities to grow.

Be First, the Council's regeneration company, combines public purpose with a commercial mindset. We work with investors and developers to structure partnerships, unlock sites, navigate complexity and turn ambition into delivery. Our planning and delivery track record provides confidence that change can happen at pace, with investment translated into delivery.

The opportunity now is to invest in the next stage: in a place where transformation is visible and accelerating, the foundations for further growth are in place, and substantial value remains to be created.

Come and see what has changed, and what South Barking could become next.

Caroline Harper
Managing Director, Be First

Investment Prospectus

South Barking: The Opportunity

Space for London's next phase of growth.

South Barking stretches from Barking Town Centre to Beam Park along the north bank of the Thames. Within the area are three distinct places, each offering something different to investors:

- **Barking Town Centre** is an established Town Centre with a station, a high street and a long-standing community. It is the most immediate residential-led opportunity.
- **Thames Riverside** brings together major brownfield sites. The scale allows new waterside communities, employment space and infrastructure to be planned together.
- **Dagenham Dock** is an industrial, logistics and freight location, with rail, road and river access, serving the wider Thames Estuary economy.

South Barking combines established communities with London's youngest population (a median age of 32.9). Around them is a diverse mix of sites capable of supporting residential, employment and industrial investment side by side.

Much of this land reflects the Borough's industrial heritage, and is now creating the platform for its next phase of growth. Barking Power Station is becoming Barking Riverside, a new neighbourhood of up to 20,000 homes, and Industria and Crossness Yard have shown a new model for developing employment land at higher density at Thames Road.

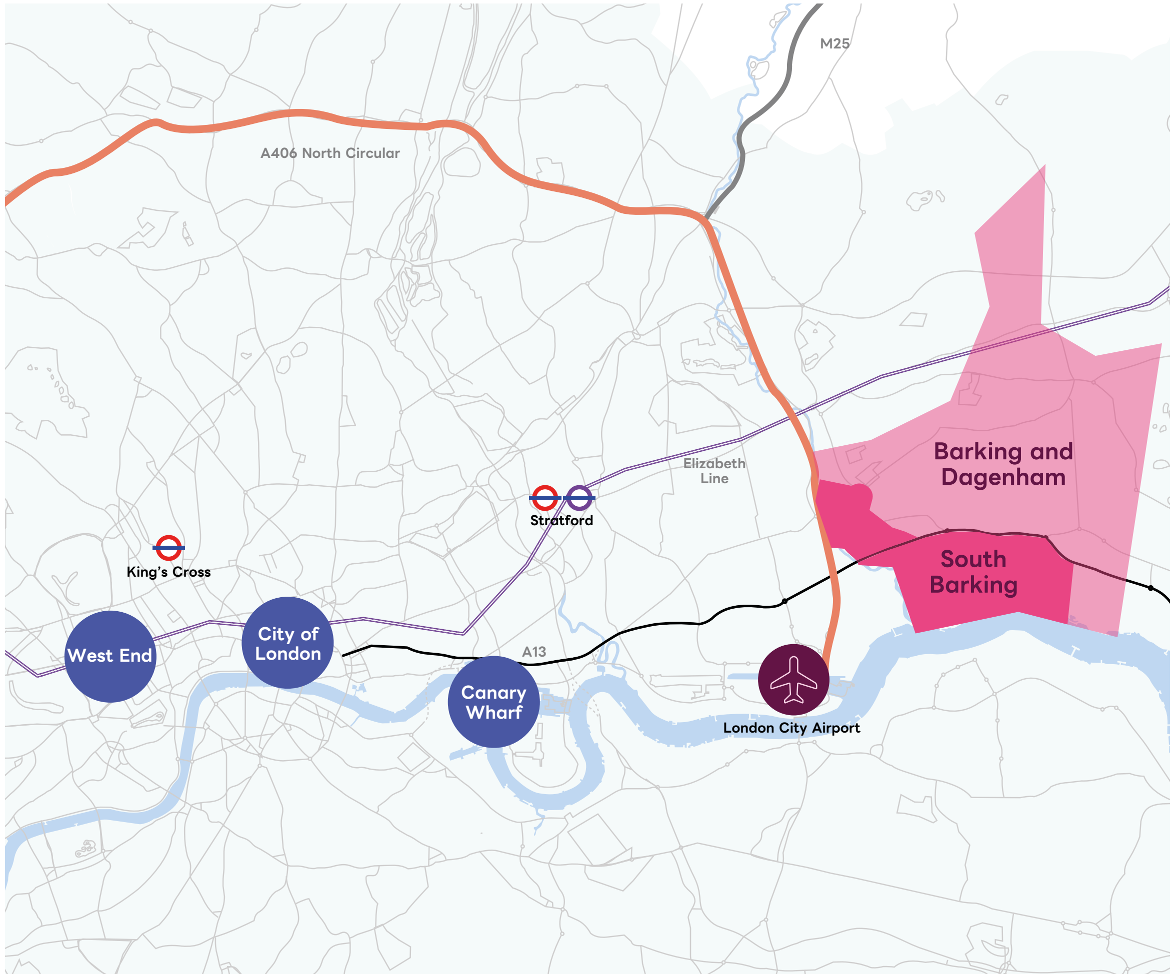
South Barking is not a blank slate.

We hold four thousand years of heritage in trust, for the community here now and in the future.

People have lived and worked on this stretch of the Thames since the Bronze Age, when someone set down a carved wooden figure in the Dagenham marshes, the Dagenham Idol, now one of the oldest human figures ever found in Europe.

Barking Abbey, which was founded in 666 AD, hosted William the Conqueror after his coronation, and its nuns may even have stitched the Bayeux Tapestry. By the 1800s Barking was home to the largest fishing fleet in the country, and then came the Ford works at Dagenham, forty thousand strong at its height. A place that built cars, careers and communities, and where the women machinists of 1968 won equal pay for the whole country.

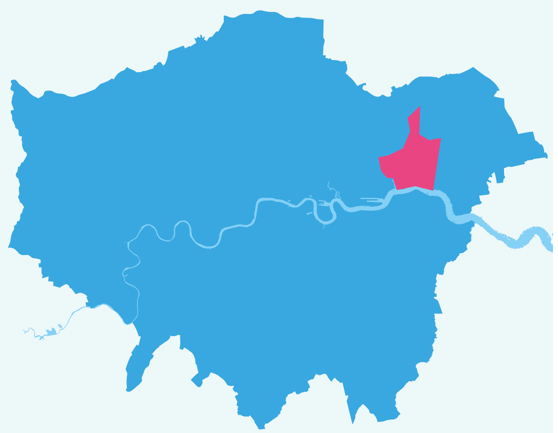
Today, this is one of London's youngest and fastest-growing boroughs, and the future here is being built with real ambition.



TRAVEL CONNECTIONS

City of London **20 minutes**	Canary Wharf **25 minutes**
Liverpool Street **30 minutes**	King's Cross **35 minutes**
Stratford **20 minutes**	London Bridge **30 minutes**
London City Airport **25 minutes**	Westminster **40 minutes**

GREATER LONDON



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Public Purpose, Commercial Drive

Invest here and you are not navigating the opportunity alone

Be First is an award-winning regeneration delivery agency, wholly owned by the London Borough of Barking and Dagenham (LBBD).

In a challenging market for developers, Be First is driving delivery, enabling construction of affordable housing at a greater scale than any other London Borough. By bringing together planning, masterplanning, land assembly, development management and delivery within a single organisation, Be First helps investors to navigate complexity and accelerate project delivery.

Its planning team is one of the country's strongest performing. The team has recorded 100% on-time decisions for major and minor applications for six consecutive years and was named RTPI London Local Authority Planning Team of the Year in 2025. The Borough's Local Plan also won Local Plan of the Year at the London Planning Awards.

Be First is a regeneration company that delivers partnership and investment with the private sector.

It has a proven track record of securing investment and delivering major regeneration projects. It brought Hackman Capital Partners to The Wharf and Eastbrook Studios, supported the delivery of UCL PEARL, and led the multi-phase regeneration of the Gascoigne Estate.

The Investment Case

South Barking combines qualities increasingly rare in London: certainty of outcomes, development at scale, room for long-term value growth and the public-sector capability to turn plans into delivery. It also benefits from the wider momentum of Barking and Dagenham, tapping into sustained investment, regeneration and growth across the Borough. Its case is built on six fundamentals:

1 in 5

council homes built in London were built by Be First

100%

on-time planning decisions for the past 6 years

No. 1

nationally for council-owned housing company completions in 2024

6,200

homes delivered in South Barking since 2020

1. A dedicated regeneration agency that delivers

Be First brings statutory planning, development and partnership capability together in one Council-backed agency, giving investors a single partner with the expertise and authority to move complex opportunities from plan to delivery.

That includes the ability to structure partnerships around the needs of individual opportunities. Be First can bring together Council land, private capital and development expertise, shape appropriate commercial structures and manage partner selection and delivery. It has already used this approach to secure major investment.

That capability sits alongside a proven delivery record. In 2024, Be First was ranked No. 1 nationally for council-owned housing company completions, while thousands of homes have already been delivered across South Barking.

The same focus on delivery runs through planning. Barking and Dagenham is one of the country's highest-performing planning authorities, supported by an adopted Local Plan and a track record of processing major applications efficiently and at scale.

Be First also brings direct experience with innovative development such as stacked industrial space and the co-location of homes and industry, giving investors a public-sector partner with development expertise and a track record of unlocking complex sites and getting them built.

£335k median house price

+36% rent prices since 2019

+12% house prices since 2019

2. Proven value, with room to grow

South Barking offers something progressively hard to find in London: an established market with an accessible entry point and considerable headroom for future growth.

Development is already happening and major investors have already committed. Hill Group, Vistry Group and Weston Homes, alongside operators including Greystar and Goodstone Living, are investing and delivering in the Borough.

House prices in South Barking remain comparatively affordable, with the median price well below East, North and South London comparators. That lower entry point sits alongside major housing, employment and infrastructure investment reshaping the area.

In June 2026, average house prices across Barking and Dagenham were 4.3% higher than a year earlier, compared with a 2.5% fall across London. At the same time, London's high rents and continued rental growth support the case for residential investment in a well-connected part of the capital.

Current affordable entry cost is only the starting point. The great advantage is the upside: significant potential for value growth as investment, infrastructure and regeneration continue to transform South Barking, leading to premium performance over the next five, ten and twenty years.

More homes, jobs, transport investment and placemaking are planned across the area, creating the conditions for stronger occupier demand, rental income growth and capital appreciation as the market matures.

For capital, South Barking offers the opportunity to buy into London at an affordable point, as regeneration, connectivity and demand continue to build value over the long term.

3. Scale that is rare in London

South Barking has the space to create complete places, not just individual developments.

Capacity to deliver **42,000** homes

29,000

FTEs projected by 2035

Over 1m sq m

employment space

Regeneration is already creating new neighbourhoods at scale in Barking Town Centre, in Barking Riverside, in Thames Road, in Dagenham Green and in Beam Park. Large brownfield sites allow new homes and employment space to be planned alongside town centres, transport, schools, community facilities, green space and public realm.

Across South Barking, that means opportunities ranging from higher-density town centre regeneration, to new riverside neighbourhoods and mixed-use districts where homes and modern industry grow together.

4. Political stability and policy alignment

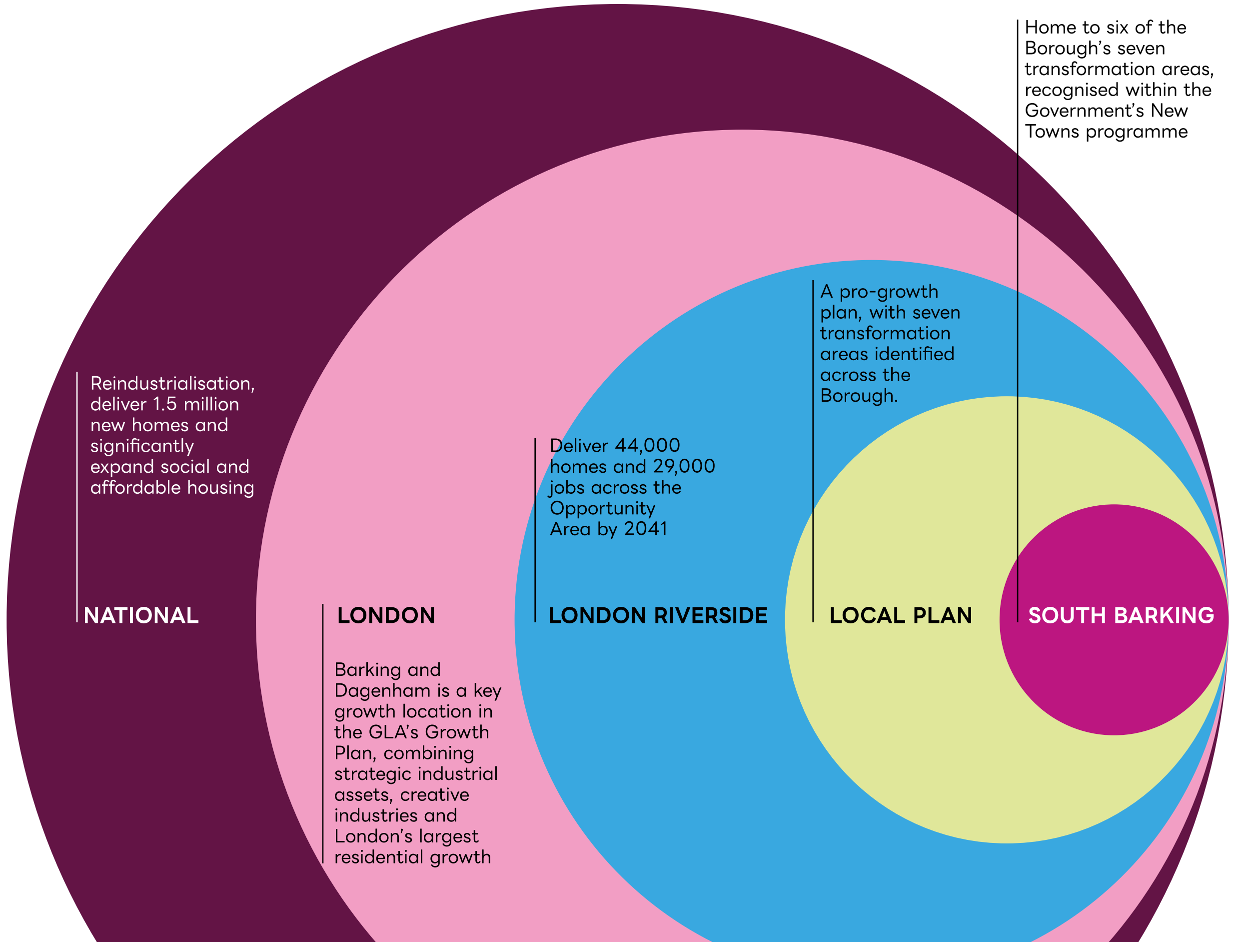
South Barking's growth is backed at every level.

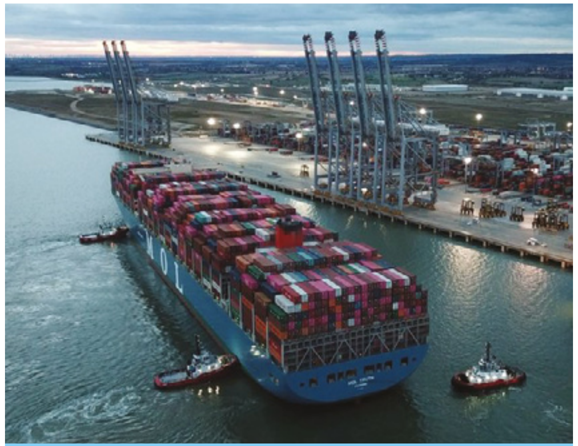
Nationally, South Barking aligns with government priorities for housing delivery, reindustrialisation and infrastructure-led growth. Homes England has committed £124m to unlock homes and infrastructure at Barking Riverside. South Barking also enjoys a range of benefits from being inside the Thames Freeport, one of the Government's designated freeports.

At the London level, the area falls within the London Riverside Opportunity Area, identified for 44,000 homes and 29,000 jobs by 2041, and contains six of Barking and Dagenham's seven transformation areas.

Locally, that alignment is matched by stability: long-term policy consistency and a sustained commitment to growth and regeneration. Leadership has remained dynamic and pro-growth, deploying over £1bn of capital to deliver over 3,600 new homes in the Borough through its delivery agency, Be First.

For investors, this convergence of national, London-wide and local policy provides a clear, aligned framework for growth, backed at every level, to reduce risk to investment decisions.





Thames Freeport

London Channel Tunnel Europe and HS1

29,000
jobs by 2035

17,400+
industrial/logistics roles

5. A nationally significant industrial location

South Barking is one of London's major industrial and logistics corridors. The London Plan identifies capacity for 29,000 jobs by 2035 and more than 17,400 future roles in industrial and logistics uses alone. This is reiterated in the GLA's 2025 Growth Plan, with South Barking home to three of London's fifteen 'key industrial sites' and sitting within the Thames Estuary, one of three industrial corridors across London, as well as a subregional creative industries cluster.

Dagenham Dock sits adjacent to the Dagenham tax site of the Thames Freeport, a special economic zone designed to accelerate investment and growth through tax and customs incentives, alongside investment in infrastructure, innovation and skills.

The area is connected to a major cluster of manufacturing, logistics and clean-growth investment anchored by Ford Dagenham, DP World's London Gateway and the Port of Tilbury. The wider corridor also provides access to a skills ecosystem spanning advanced manufacturing, hydrogen, electrification, green construction and sustainable logistics, supported by a £3m+ Freeport Skills Fund.

Box Lane, London's only Strategic Rail Freight Interchange connected to both the domestic rail network, HS1 and the Channel Tunnel, provides unrivalled intermodal freight connectivity between London and continental Europe.

Together, these connections place South Barking at the heart of a major logistics and trade network, connecting London and the UK directly with markets across Europe.

Investment Prospectus

London's youngest population

Higher Education

UCL PEARL, QMUL, Coventry University and Barking and Dagenham College

98%
Good or Outstanding schools

40
Record degree level apprenticeships

81%
of Year 13s progressing to Higher Education

6. People to power the growth

Barking and Dagenham's population grew by 34% between 2004 and 2024, and it has London's youngest population, creating a deep and expanding talent pool.

Educational outcomes are rising strongly: 98% of schools are Good or Outstanding. In 2026, GCSE students achieved grades almost 4% above last year's national average, and 81% of local Year 13 students progressed to Higher Education.

The Borough's workforce already supports logistics, manufacturing and distribution, while professional, scientific, technical and creative sectors are expanding. This diversification ranges from film and television production at Eastbrook and Wharf Studios to UCL's PEARL and CAVE facilities in Dagenham, which support research into cities, infrastructure, air quality and the built environment.

A landmark 10-year partnership with Queen Mary University of London is bringing Russell Group research, education and healthcare into LBBD. The Borough also hosts the East London Institute of Technology, one of only twelve in the country, specialising in construction, advanced engineering and robotics, and digital skills, with Coventry University, TfL, Huawei and Saint Gobain as anchor partners. Additionally, Barking and Dagenham College trains around 1,000 construction students and apprentices a year and is opening a new green construction centre.

This complements the NHBC Barking Riverside Training Hub, opening in winter 2026 with capacity to train c. 200 apprentices annually as part of NHBC's £100m national network of 12 construction training hubs.

Delivery in Motion

The change is already visible

South Barking's next phase builds on delivery that has already happened. Since 2020, thousands of homes have been delivered across its strategic growth areas. But the change goes beyond housing: new industrial space, research infrastructure, creative industries, skills investment and transport connections are changing the economy and the places around them.

Residential regeneration at scale

The Gascoigne Estate demonstrates the scale and complexity of residential regeneration being delivered. One of London's largest estate renewal programmes, it is transforming a former 1960s estate into a mixed-tenure neighbourhood, with new homes delivered alongside schools, green space, play areas and community facilities.

At Crossness Yard, a different model of residential growth is taking shape. 156 affordable homes have been delivered above 5,085 sq m of light-industrial space, demonstrating how new housing can be introduced into established employment areas while retaining productive uses below. It is an early demonstration of the mixed residential and industrial model proposed for the wider Factory District.

> Be First's current programme is set to deliver more than **3,600 new homes** across Barking and Dagenham by the end of 2027.

A new model for urban industry

At Thames Road, Industria demonstrates a new approach to industrial development in a land-constrained city. Forty-five industrial units are stacked across four storeys, with a 30-metre helical ramp allowing 7.5-tonne vehicles to reach every level and tenants to load directly outside their premises.

> More than **10,000 sq m of workspace** and capacity for **250 jobs** have been created on a site that conventionally have accommodated a single-storey shed.

It shows how South Barking can intensify and modernise its industrial economy rather than simply trade employment land for residential development.

Together, Industria and Crossness Yard form the completed first phase of the Factory District vision, accommodating growth while protecting and modernising productive employment.

Investment in innovation and new industries

Just beyond South Barking, Eastbrook Studios has established a major film and television production presence in Dagenham, bringing significant private investment and a new creative-industry anchor to the area.

Nearby, UCL PEARL has brought internationally significant research infrastructure to Dagenham. Its full-scale laboratory allows streets, stations and transport environments to be constructed indoors and tested with real people.

These developments demonstrate South Barking's ability to attract new industries, institutions and investment alongside its established industrial economy.

Investment Prospectus

Infrastructure that enables growth

Investment has also changed how South Barking connects to the rest of London.

The Barking Riverside Suffragette Line Overground extension, which opened in 2022, will connect around 20,000 homes directly into London's rail network, once complete.

It is tangible evidence of major infrastructure being delivered alongside development, improving accessibility and supporting the next phases of growth. And there is more to come, with significant transport upgrades planned across South Barking (see the Connectivity section for details).

A diversified track record

Together, these projects demonstrate several distinct forms of delivery. Gascoigne demonstrates residential regeneration at scale. Crossness Yard shows how homes and employment can coexist. Industria demonstrates industrial intensification. Eastbrook Studios and UCL PEARL show economic diversification and innovation. Barking Riverside demonstrates infrastructure arriving alongside growth.

Different sectors, partners and delivery models are already producing visible change across South Barking.

DELIVERY IN MOTION

6,200
homes delivered in South Barking since 2020

3,600+
Be First homes completed by end of 2027

£1.1b
in property acquisitions with 52% from institutional investors since 2020 (Costar Sales Comps September 2026)

£1.2bn+
invested by the Council in residential developments across the Borough since 2020

c. 28,000
homes granted planning permission across LBBD since 2017/18

c. 260,000 sq m
new commercial floorspace granted planning permission since 2017/18

Growth that reaches beyond the site boundary

South Barking's development programme creates opportunities to connect physical investment with jobs, skills and a more sustainable industrial economy.

DELIVERED

1 in 5 affordable homes built by councils across London was delivered by Barking and Dagenham, between 2020 and 2024.

3,600 affordable homes to be delivered across Barking and Dagenham before the end of 2027.

345 affordable housing starts and **303 affordable housing completions** in Q1 of 2026.

4.3% growth in house prices over the year to June 2026 [based on ONS data].

INVESTED

£3 million committed by Thames Freeport to programmes targeting skills gaps and helping workers progress into higher-value roles.

£350 million invested jointly in The Wharf Studios and Eastbrook Studios.

Local partners include Barking and Dagenham College, Queen Mary University of London and employers developing apprenticeship, education and industry pathways.

EXPECTED

29,000 jobs capacity across South Barking by 2035.

Thames Freeport is expected to generate £2.6bn in additional GVA every year once fully operational.

Modernisation and intensification of South Barking's industrial base will support the transition to a lower carbon economy through more efficient premises and a shift in freight from road to rail.

Social Value: Impact-led regeneration

Barking and Dagenham is a Borough which is undergoing great change, but it's also a Borough where there are serious socio-economic challenges. Over 62% of households have at least one measure of deprivation, the highest in England and Wales. Child poverty is amongst the highest in the country. And if you get on the District Line at Richmond, by the time you get off at Barking Station, male healthy life expectancy has dropped by 14 years.

Regeneration and delivering on our long-term vision therefore offers a way to improve people's lives, to tackle issues of inequality and fairness, and in so doing contribute to London and the UK's productivity and overall well-being. That means that physical transformation in the Borough must be accompanied by meaningful, measurable and lasting improvements to the lives of local people.

To support this approach, Be First is developing a Social Value Charter that will align investment and development activity around a common set of principles for inclusive growth. The Charter will set clear expectations on areas including local employment, skills, enterprise development, health and community outcomes, thereby providing a practical framework through which regeneration partners can demonstrate and measure their contribution to the Borough's long-term success. For investors, it offers confidence that social impact is embedded upfront within the delivery model.

Connectivity

South Barking's growth is being supported by transport investment as well as development.

The Barking Riverside Overground extension is already operational, following successful government funding, connecting one of London's largest regeneration sites directly into the capital's transport network.

Further investment is progressing across the corridor, including government backing for Beam Park Station, alongside plans to improve capacity and accessibility at Barking Station.

Beyond these schemes, a wider programme of strategic infrastructure has the potential to unlock the next phase of growth, from new connections across the River Roding to improved public transport and active travel through the riverside growth areas.

The map shows not only where South Barking is connected today, but where infrastructure has been delivered, backed and planned to support what comes next.

STATION DEVELOPMENTS

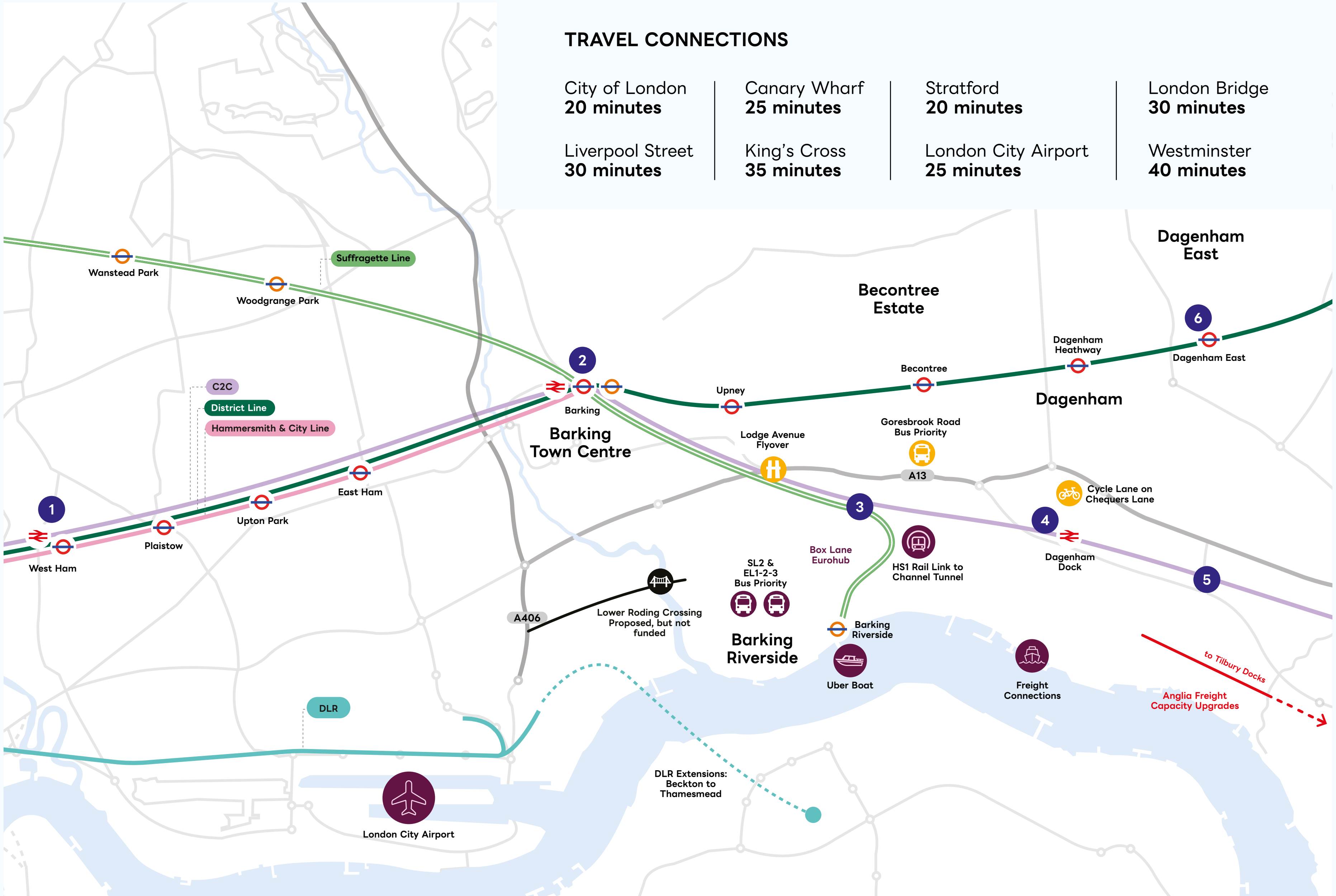
1. **West Ham Station**
   Capacity Upgrades proposed, but not funded
2. **Barking Station**
   Access improvements funded and will proceed next year and capacity upgrades proposed
3. **Castle Green Station**
   New train station proposed, but not funded
4. **Dagenham Dock Station**
   Access improvements proposed and partially funded
5. **Beam Park Station**
   New train station proposed and partially funded
6. **Dagenham East Station**
   Access improvements proposed, but not funded

ROAD AND CYCLE DEVELOPMENTS

- Funded and will proceed within the next year
- Existing infrastructure

TRAVEL CONNECTIONS

City of London **20 minutes**	Canary Wharf **25 minutes**	Stratford **20 minutes**	London Bridge **30 minutes**
Liverpool Street **30 minutes**	King's Cross **35 minutes**	London City Airport **25 minutes**	Westminster **40 minutes**



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Opportunities for Investment

Be First gives investors access to a range of asset classes, at varying points in the development cycle, right across South Barking.

Barking Town Centre offers the most immediate higher-density residential proposition in an established Town Centre.

Thames Riverside provides the largest placemaking opportunity, with housing, employment and riverside infrastructure developing over multiple phases.

Dagenham Dock is an industrial, logistics and freight proposition, where investment is linked to the modernisation of London's industrial base and its strategic supply chains.

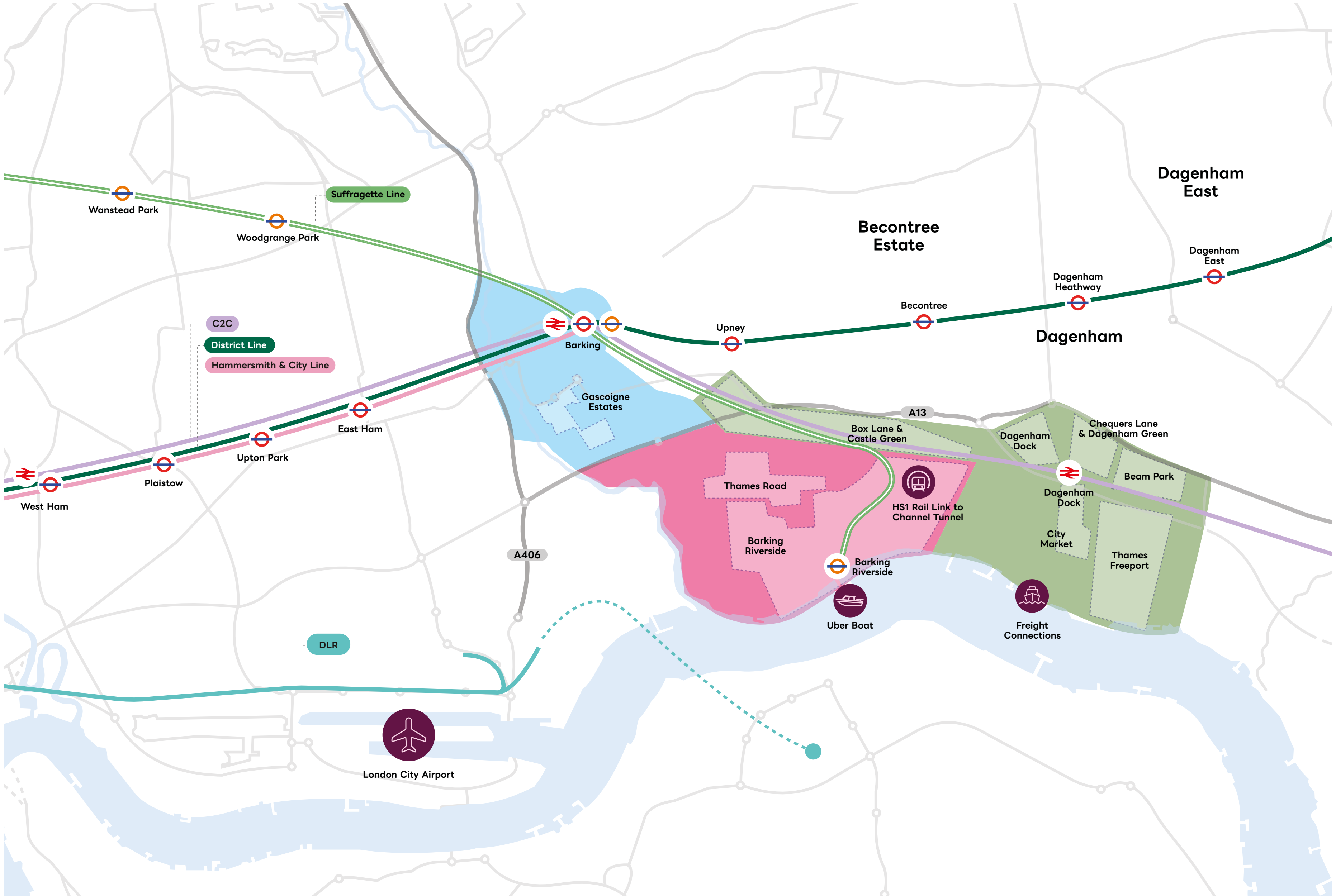
Investors can enter the programme at the location, asset class and development stage that best fits their strategy, and expand that position as further phases come forward.

THREE AREAS: ONE DELIVERY PARTNER

BARKING TOWN CENTRE
Residential-led

THAMES RIVERSIDE
Residential + mixed-use

DAGENHAM DOCK
Industrial + logistics + freight



Barking Town Centre

Established. Connected. Ready for its next phase.

Barking Town Centre is South Barking's most immediate higher-density, residential-led investment area. It is already Barking and Dagenham's principal urban centre, designated a Major Centre in the London Plan, with retail, civic and cultural uses and a long-established residential population. The Town Centre holds a thousand years of history, from Barking Abbey and its place in the Bayeux Tapestry to the conservation areas, green spaces, markets and international food offer that shape it today.

Barking Station is also one of the best-connected in outer London, with Underground, Overground and mainline services running in four directions. Fenchurch Street is 15 minutes away, Stratford 22, Canary Wharf 27 and King's Cross 36. Capacity upgrades and step-free access are planned.

The opportunity is to build on this foundation with housing, public realm and amenities that will transform the town further.

Key stats

14,700

New homes proposed in Barking Town Centre

Major Regeneration in Barking Town Centre including the Gascoigne Estate and Vicarage Field

Riverside Living by the River Roding and fast connections to Central London and Essex

Investment Prospectus

Investment opportunities:

Gascoigne is Be First's largest estate regeneration and one of the biggest in London

The majority of Be First's 3,600 commissioned homes are complete, with the remainder under construction and due to complete within two years. Delivered in phases by contractors procured by Be First, including Wates Residential and Willmott Dixon, and with award-winning design by practices including White Arkitekter.

This includes the regenerated Gascoigne estate. The whole neighbourhood runs on a district heat network, with water-source heat pumps drawing 69% of its heat from the River Roding. Homes are tenure-blind by design, 10% are wheelchair accessible, and the mix runs to 60% affordable rent.

Gascoigne East Phase 2 Block 1

Located in Barking Town Centre on St Paul's Road opposite a supermarket and within a short walk of Barking Station, this site is suitable for market rental homes. It is adjoined by new-build homes that have transformed the place as part of the wider regeneration programme. Be First coordinates delivery on behalf of Barking and Dagenham Council, including procurement, development partners, programme management and project delivery.

OPPORTUNITY

Asset owner / operator sought to acquire new-build market-rental homes from the Regeneration Partnership being formed by the Council

Land control / ownership: LBBD

Development stage / planning status: Planning consent for 100% private, with a new planning application for increased density being promoted

Scale / homes: >250 homes

Capital / partner sought: Investor in Build-to-Rent housing

Next milestone: New planning application

Gascoigne West Phase 3

Gascoigne West provides a further route into an established regeneration programme close to Barking Town Centre and its transport connections. The investment proposition benefits from the momentum of surrounding delivery rather than relying on an untested regeneration concept.

OPPORTUNITY

Asset owner / operator sought to acquire c. 140 new-build affordable homes from the Regeneration Partnership being formed by the Council

Land control / ownership: LBBD

Development stage / planning status: Planning permission with reserved matters submitted for approval

Scale / homes: c. 140 affordable homes

Capital / partner sought: Investor in new-build affordable housing

Next milestone: Reserved matters approval (awaited)

Thames Riverside

London life, on the Thames.

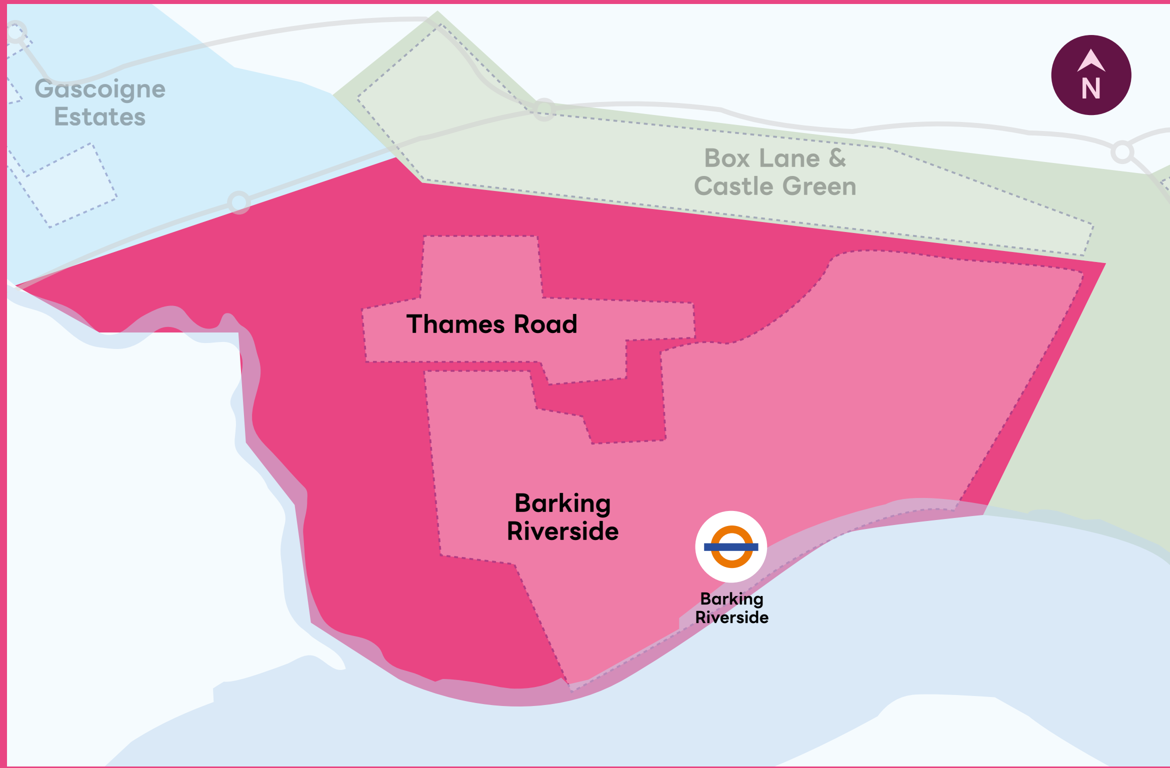
Thames Riverside is South Barking's largest long-term opportunity for a masterplanned community at scale. Shaped by the Thames, Barking Creek and the marshland landscape, it has carried farming, industry and infrastructure for centuries. Those same landscapes now underpin its next chapter.

The Overground reaches central London in around 25 minutes and the Thames Clippers pier puts Canary Wharf just over 40 minutes away by river. A new Overground station at Castle Green, a crossing over the Lower River Roding to the proposed Beckton Riverside DLR, and green and bus bridges over the A13, are all in the pipeline.

Delivery runs across multiple sites, phases and partners, so investors can back a single scheme or take positions across several.

Key stats

20,000 Homes (Barking Riverside)	**443** Acres (Barking Riverside)	**3,500** Homes (Thames Road)	Enhanced Public Transport Infrastructure, walking and cycling connections



Photography on the cover and here is by Hayley Madden / MaddMann Photography.

Investment opportunities:

Barking Riverside

Barking Riverside is transforming a 443-acre former power station site into one of London's largest new neighbourhoods. Over 3,500 new homes are already built or under construction, alongside schools, retail, leisure and natural spaces. A new Overground station was delivered in 2022, together with a River Bus pier.

The next phase can support a broader mix of tenures, typologies and uses, including family housing, build to rent and later living, with a specific emphasis on cultural and commercial anchors that could build a visitor economy.

OPPORTUNITY

Large-scale residential-led riverside regeneration

Development stage: Delivery underway

Scale: Up to 20,000 homes

Land control / ownership: Barking Riverside Limited (BRL) - a joint venture between L&Q and the Mayor of London

Capital / partner sought: Bespoke investment opportunities

Next milestone: 2026- agree s106 Agreement to support the uplift planning application for 20,000 homes

Thames Road / Factory District

Around 3,500 homes can form part of a mixed-use Factory District, combining residential development with modern industrial and commercial space. Industria and Crossness Yard have already completed the first phase, providing physical evidence of the industrial-intensification model.

OPPORTUNITY

Mixed-use residential + industrial regeneration

Development stage: Phase 1 delivered

Scale: c. 3,500 homes

Land control / ownership: c. 14.5 acres of Thames Road is owned by LBBD across multiple freehold titles. This accounts for nearly 40% of Thames Road. Remainder is privately owned

Capital / partner sought: Asset-owning investor / operator

Next milestone: Design and planning

Dagenham Dock

Industrial London connected to the world.

Dagenham Dock is one of South Barking's most important employment locations: a large concentration of industrial land within London, connected to the capital, the Thames Estuary and international markets.

Ford Dagenham has anchored this economy for over a century. Today, that industrial heritage is creating the foundations for its next generation, including modern logistics, advanced manufacturing, cleaner industry and more intensive use of employment land.

Its strategic position is central to the opportunity. Dagenham Dock sits within Thames Freeport and connects into a wider Thames Estuary network of ports, logistics and industry. Nearby Box Lane adds nationally significant rail freight infrastructure, with direct access to HS1 and the Channel Tunnel.

There is significant scope to modernise existing industrial stock, intensify land use and support the shift towards lower-carbon logistics. Rail freight, more efficient premises, new technologies and cleaner industrial processes can strengthen an established economic base while supporting London's wider supply chains.

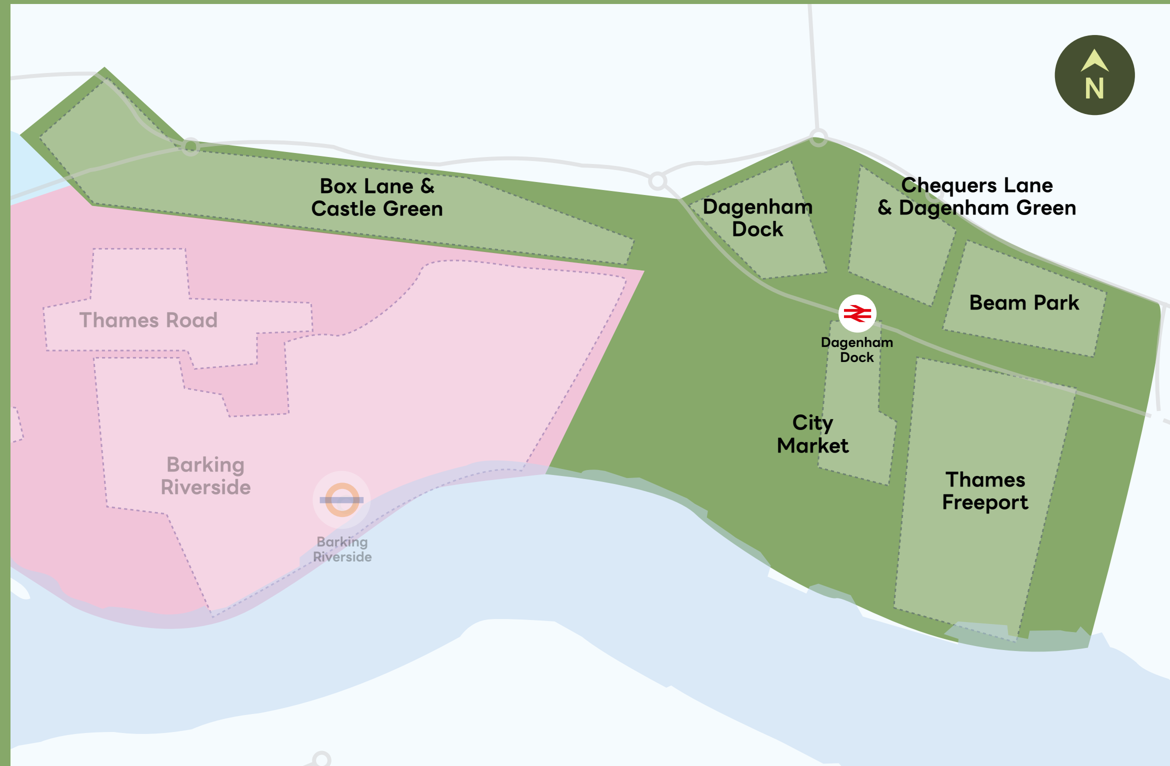
Housing growth at Beam Park and Dagenham Green adds another dimension, creating a new mixed-use neighbourhood alongside this expanding employment economy. Together, these assets make Dagenham Dock a place where industrial growth, infrastructure and regeneration can reinforce one another.

894,800
sq m employment floorspace

18,350
jobs capacity

Direct Freight Rail
connection to the Channel Tunnel via HS1

5,900
homes capacity across the area



Investment opportunity:

Box Lane

Box Lane is the UK's only rail freight interchange with direct access to HS1 and the Channel Tunnel, allowing freight to move directly between London and continental Europe without transloading to wagons for the UK gauge track. It creates an opportunity for inward investment by advanced manufacturing companies with transnational production networks, and for distribution including cold chain and expedited logistics for fresh produce and critical supply chains to London and the UK. Across Castle Green and Box Lane, the Local Plan identifies capacity for 375,219 sq m of employment floorspace. Rail-linked industrial, logistics and advanced manufacturing has the potential to support around 1,400 additional direct jobs and £56 million of GVA annually.

OPPORTUNITY

Advanced manufacturing and distribution benefiting from Barking Eurohub's intermodal rail terminal with direct rail freight access to the Channel Tunnel and domestic rail

Land control / ownership: Various

Development stage / planning status: Various

Scale: >375,000 sq m

Capital / operator / partner sought: Yes

Next milestone: Appointment of rail terminal operator with trains expected to be operational from Spring 2027

Investment Prospectus

Residential Development Pipeline

In addition to the opportunities shown on pages 24 to 35, Barking and Dagenham offers a deep and deliverable pipeline of residential investment / development opportunities. Sites range from further phases at Gascoigne and Thames Road, to new sites outside South Barking and our small sites programme. Together these represent over 3,500 homes in the south of the Borough at varying stages of readiness, offering investors multiple entry points, from single-site acquisitions to longer-term phased partnerships.

SMALL SITES PROGRAMME

1 Dagenham Trades Hall
Homes: **15**

2 Hunters Hall Homes
Homes: **12**

3 Chelmer Cres Homes
Homes: **13**

4 Church St Homes
Homes: **12**

WITHIN SOUTH BARKING

1 Gascoigne East Phase 2 Block E1
Homes: **270**

2 Gascoigne East Phase 4
Homes: **850**

3 Gascoigne West Phase 3A
Homes: **140**

Gascoigne West Phase 3B
Homes: **240**

4 East Street Barking
Homes: **150**

5 Thames Road Phase 2
Homes: **220**

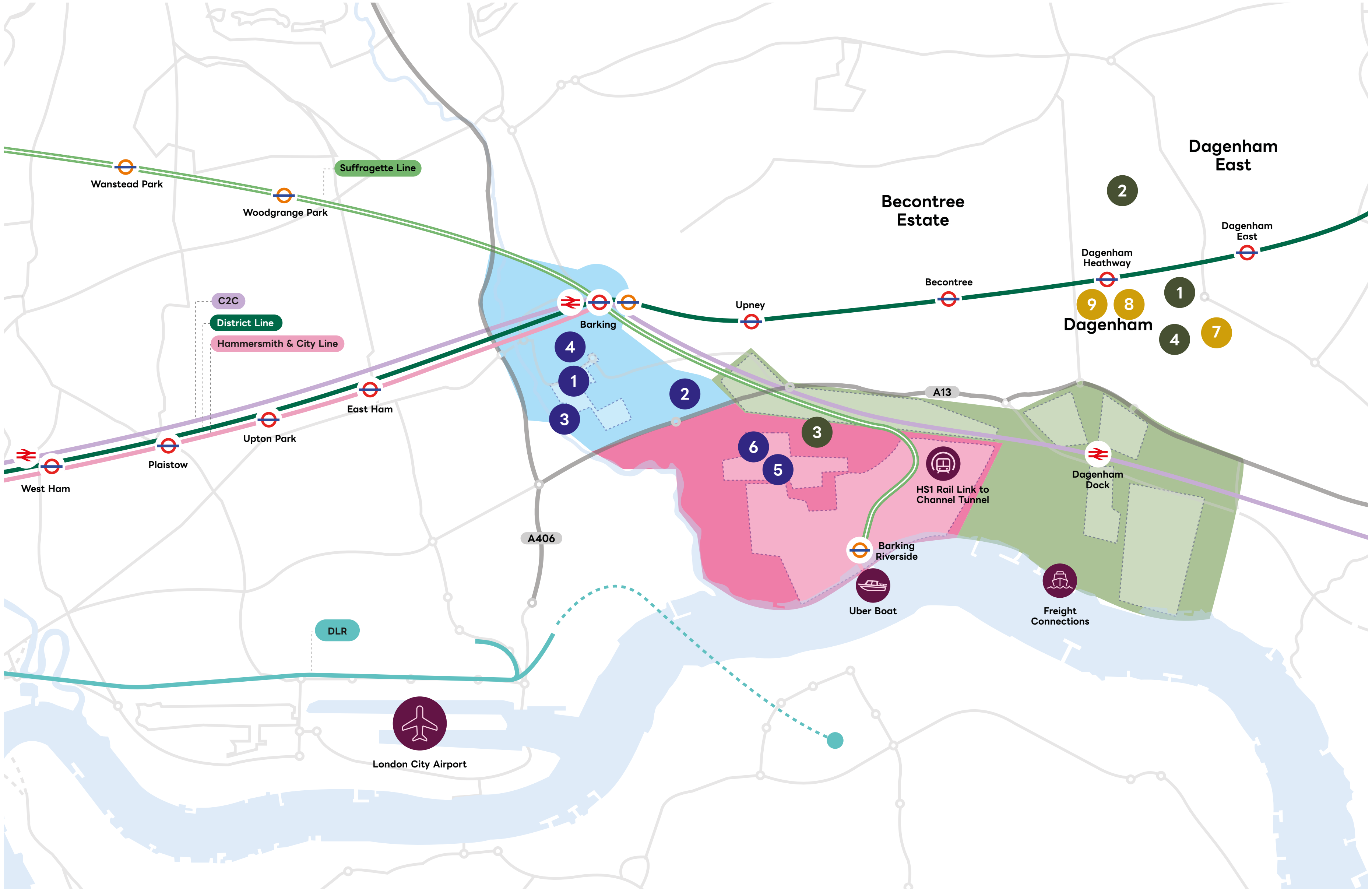
6 Thames Road Phase 3
Homes: **710**

OUTSIDE SOUTH BARKING

7 Jervis Court
Homes: **100**

8 Dagenham Heathway
Homes: **500**

9 Heath Park Dagenham
Homes: **280**



How to Invest

Find the point that fits your capital

South Barking accommodates different investment strategies, spanning different asset classes and stages of development.

> **The important distinction is not simply between ‘investor types’, but between what the capital needs from an opportunity.**

Long-term Institutional Capital

Looking for: Stable income, scale, certainty and the ability to aggregate assets.

South Barking offers: Build-to-Rent, affordable housing and mixed-use opportunities within a substantial housing pipeline, supported by an established planning and delivery environment.

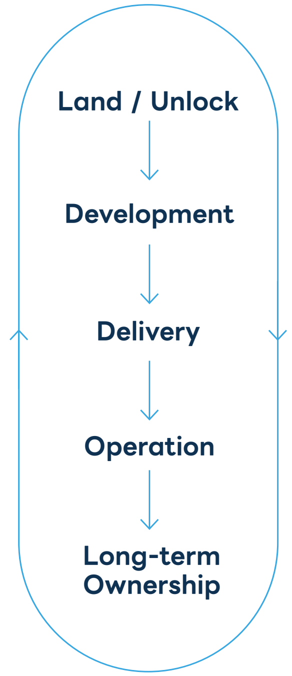
Evidence / comparable model: Goodstone Living in Barking and Dagenham; East Village, Stratford.

Build-to-Rent Developers and Operators

Looking for: Sufficient stock to operate efficiently, sustained occupier demand and neighbourhoods capable of retaining value over time.

South Barking offers: A large residential pipeline, London connectivity and relative affordability, with Borough-wide private rents up 36% since 2019.

Comparable models: Stratford; Wembley Park.



Early-Stage / Value Creation Capital

Looking for: Opportunities to unlock land, reposition assets and capture value through planning, infrastructure and regeneration.

South Barking offers: Brownfield land and multi-phase regeneration where substantial development capacity remains to be unlocked.

Comparable investor types: Private equity and other early-stage real estate capital.

Industrial, Logistics and Infrastructure Capital

Looking for: Strategic locations, occupier demand, infrastructure and long-duration exposure to logistics and industrial growth.

South Barking offers: Industrial intensification, rail freight, modern logistics and infrastructure opportunities linked to Dagenham Dock, Box Lane and Thames Freeport.

Be First role: Primarily convening and enabling where land is not Council-controlled.

International Capital Seeking a London Entry Point

Looking for: A credible route into London with strong local partners and reduced execution uncertainty.

South Barking offers: A comparatively affordable London position, backed by an established Council, dedicated regeneration agency and substantial development pipeline.

What Happens Next

This prospectus can show the scale of South Barking. The next step is to see what has already been delivered and discuss where your investment strategy fits.

1. Join the conversation

Meet Be First and Barking and Dagenham Council to discuss your investment criteria, the opportunities coming forward and potential routes to partnership.

2. See it for yourself

Join an investor tour connecting completed projects with the next generation of opportunities. See Industria and Crossness Yard. Visit the growth areas. Understand the infrastructure, connections and geography on the ground.

3. Find your opportunity

Talk directly to the Be First investment team about the sites, structures and partnerships that fit your capital.

Investment Prospectus

Awards

Be First and its projects have received extensive industry recognition, including:

2026

Award	Scheme / subject	Team	Result
Low Energy Project of the Year, Structural Timber Awards	Padnall Hall	RCKA for Be First, Simple Works, Studio ONB	Shortlisted; winners announced autumn 2026
Housing Design Awards	Woodward Road, Becontree	Morris+Company for Be First, Max Fordham	Shortlisted; winners announced autumn 2026
RIBA London Awards, East London	Gascoigne West Phase 2	White Arkitekter for Be First	Shortlisted February 2026
Pineapples Awards	200 Becontree Avenue	Archio for Be First	Shortlisted, result pending

2025

Place of the Year, Pineapples Awards	Gascoigne West Phase 2	White Arkitekter, Be First	Winner
AJ Architecture Awards	Gascoigne West Phase 2	White Arkitekter for Be First; Wates Residential	Winner
RIBA London Award	Becontree Avenue	Archio for Be First	Winner
The Planning Awards — Award for Plan Making	Barking and Dagenham 2037 Local Plan	Be First, LBBD, LUC, TfL, Network Rail, BRL, NHS HUDU, GLA	Winner
RTPI London Awards for Planning Excellence — Planning Authority of the Year	Be First planning service	Be First on behalf of LBBD	Winner

2024

Place of the Year, Pineapples Awards	Gascoigne East	White Arkitekter, Be First	Winner
ICE London Awards — Best Infrastructure Project, Small	Barking Riverside Pier	Beckett Rankine, Anthony Carlile Architects, BRL, Thames Clippers	Winner
London Construction Awards — Commercial Project of the Year	Industria	As above, with Fulkers Bailey Russell	Winner
NLA Awards — Workplace	Industria, Barking	Haworth Tompkins, Ashton Smith Associates, for Be First	Joint winner, shared with Sustainable Workspaces at County Hall

Invest in South Barking

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