

THE TRANSFORMATION OF

# THE ROYAL DOCKS

A GUIDE TO INVESTMENT



# ABOUT THE ROYAL DOCKS

The Royal Docks has been at the centre of trade, shipping, and manufacturing in London since the 18<sup>th</sup> Century. But in the 21<sup>st</sup> Century the Royal Docks has emerged as one of the most exciting new London neighbourhoods in which to live.

The Royal Docks with its proximity to Canary Wharf and the City of London presents a great opportunity for investors and residents alike. Growth in house prices in the Royal Docks has been driven by the continued regeneration of this area. Demand from prospective residents is expected to grow, with new transport links, residential developments and community facilities completing.

Now an established London neighbourhood, the Royal Docks offers premium waterfront living bringing together

high-quality residential, commercial, and recreational amenities with excellent connectivity to the capital's employment centres. It is currently undergoing one of the most ambitious regeneration projects in London, with £8 billion of investment in the area expected by 2038. This will add more than 30,000 new homes, 41,500 new jobs and more than seven million square feet of new commercial and leisure space.

The next phase in the transformation of the Royal Docks is Ballymore and Oxley's Riverscape. Located in a prime position on the banks of the River Thames and running the full length of Lyle Park, Riverscape boasts panoramic views across the Thames towards the City and is perfectly positioned to benefit from the new transport infrastructure.



# WHO LIVES AT THE ROYAL DOCKS?

The Royal Docks attracts a young demographic. According to the 2021 Census, the London Borough of Newham had an average age of 32, making it the seventh youngest local authority in England & Wales and the second youngest in London behind Tower Hamlets, with an average age of 30.

More Londoners are moving east, with the fastest growing boroughs to the east of the city. The 2021 census estimates the population of Newham exceeded 351,000 in 2021. With the number of residents growing by 43,000 between 2011 and 2021, an increase of 14%. This makes Newham one of the fastest growing local authorities in the country. Over the same period, the total population of London grew by 7.7%.

The increase in new residents puts Newham in the top 5% of local authorities for population growth nationwide. Indeed, combining Newham with neighbouring Tower Hamlets shows growth in the number of residents of almost 100,000 (99,320) in the ten-year period.

Lower density in the Royal Docks:

**38.9 people**

per hectare vs 52.5 people per hectare for London (Source: Dataloft)



# LOOKING AHEAD

Newham looks set to welcome more new residents over the next decade too. Projections for the number of new households in Newham over the next ten years suggest growth of 10.7%, equating to an additional 12,500 households. This compares with growth of 6.6% nationally and 7.6% across London. Property developer Ballymore's pipeline will play a pivotal role in providing homes for new households in the borough, with circa. 5,000 new homes planned at the Royal Docks.

## 64.6%

of residents are aged 34 years old and under. This is higher than Greater London at 48.4%

## 50.2%

of households are privately renting, higher than Greater London (30.1%)

## 12,500

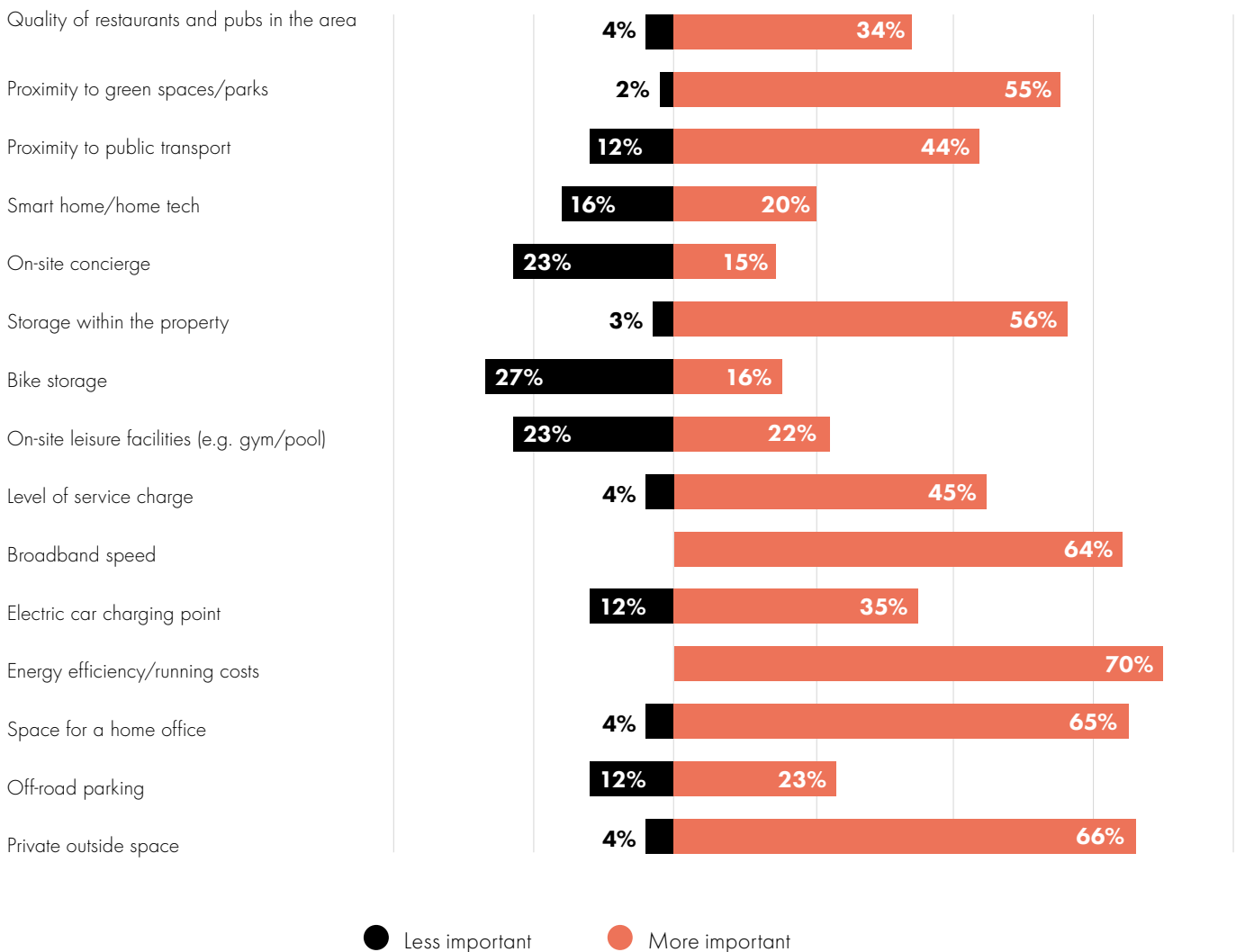
new households forecast in the next ten years in Newham

**Finance and computer programming, consultancy, or related activities** are the most common industries for work in the area, employing a quarter of the population



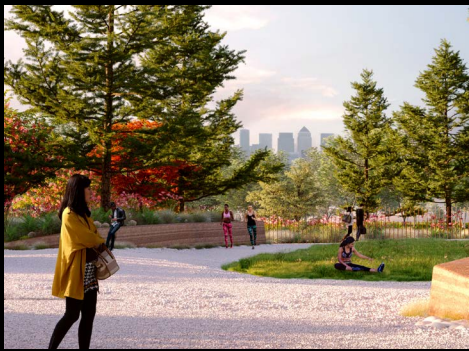
LIVING PRIORITIES HAVE SHIFTED IN FAVOUR OF AREAS OFFERING A 'VILLAGE FEEL' WITH A STRONG SENSE OF COMMUNITY

If you were looking to move home now, how important would you consider the following aspects of a home, versus pre-pandemic?



THE ROYAL DOCKS IS A TRUE '15-MINUTE CITY'

Alongside shops, bars and restaurants, residents have access to the Royal Docks Beach and waterfront promenades, open water swimming and water sports.



Close-by is one of the longest stretches of open green space along the Thames, with Lyle Park and Thames Barrier Park providing over 16 hectares of green space.

Recently improved transport connections also mean residents can access the City (Liverpool St) within 11 minutes, or the West End (Tottenham Court Road) in 20 minutes from Custom House.

The Royal Docks has become an established location with a vast local amenity offering including numerous high quality restaurants, cafes, shops and leisure facilities.

Ballymore's development Royal Wharf has cultivated a new heart within the area for residents and visitors alike and has created a vibrant and welcoming community.

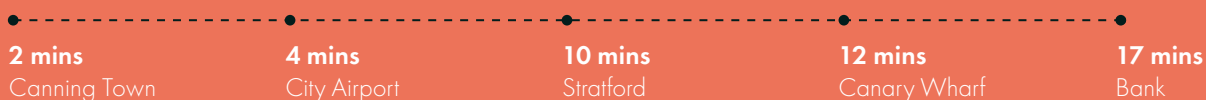
This is further enhanced by the monthly farmers market in Corinthian Square, where people can stock up on fresh produce whilst supporting local thriving businesses.



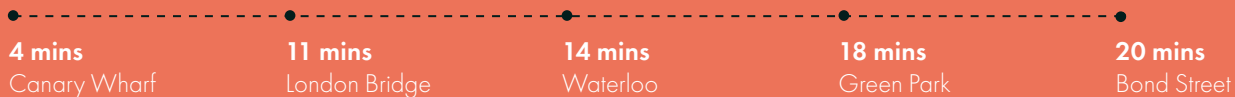
# TRANSPORT



## DLR - West Silvertown station



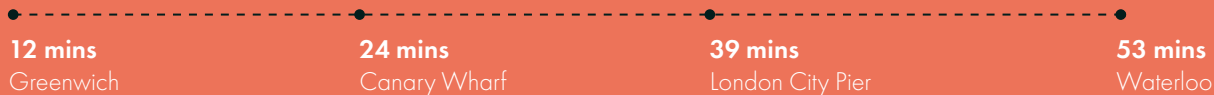
## UNDERGROUND - Canning Town station



## ELIZABETH LINE/CROSSRAIL - Custom House station



## UBER BOAT BY THAMES CLIPPER - Royal Wharf Pier







## INFRASTRUCTURE AND ECONOMIC IMPROVEMENTS

Historically, areas that experience the highest growth in prices and rental values have seen transport and infrastructure improvements, significant changes in the lifestyle offering and major investment into the area, often as part of a wider mixed-use redevelopment. The Royal Docks already benefits from excellent connectivity, and this is set to improve further through significant additional investment in the coming years. The Royal Docks Enterprise Zone is the only Enterprise Zone in London. This Enterprise Zone status brings many benefits, including allowing money from business rates to be reinvested in the area, with £8 billion of investment expected by 2037/38.

Recent infrastructure improvements in the Royal Docks include a Crossrail station (Custom House which opened in 2022) and the Silvertown Tunnel connecting the Royal Docks to Greenwich Peninsula (set to complete in 2025) alongside the new Royal Wharf Pier which is already in operation. Further piers are planned in addition to the expansion of London City Airport. In late 2022 The Mayor of London and Mayor of Newham approved almost £35 million of funding to improve the Royal Docks corridor. This is set to include separated cycle lanes, a vibrant high street and new public spaces.

# EDUCATION

## SCHOOLS

In the heart of the regeneration lies Royal Wharf Primary School, opened in 2020. So new that it is yet receive its first Ofsted inspection. Royal Wharf Primary School forms part of the Britannia Education Trust, with sister school, Britannia Village Primary School awarded Outstanding. Both the trust and local community having the same aspirations for Royal Wharf Primary School.

In addition, there are many other great schools in the area with 19 Outstanding Ofsted schools and a further 39 with a rating of Good.

<b>Ofsted Outstanding</b>	<b>Category</b>
Britannia Village	Nursery
Brampton Primary School	Nursery
Elmhurst Primary School	Primary
Essex Primary School	Primary
Monega Primary School	Primary
Portway Primary School	Primary
Rebecca Cheetham Nursery and Children's Centre	Primary
Sandringham Primary School	Primary
St Stephen's Nursery School	Primary
St Stephen's Primary School	Primary
Brampton Manor Academy	Secondary
Plasht School	Secondary
Azhar Academy Girls School	Independent School
John F Kennedy Special School	Special School
Altmore Childrens Centre	Children's centres
Grassroots	Children's centres
St Stephen's Children's Centre	Children's centres
Newham Collegiate Sixth Form Centre, City of London Academy	16 - 19 academy
London Academy of Excellence	16 - 19 academy
School 21	Other schools

## UNIVERSITIES

London has more highly rated universities than any other world city. The number of international students applying to study in London has risen 25% since 2019 and by 53% over the past 10 years.

Graduate retention rate is

**47%**

across London universities

London is an academic hub with

**18**

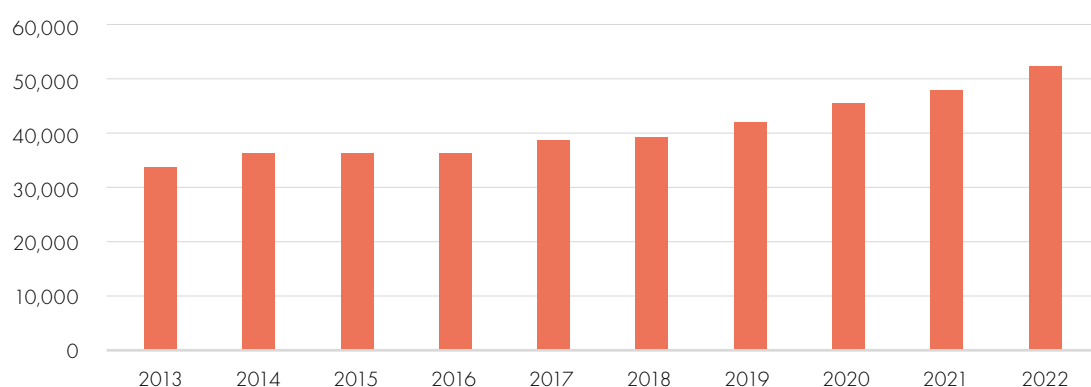
world class universities

Hosts close to

**330,000**

students

## INTERNATIONAL APPLICATIONS, LONDON



Source: JLL, UCAS, HESA, Liberty Living

● UCAS applications from outside EU

Universities and schools	No. students
University College London	45,715
King's College London	38,445
Queen Mary University of London	23,870
The University of Greenwich	22,760
Imperial College of Science, Technology and Medicine	21,370
City, University of London (including Bayes)	21,325
University of the Arts, London	21,105
Middlesex University	20,155
The University of Westminster	19,680
London South Bank University	18,545
The University of East London	17,395
Birkbeck College	12,070
London School of Economics and Political Science	13,455
London Metropolitan University	12,525
Goldsmiths College	9,830
SOAS University of London	5,865
London Business School	2,460
Guildhall School of Music and Drama	1,065







# SALES MARKET

The transformation of the Royal Docks supported strong growth in prices over the past decade. Average sales prices for new build flats in the Royal Docks continue to increase. Prices in the area **rose by 4.2% in the past 12 months**. This follows an impressive rise of more than 112% in the past 10 years.

The Royal Docks provides a good opportunity for future investors too. Developments and locations which offer access to high quality amenities are now poised to outperform as domestic and international appetite for social, vibrant city living bounces back following the pandemic.

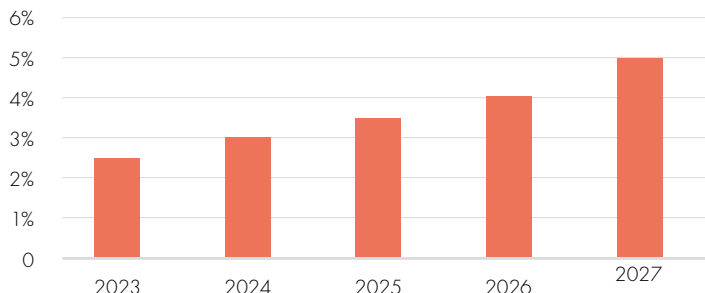
## HOUSE PRICE FORECAST

Demand for homes in London continues to outstrip supply. With the imbalance between supply and demand underpinning our growth expectations in the coming years.

JLL forecasts that the Royal Docks will see a 19% increase in house prices in the five years to the end of 2027, driven by demand for well-connected riverside homes.

We expect growth will outperform the London forecast (14% growth) and the UK (9%). JLL expects price growth to average 3.6% per annum over the five-year forecast window.

### THE ROYAL DOCKS - SALES PRICE FORECAST



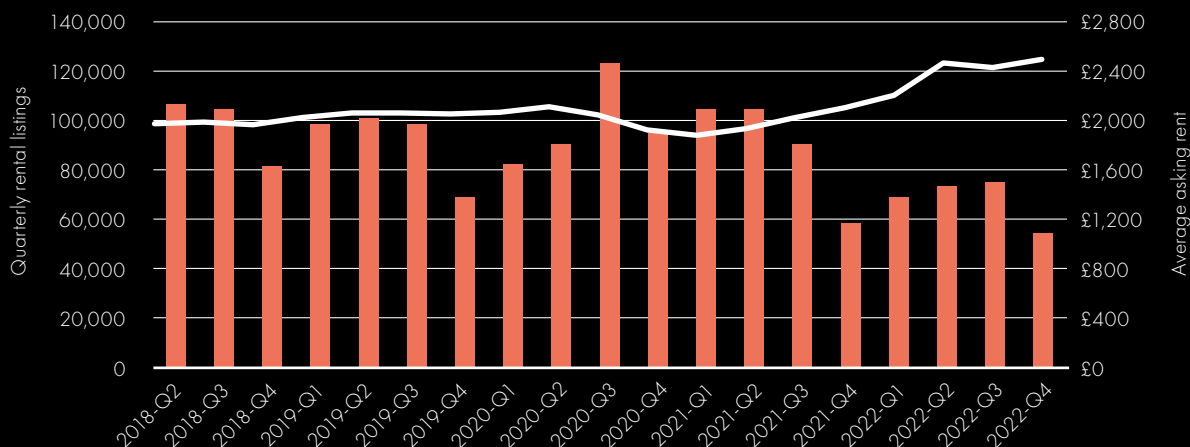
Source: JLL Research, 2022

● Sales price growth % per annum

# RENTAL MARKET

Rising demand for rental properties across the capital has seen average rents increase by 15.4% in the past 12 months.

## DEMAND FOR LONDON RENTAL PROPERTIES OUTPACES SUPPLY



Source: Rightmove / JLL

● Rental listings (LHS)      — Average asking rent (RHS)

Hybrid working means tenants are now demanding more from their neighbourhood, but still favour good transport links too.

The Royal Docks offers residents a true live-work-play lifestyle. With a far greater proportion of London’s workers now adopting a hybrid working model, residents want to be able to live, work and socialise close to home, while not compromising on connectivity when they need to travel further afield.

With the Royal Docks offering both a vibrant local neighbourhood and easy access to London’s key employment centres, we expect strong demand from prospective tenants and purchasers will continue.

This has resulted in strong demand for rental properties, with achieved rents rising 18.9% since the start of 2022 outperforming Greater London (15.4%).

**18.9%**  
annual increase in achieved rents at the Royal Docks

Source: JLL Research, Dataloft

### AVERAGE ASKING RENTS - 2023

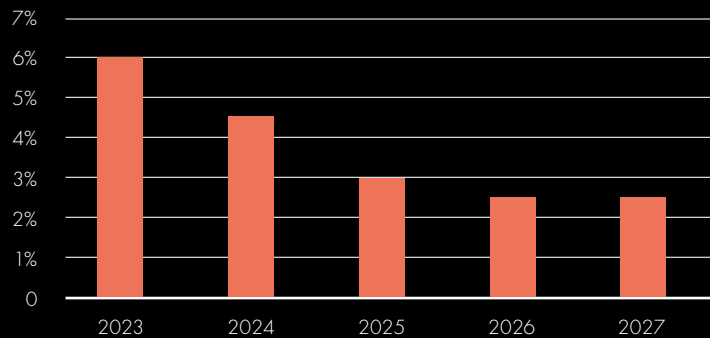


Source: JLL Research, Rightmove

## RENTAL FORECAST

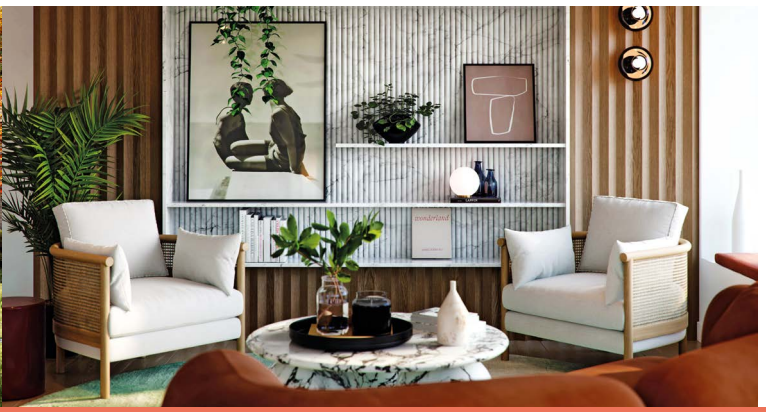
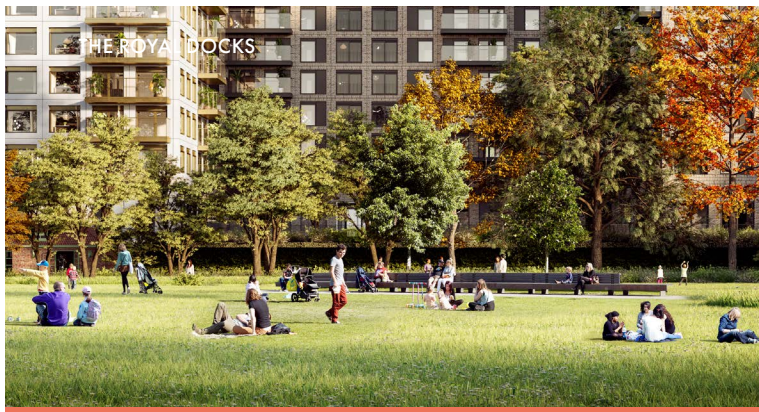
Rental growth is forecast to be strong in 2023, as more high quality, new-build rental stock becomes available. Improved transport links since the opening of the Elizabeth line at Custom House and Woolwich is likely to increase demand further. JLL forecasts an average of 3.7% rental growth per annum totalling 19.9% compound growth between 2023 and 2027.

### THE ROYAL DOCKS - RENTAL GROWTH FORECAST



Source: JLL Research

● Rental growth % per annum



# 10 REASONS TO INVEST AT RIVERSCAPE

If you're interested in living in the Royal Docks, then you should explore Riverscape, the exciting new waterfront development offering a range of contemporary apartments. The Forshaw, Riverscape's latest new building with 82 new homes, offers park and river views, spacious balconies and generous layouts ready to accommodate modern life.

1

## BALLYMORE

Ballymore is an established developer with a proven track record of pioneering some of Europe's largest regeneration projects. Ballymore is a renowned place maker, delivering a high quality of life to residents through their homes and surrounding area, creating locations to suit the requirements of modern life.

3

## GREEN AND OPEN SPACE

Residents can fully immerse themselves in nature, as Riverscape is set between one of the longest stretches of open green space along the Thames. In addition to its private courtyard garden, residents can enjoy Lyle Park and Thames Barrier Park which together provides over 16 hectares of green space.

2

## RICH RESIDENTIAL NEIGHBOURHOOD

Riverscape is part of the thriving Royal Wharf neighbourhood with its own regular local farmers market, high street, school, gym, cafes, restaurants and a pub. Riverscape embraces the concept of the 15-minute city where a resident's every need is accessible by foot.

4

## WATERFRONT LIVING

The Royal Docks is all about waterside living and Riverscape occupies the best position to enjoy this on the banks of the River Thames. There is a 1km of south facing Thames promenade and the curvature of the river at this point allows panoramic views of the City.







5

**CONNECTIVITY**

Riverscape has great transport links:  
**Land:** The Dockland Light Railway and Elizabeth Line provide quick access to anywhere in London.  
**Water:** Uber Boat by Thames Clipper access from Royal Wharf.  
**Air:** Five minutes from London City Airport, flying to over 30 destinations.

8

**PROXIMITY TO EMPLOYMENT AND EDUCATION HUBS**

Riverscape is perfectly positioned for key employment hubs. The City and Canary Wharf are a stone's throw away, offering short commute times, both of which are internationally recognised employment hubs for finance and business services.

6

**LONDON'S ONLY ENTERPRISE ZONE**

The Royal Docks is home to London's only Enterprise Zone and one of only 48 in the UK. This Enterprise Zone brings many benefits to the local area including increased employment opportunities, business incentives and investment into the local area from business rates being reinvested. £8 billion is set to be invested into the Royal Docks by 2037/8.

9

**ESTABLISHED TENANT DEMAND**

Royal Wharf has become a location of choice for tenants looking for a property with excellent connectivity, strong local amenity offering, high specification and luxury residents' amenities. It offers a fantastic opportunity to investors with estimated rental yields reaching up to 5.7%\*. Furthermore, JLL reports that many tenants chose to buy within Riverscape after living in Royal Wharf, a real testament to design and quality of the development, which is only reinforced by the community that thrives there as a result. (56% of buyers at the initial Riverscape launch were either referred by or were existing Ballymore residents).  
 \*based on Johns & Co's rental estimations.

7

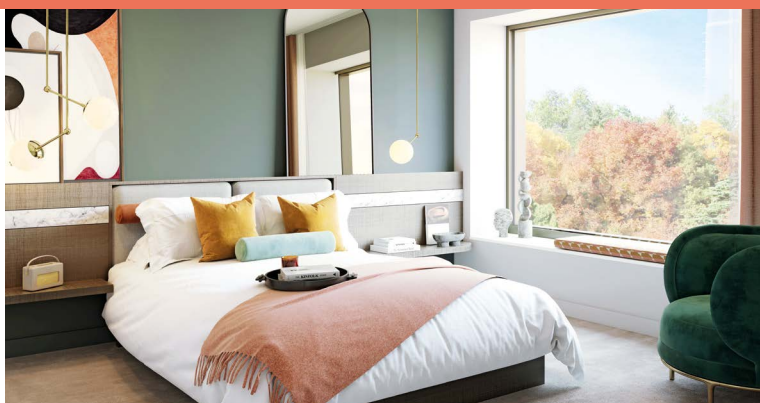
**HIGH SPECIFICATION**

All buildings at Riverscape will be completed to an exceptionally high specification, featuring open plan and flexible living spaces to suit people's needs. Both The Forshaw and The Deantson benefit from expansive picture windows with integrated window seats to maximise the views of the river, park and beyond. Designed by Amos and Amos, the interiors are inspired by artisan details echoing the local heritage.

10

**STRONG FORECASTED HOUSE PRICE GROWTH**

The transformation of the Royal Docks has already supported substantial house price growth over the past ten years, however we expect this strong growth to continue into the next five years as the area continues to benefit from investment and demand for properties in Riverscape continues to increase.



# The Royal Docks

INVESTOR GUIDE



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