

LONDON BOROUGH OF HAMMERSMITH & FULHAM

Report to: Climate Change and Ecology Policy and Accountability Committee

Date: 02/02/2026

Subject: Overview of H&F's Direct Development schemes response to the Climate Change and Ecology Strategy

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SUMMARY

Hammersmith & Fulham Council has set one of the most ambitious local climate and ecological agendas in London, targeting net zero carbon emissions borough-wide by 2030 and prioritising enhancements in biodiversity, air quality, and sustainable urban living through its Climate and Ecology Strategy.

The Council's Climate and Ecology Strategy provides the overarching framework for new housing developments. It commits to:

- Delivering net zero carbon outcomes across all Council operations and assets, including housing developments.
- Embedding sustainability standards that go beyond statutory building regulations, notably through Passivhaus design principles to minimise energy demand and operational emissions.
- Enhancing local biodiversity and ecological resilience in tandem with climate mitigation.

These strategic goals are directly reflected in the Council's development programme, including Hartopp & Lannoy, Farm Lane, and Lillie Road. This report provides updates on the Council's development pipeline and how it aligns with the Climate and Ecology Strategy and will be supported by a presentation to committee.

RECOMMENDATIONS

1. That the Committee note the report and the contents of the accompanying presentation.
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Wards Affected: All

| | |
|-------------------|---|
| Our Values | Summary of how this report aligns to the H&F Corporate Plan and the H&F Values |
|-------------------|---|

| | |
|---|---|
| Building shared prosperity | Affordable housing and modern social infrastructure sit at the heart of the mission to build shared prosperity. Fair and equal access to secure housing and good services is vital to ensuring that the borough's economic growth is shared across residents of all backgrounds |
| Creating a compassionate and inclusive council | The development programme aims to ensure that residents from the borough's most deprived and disadvantaged communities have fair and equal access to secure homes and good services |
| Doing things with local residents, not to them | According to the principles of the Defend Council Homes Policy, each development proposal is subject to a comprehensive process of resident engagement and co-production in order that schemes truly reflect the priorities and needs of local communities. |
| Being ruthlessly financially efficient | One of the founding principles of the development programme is that all schemes must be able to self-finance on an ongoing basis in order to be deemed viable. |
| Taking pride in H&F | Through comprehensive procurement processes, the council ensures that the consultant teams involved in the design of new homes and community assets are of the highest standard in order to protect the quality of the built environment in Hammersmith and Fulham. |
| Rising to the challenge of the climate and ecological emergency | As evidenced by a number of schemes currently on site, the council is committed to – wherever possible – designing and building homes and community assets to the highest possible sustainability standards. |

Background Papers Used in Preparing This Report

None.

DETAILED ANALYSIS

Background

1. The development programme, established through Cabinet's decision to endorse the Building Homes and Communities Strategy in 2019, is a self-financing programme to build and to co-produce new, sustainable, affordable housing and modern social infrastructure tailored to the needs of local communities.
2. The programme, which consists of a combination of council-led projects and partnership schemes, is on track to deliver approximately 1,800 homes and additional community assets within the next five years. A number of schemes, delivering 725 homes, have already been completed, with the remainder on-site or in the planning process.
3. The council is committed to fostering diverse, mixed communities and therefore must supply new homes of all different tenures with a strong geographic spread across the borough. To this end, the programme has been recently supplemented by a number of opportunities to purchase, rather than build, new affordable homes.
4. This approach has the effect of enabling the council to deliver quickly, spread risk, and provide a true range of affordable housing tenures including Council Shared Equity, a low-cost homeownership tenure.
5. The table below provides a high-level overview of the current direct delivery schemes on site, secured planning or awaiting planning approval.

| Direct Delivery Programme | | | | | | | |
|----------------------------|----------------------|--------------|------------------|------------|--------------|------------|-------------|
| Project | Affordable Homes | | | | Market Homes | | Total Homes |
| | Genuinely Affordable | Intermediate | Total Affordable | % | Homes | % | |
| Springvale (Completed) | 10 | 0 | 10 | 100% | 0 | 0% | 10 |
| Education City (Completed) | 33 | 99 | 132 | 100% | 0 | 0% | 132 |
| Hartopp and Lannoy Site | 67 | 67 | 134 | 100% | 0 | 0% | 134 |
| Farm Lane Site | 10 | 6 | 16 | 52% | 15 | 48% | 31 |
| Lillie Road Site | 12 | 9 | 21 | 50% | 21 | 50% | 42 |
| White City Central | 76 | 51 | 127 | 50% | 126 | 50% | 253 |
| Avonmore School | 28 | 18 | 46 | 51% | 45 | 49% | 91 |
| Mund Street Site | 33 | 21 | 54 | 50% | 53 | 50% | 107 |
| Barclay Close | 1 | 1 | 2 | 67% | 1 | 33% | 3 |
| Becklow Gardens | 6 | 14 | 20 | 100% | 0 | 0% | 20 |
| The Grange | 2 | 2 | 4 | 50% | 4 | 50% | 8 |
| Pearcroft Road | 12 | 7 | 19 | 50% | 19 | 50% | 38 |
| Old Laundry Yard | 24 | 16 | 40 | 100% | 0 | 0% | 40 |
| Commonwealth Avenue | 24 | 16 | 40 | 100% | 0 | 0% | 40 |
| Flora Gardens School | 32 | 22 | 54 | 50% | 55 | 50% | 109 |
| Hemlock Garages | 2 | 1 | 3 | 50% | 3 | 50% | 6 |
| Pipeline Site | 11 | 7 | 18 | 50% | 18 | 50% | 36 |
| Total | 383 | 357 | 740 | 67% | 360 | 33% | 1100 |

6. The tables below provides a high-level overview of the partnerships programme and acquisitions programme.

| Partnerships Programme | | | | | | | |
|-------------------------------|----------------------|--------------|------------------|------------|--------------|------------|-------------|
| Site / Scheme | Affordable Housing | | | | Market Homes | | Total Homes |
| | Genuinely Affordable | Intermediate | Total Affordable | % | Homes | % | |
| Lavender Court (Completed) | 24 | 21 | 45 | 100% | 0 | 0% | 45 |
| Emlyn Gardens (Completed) | 14 | 0 | 14 | 100% | 0 | 0% | 14 |
| Mo Mowlam House (Completed) | 18 | 12 | 30 | 100% | 0 | 0% | 30 |
| Civic Campus (Completed) | 69 | 36 | 105 | 51% | 99 | 49% | 204 |
| Watermeadow Court (Completed) | 83 | 50 | 133 | 50% | 133 | 50% | 266 |
| Edith Summerskill House | 133 | 0 | 133 | 100% | 0 | 0% | 133 |
| Total | 341 | 119 | 460 | 68% | 232 | 32% | 692 |

| Acquisitions | | | |
|--|----------------------|--------------|-----------|
| Site / Scheme | Affordable Housing | | |
| | Genuinely Affordable | Intermediate | Total |
| Supported Housing Acquisitions (Completed) | 6 | 0 | 6 |
| Refugee Housing Programme (Completed) | 18 | 0 | 18 |
| Quayside Lodge | 21 | 16 | 37 |
| Total | 45 | 16 | 61 |

Climate and Ecology Targets for New Build Developments

7. The table below sets out a summary of H&F's Climate and Ecology Strategy and Planning Policy requirements specifically related to new build developments.

| Category | Requirement | Purpose |
|-------------------------------|---|--|
| Net Zero Carbon Target | <ul style="list-style-type: none"> New development design should contribute toward H&F's net zero borough by 2030 vision and reduce lifecycle emissions. | Aligns development with borough-wide carbon reduction commitments. |

| | | |
|--|--|--|
| Sustainable Design & Construction | <ul style="list-style-type: none"> Guidance on whole-building sustainability: building fabric, orientation, minimising energy demand, ventilation and overheating mitigation. | Reduces energy consumption and improves occupant comfort. |
| Energy & Low-Carbon Heating | <ul style="list-style-type: none"> Incorporate low-carbon energy sources and technologies (e.g., heat pumps, renewables), and plan for future connection to heat networks where possible. | Supports low emissions from building energy use. |
| Air Quality & Pollution | <ul style="list-style-type: none"> Developments must address and minimise air quality impacts during construction and occupation. | Improves local health and complies with environmental standards. |
| Flood Risk & Adaptation | <ul style="list-style-type: none"> Flood risk and climate resilience measures must be integrated into design; suitable mitigation where development is in flood-prone zones. | Builds resilience to climate change impacts like surface water flooding. |
| Ecology & Biodiversity | <ul style="list-style-type: none"> Developers must maximise Biodiversity Net Gain on site wherever possible in line with statutory requirements (nationally applicable but enforced locally through planning conditions). | Improves ecological value and habitat creation. |
| Green Infrastructure | <ul style="list-style-type: none"> Encourages features such as green roofs and street greening as part of development where feasible. | Enhances biodiversity, reduces heat island effects and supports stormwater management. |
| Site Waste & Resource Management | <ul style="list-style-type: none"> Guidance to plan for waste minimisation, recycling during construction and occupation. | Reduces construction impact and waste generation. |
| Transport & Travel | <ul style="list-style-type: none"> Developments are expected to support sustainable travel options, such as cycle storage and EV charging infrastructure. | Reduces emissions from transport associated with new developments. |

Direct Delivery schemes and how we're meeting out climate change and ecological targets

Hartopp and Lannoy

8. Hartopp and Lannoy is the council's most advanced scheme in the direct delivery programme. The scheme has progressed well on-site and is expected to be handed over later this summer.
9. The scheme provides 134 homes, all of which are affordable following recent work to lever grant funding to convert the scheme's 22 market sale homes to Council Shared Equity (Discounted Market Sale).

10. The development therefore offers a mix of social rent, shared ownership, and Council Shared Equity in order that it can both alleviate pressure on the council's housing register, which currently contains just under 3,000 households, and offer low-cost homeownership options to the 9,000 households on the council's Home Buy register.
11. Moreover, the scheme has continued to embed the principles of co-production and resident engagement outlined in the council's Defend Council Homes Policy. In Winter 2024, the council hosted an event at a local primary school to celebrate the social value delivered through the main construction contract, which included refurbished playground equipment and new planting.
12. Resident Advisory Panels have continued throughout the construction period. Significantly, local residents have been involved in determining the names for the new blocks and the landscape design process. Through this process the council hopes to improve the sense of identity and place, and to help the new homes to embed seamlessly into the local community.
13. The scheme, in line with the council's H&F 2030 Climate and Ecology Strategy, performs exceptionally well from a sustainability perspective; it continues to be built to Passivhaus standard – the highest energy efficiency standard for new build homes in the United Kingdom. The scheme will also achieve:
 - Enhanced **building fabric** specification to **Passivhaus standards** applied to achieve Passivhaus Classic certification.
 - Improved fabric performance will result in **lower heating bills** for residents.
 - **CO2 emission reduction** of 86% achieved over Part L of the Building Regulations.
 - Communal Air Source Heat Pumps (**ASHPs**) provide annual space heating and hot water demand across the development.
 - **Solar PV panels** - roof level providing electricity for communal lighting and equipment.
 - Sustainable Urban Drainage Systems (**SUDS**) minimise surface water run-off on site and reduce load into local sewer systems.
 - **Permeable paving** used with footpath run-off diverted into soft landscaping.
 - Large volume below-ground attenuation tanks also installed.
 - **Green roofs (sedum & wildflower mix)** assist SUDS and promote biodiversity.
 - New trees, hedges / general planting across the development to improve the health-and wellbeing of local residents, as well as provide additional habitats for wildlife.
 - Potential **biodiversity net gain of 0.93** units
 - **Triple glazed windows** to improve insulation and mitigate against noise nuisance from road traffic (particularly Dawes Road) and sized to allow sufficient daylight to enter habitable rooms and arranged to minimise overheating in summer months.
 - **Mechanical Ventilation and Heat Recovery (MVHR)** units to provide fresh air and extract heat from stale air minimising the need to open

windows for ventilation. NOX filters installed to homes facing Dawes Road to improved air quality for residents.

Farm Lane

14. Farm Lane is a development of 31 new homes, 50% of which are affordable. The scheme has progressed well on-site and is expected to be handed over later this summer.
15. The homes are being built to Passivhaus Classic standard, which translates into an expected 60% reduction in future residents' energy bills relative to homes designed and constructed to normal regulatory standards. The scheme will also achieve:
 - **Enhanced building fabric** specification with Passivhaus standards applied to achieve Passivhaus Classic certification. Improved fabric performance lower heating bills for residents.
 - Estimated **CO2 emission reduction of 84%** achieved over Part L of the Building Regulations.
 - **Individual Air Source Heat Pumps** (ASHPs) to provide the annual space heating and hot water demand to each dwelling.
 - **Solar PV panels maximised** across the development at roof level providing electricity for communal lighting and equipment.
 - **Sustainable Urban Drainage Systems** (SUDS) implemented to minimise surface water run-off on site and reduce load into local sewer systems.
 - **Permeable paving** used with footpath run-off diverted into soft landscaping. Below-ground attenuation tanks also installed.
 - **Green roofs (sedum and wildflower mix)** to assist SUDS and promote biodiversity.
 - New trees, hedges and general planting across the development will improve the health-and well-being of local residents as well as provide additional habitats for wildlife.
 - **Potential biodiversity net gain** improvement 0.025 units (2.51% improvement ecological value)
 - Triple glazed windows to improve insulation and mitigate against noise nuisance from road traffic (particularly Farm Lane)
 - **Windows sized** appropriately to allow sufficient daylight to enter habitable rooms. Windows arranged to minimise overheating in summer months.
 - **Mechanical Ventilation and Heat Recovery (MVHR)** units installed to provide fresh air and extract heat from stale air minimising the need to open windows for ventilation.

Lillie Road

16. The Lillie Road scheme provides 42 new affordable homes, 50% of which are affordable. The homes are designed to Passivhaus Classic standard The scheme has progressed well on-site and is expected to be handed over later this autumn.
17. In the last year, a number of resident engagement events have taken place such as a meet the contractor event to enable residents to convey their

priorities and concerns to the contractor in the interest of a smooth build period. Resident Advisory Panel sessions with the local community and regular drop-in sessions.

18. The project also re-provides the former tenant and resident hall for the West Kensington community. The hall is an important community asset that has been co-designed with the local community and will provide flexible spaces for community and engagement events to take place for years to come. A range of bookable meeting rooms have also been included to provide local community groups with spaces to organise, plan, and come together.
19. Outside learning and play space will also provide opportunities for local organisations and schools to adapt and improve their events and offers to young people.
20. In line with the council's ambition to act with ruthless financial efficiency, it has worked hard to secure external funding towards the re-provision of social infrastructure. The community hall is part-funded by £620,000 from the GLA's Good Growth Fund in recognition of its place-shaping and regeneration benefits.
21. The homes are being built to Passivhaus Classic standard, which translates into an expected 60% reduction in future residents' energy bills relative to homes designed and constructed to normal regulatory standards. The scheme will also achieve:
 - **Enhanced building fabric** to Passivhaus standards to achieve Passivhaus Classic certification.
 - **Improved fabric performance** will ultimately result in lower heating bills for residents.
 - An estimated **CO2 emission reduction of 71%** over Part L of the Building Regulations.
 - **Replacement TRA hall** targeting BREEAM 'Very Good' rating.
 - **Individual combined heating and ventilation** system to provide the annual space heating and hot water demand to each dwelling.
 - **Solar PV panels** at roof level providing electricity for communal lighting and equipment.
 - **Sustainable Urban Drainage Systems** (SUDS) implemented to minimise surface water run-off on site and reduce load into local sewer systems.
 - **Permeable paving** used with footpath run-off diverted into soft landscaping. Below-ground attenuation tanks also installed.
 - **Blue and green roofs** (sedum and wildflower mix) to assist SUDS and promote biodiversity.
 - New trees, hedges and general planting across the development will improve the health-and well-being of local residents as well as provide additional habitats for wildlife.
 - **Potential biodiversity net gain** improvement of 1.17 units.
 - **Triple glazed windows** to improve insulation and mitigate against noise nuisance from road traffic (particularly on Lillie Road elevation)

- **Windows sized appropriately** to allow sufficient daylight to enter habitable rooms. Windows arranged to minimise overheating in summer months.
- **Mechanical Ventilation and Heat Recovery (MVHR)** units installed to provide fresh air and extract heat from stale air minimising the need to open windows for ventilation.

Avonmore Primary School

22. Avonmore Primary School is a significant primary school redevelopment within the council's Community Schools Programme. It provides 91 new homes (50% affordable) and a new one-form entry primary school.
23. The proposal successfully gained planning consent in November 2024 and since then the council is due to complete the procurement process for a main construction in February 2026, with start on site due shortly afterwards.
24. There are a range of place-shaping benefits associated with the scheme, not least the re-provision of a modern, sustainable primary school on the site of the rundown buildings which are in disrepair and expensive to maintain. The scheme will also achieve:
 - School targeting BREEAM 'Excellent' rating.
 - An estimated CO2 emission reduction of 57.6% (site wide) is achieved over Part L of the Building Regulations. (n.b. *estimated CO2 emissions reduction of 71.9% for the Residential, 22% for the School, 57.6% Site wide)
 - It is a "No Gas" development with all electric plant equipment.
 - Communal Air Source Heat Pumps (ASHPs) to provide the annual space heating and hot water demand across the development.
 - Solar PV panels maximised across the development at roof level providing electricity for communal lighting and equipment across both the residential blocks and the school.
 - Sustainable Urban Drainage Systems (SUDS) implemented to minimise surface water run-off on site and reduce load into local sewer systems.
 - Blue roofs (residential) and green roofs (school) to assist SUDS and promote biodiversity.
 - New trees, hedges, general planting across the development into local area will improve health-and well-being of residents and provide additional habitats for wildlife.
 - An Urban Greening Factor of 0.4, with additional trees planted in local open spaces.
 - Triple glazed windows to improve insulation and mitigate against noise nuisance from road traffic (particularly on Avonmore Road elevation)
 - Windows sized appropriately to allow sufficient daylight to enter habitable rooms. Windows arranged to minimise overheating in summer months.
 - Mechanical Ventilation and Heat Recovery (MVHR) units installed to provide fresh air and extract heat from stale air minimising the need to open windows for ventilation.

25. The table below summarises at a high level the key achievements achieved by schemes currently on-site and due to be completed in 2026 and 2028.

| Scheme | Hartopp & Lannoy | Farm Lane | Lillie Road | Avonmore Primary School |
|---|-----------------------------|------------------|--------------------|---|
| Net-Zero Operational Performance & Low-Carbon Design Passivhaus or Passivhaus-aligned design to reduce energy use and emissions (part of the Council's strategic response to climate change). | ✓ | ✓ | ✓ | Dramatically lower operational carbon compared to conventional builds |
| Renewable Energy & Fossil-Fuel-Free Buildings Renewable systems (solar PV, heat pumps) and gas-free design contributing to lower carbon emissions. | ✓ | ✓ | ✓ | ✓ |
| Biodiversity & Green Infrastructure Green and blue roofs, native trees, landscaped greenspace, and outdoor play areas appear across direct delivery schemes, aligning with ecology objectives. | ✓ | ✓ | ✓ | ✓ |
| Community & Sustainable Travel EV charging and cycle storage and sustainability of location/design bolster low-carbon travel. Community halls and green spaces enhance wellbeing and social outcomes alongside ecological goals. | ✓ | ✓ | ✓ | ✓ |
| Co-Production & Social Value Resident engagement in design supports locally grounded sustainability outcomes. Social value (jobs, training, local benefits) is part of delivery, resonating with broader climate-ecosystem action that includes equitable outcomes. | ✓ | ✓ | ✓ | ✓ |

LIST OF APPENDICES

None.