

CROYDON NEWS

NOVEMBER 2025

INWARD INVESTMENT NEWSPAPER PUBLISHED IN CONJUNCTION WITH DEVELOP CROYDON

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Makeover for College Green

College Green is set to get an exciting makeover to become a key part of Croydon town centre's regeneration.

As part of the Mayor's Town Centre vision, under the Growth Zone funded programme, College Green will become a new public space as part of the town's cultural quarter. The latest proposals are for a socialable green area and ideas include a children's play area and a multi-use games area for sports with a picnic area, seating and cafe terraces as well as lots of wildflower planting and trees.

RUNWAY APPROVAL TO BOOST ECONOMY

Transport Secretary Heidi Alexander has approved plans for a second runway at London Gatwick Airport, as the government looks for economic growth opportunities.

The £2.2bn privately-financed project involves in effect moving the current Northern Runway 12 metres to bring it into regular use, as well as other developments, including extending the size of terminals.

Chancellor Rachel Reeves described the plans as a catalyst for "thousands of jobs and billions in investment".

London Gatwick, which currently handles about 280,000 flights annually, estimates the expansion could increase this to approximately 389,000 flights by the late 2030s.

Develop Croydon supported the airport and its role was acknowledged in the Secretary of State's Conclusions on the Principle of the Proposed Development and the Need Case which noted: "the support received for the need for the scheme, particularly from local businesses, Gatwick Diamond Business, Develop Croydon Forum and the Sussex and Surrey Chambers of Commerce."

London Gatwick, in West Sussex, is Europe's busiest single-runway airport with more than 40 million annual passengers. It plans to add 40,000 flights before the second runway opens and 70,000 more, nearly 190 daily, once operational.

The airport anticipates passenger numbers could rise to 80 million.

Currently, the Northern

Runway is used only for taxiing or as a backup. The second runway will primarily serve short-haul flights, freeing capacity on the main runway for long-haul services.

"With the Transport Secretary's approval of London Gatwick's second runway, thousands of new jobs and millions in investment are now within reach."

**Jason Perry,
Executive Mayor of
Croydon**



Chair’s Foreword

Croydon: Game On — the theme of our 16th Develop Croydon Conference — captures the fresh momentum driving our borough forward. After some setbacks, the play button has been pressed on a range of regeneration projects bringing real energy back to the town centre.

The theme, in a way, also embodies the local spirit around Crystal Palace’s win of the FA Cup in the club’s first major trophy in their 164-year history. Go Eagles!

Croydon Council is bringing forward infrastructure and public realm upgrades in the town centre as part of a £40m investment, supported by the Growth Zone and government funding.

Meanwhile, Unibail-Rodamco-Westfield (URW) is pressing ahead with its vision to redevelop the Whitgift Centre, refurbish Centrale, and deliver new homes, restaurants, shops, venues, and a vibrant public square. A major highlight is the ‘Alders Parade’, a curated mix of retail and dining in the iconic Alders building.

Executive Mayor Jason Perry’s Town Centre Vision is reimagining Croydon’s central spaces, cementing



BY RICHARD PLANT Develop Croydon Chair and Partner, SHW

its role as London’s flagship destination for the experience economy, a place where culture, creativity, and innovation come together.

Among the first initiatives is the exciting plan to transform College Green into a multi use public area, indeed indeed bringing the “game on” ethos to life.

Adding to this renewed sense of opportunity, the approval of a second runway at Gatwick Airport will provide a huge economic boost and Croydon’s Economic Charter with Gatwick ensures we’ll be at the heart of this growth.

If you’d like find out more about us, visit www.developcroydon.com or email info@developcroydon.com.

Unibail-Rodamco-Westfield completes its next phase of consultation

Unibail-Rodamco-Westfield (URW) has completed the next phase of its public consultation focused on the redevelopment of the Whitgift Centre into a residential-led, mixed-use urban heart for Croydon, the refurbishment of Centrale and a revitalised shopping centre and the reimagining of the iconic Alders building.

Attendees inputted into plans for the redevelopment of the Whitgift Centre, which will provide high-quality homes, a new network of green public spaces and a revitalised retail and leisure offer, supported by improved connectivity across the site. They also commented on refurbishment proposals for Centrale that aim to modernise the shopping experience, improve the

layout and reposition the centre as a contemporary retail and social destination that attracts major brands and enhances visitor experience.

As part of URW’s ongoing development, Alders, one of Croydon’s most iconic and historic buildings, has been brought back to life through the opening of new shops and food outlets in the building this Autumn. However, the consultation also gave participants the chance to shape the long-term ambitions for this heritage building as a hub for leisure, education and culture.

Following formal endorsement of the Masterplan Framework by Croydon Council in February 2025, this consultation will build on feedback gathered during the initial



consultations.

Adam Smith, Strategic Development Director, Unibail-Rodamco-Westfield, said: “This next phase of consultation represents a key milestone in refining our masterplan framework. Our ambition is to collaborate with the people of Croydon to help us design and create a vibrant, residential-led, mixed-use destination that reflects the needs and aspirations of Croydon’s communities with new public spaces, revitalised retail and leisure offers with community and sustainability at its heart.”

Bold strategy on Croydon’s cultural and creative strengths to drive growth

Croydon is ready. That was the clear message delivered by Executive Mayor Jason Perry as he unveiled the borough’s new Town Centre Vision and Growth Plan at BOXPARK on 20 May.

Mayor Perry outlined a bold strategy to drive regeneration, attract investment and harness the borough’s cultural and creative strengths. Calling out to the builders, believers and businesses, “This isn’t just about growth,” Mayor Perry said. “This is about belief. Belief in a borough with history, hustle and heart. Croydon is open, it’s moving, and it won’t wait. The question isn’t ‘Why now?’—it’s ‘Why aren’t you already here?’”

Backed by £30 million in immediate investment, the new Town Centre Vision is underpinned by Croydon’s status as the first borough in London to launch a local growth programme. It is aligned with the Mayor of London’s Growth Plan where Croydon has been identified as London’s flagship destination for the experience economy, celebrating its unique blend of culture, creativity, and innovation. This is alongside being identified as having “regionally significant office clusters” and for housing-led developments with 14,500 homes either having planning consent or being included in a Local Plan.

Highlights from the address included:

- Over £1 billion in public and private investment already flowing into the borough, including major national funding through leveling up the growth zone



£14 million maintenance plan for Croydon’s roads

Plans to invest in maintaining Croydon’s roads, pavements, bridges, drains, signs and lampposts for the year ahead has been agreed by Cabinet. The £14.5 million maintenance plan outlines how the Council will improve the borough’s network of transport assets which includes 726 kilometres of carriageways, 1,235 kilometres of footways, 62 highway-maintained structures and bridges.

New bus shelters have been installed across Croydon

Over 100 new bus shelters have been installed across the borough, in collaboration with Transport for London (TfL), replacing those removed in 2021. This was done in just under 100 days, from the first installation to the last. A significant logistical effort, this project will benefit more than 88,000 people who use the bus network in Croydon daily, and it is hoped the new shelters will improve journeys and attract new passengers.

London Gatwick security process transformed



London Gatwick’s security accuracy has been improved by the installation of new computed tomography (CT) scanners, part of a government initiative and provided by Smiths Detection. It simplifies the process and maintains high safety standards.

Croydon’s three-year transport plan agreed



Croydon’s three-year funding submission to Transport for London (TfL) was agreed at cabinet and submitted to TfL for their agreement.

This bid comprises a £23 million grant that will improve road, bus and cycle networks throughout the borough between 2025/26 and 2027/28.



London Gatwick supporting increasing capacity with £140m pier extension

London Gatwick is preparing to deliver new capacity and resilience by building a £140m extension to its mid-airfield pier (Pier 6). Mace built the airport’s pioneering 197m airbridge and original Pier 6 in 2005 and will once again lead a challenging build in the middle of one of world’s busiest airfields.

Mace worked with WSP and Pascal & Watson to complete the engineering and architectural design. Enabling works are being carried out by PJ Hegarty.

Cedric Laurier, Chief Technical Officer, London Gatwick said: “This build is complex as it’s right in the heart of our airfield, but we’ve experienced in delivering major projects in challenging environments at London Gatwick. The partnership and experience from Mace will be invaluable. Our teams are already working side-by-side to deliver what we think is a cutting-edge design for an airport building in terms of embodied carbon savings.

“Once complete, more than seven million passengers will have a seamless airport experience, and our airlines will benefit from improved airfield efficiency as the extended pier is located conveniently beside the airport’s runway.”

Roblox hosts Croydon: London Transport Game bus simulator

A detailed version of Croydon has been built inside Roblox, the online platform known for user-made games.

The experience Croydon: The London Transport Game, lets players drive real-life bus and tram routes across a one-to-one map of the borough. You can hop behind the wheel, pick up passengers, and even operate a working ticket machine.

If you don’t want to drive, you can just explore as a passenger and walk or hop on the bus to see landmarks like Croydon Library or Croydon Clocktower.

The game was originally created by a developer known as hhwheat, with further development by Edo_

UK. It is now managed by Centro Group with help from others on model creation. The current version is 1.3.3 and a rewrite is planned for version 1.4.

The bus routes match actual TfL services. There are over 100 buses in the game, including both double deckers and single deckers. Each comes with interactive features like ticket machines and realistic sounds. You earn money by making successful trips and transporting passengers, allowing you to buy better buses.

There is also the option to chat with other players, either by typing or speaking through voice chat.

If driving is not enough, players can also run their own bus companies. You can design custom liveries, set up your own timetables, and compete on weekly leaderboards. The more you play, the more your company can grow.

For those who want a stricter driving experience, there are simulation servers with more advanced rules.

Croydon itself has been recreated in detail using Roblox Studio. Streets, buildings and key landmarks are all placed according to the real layout. It is not a perfect replica, but it is close enough that you might recognise parts of your daily commute.

If you have ever wondered what it is like to be a TfL driver or drive around traffic-free, make an account and play the game for free on Roblox.

College Road featured on Grand Designs to showcase volumetric construction

Tide’s development on College Road, Croydon, featured on ‘Grand Designs: Showcasing the Future of Volumetric Construction’.

The world’s tallest volumetric modular residential building, was featured in an episode of Grand Designs on Channel 4 on October 16. Grand Designs has long been celebrated for highlighting some of the UK’s most ambitious and innovative building projects. For College Road to appear on the show is a significant recognition of the transformative impact volumetric construction is having on the future of housing.

College Road delivered nearly 1,000 homes in just 28 months and demonstrates the potential of volumetric construction to deliver high-quality, efficient, and sustainable homes at scale. Each apartment was precision-engineered and manufactured offsite before being assembled on location, allowing us to reduce construction time, minimise disruption to the local area, and maintain exacting standards of quality and finish.

The feature on Grand Designs also highlights the challenges and triumphs of building at scale using volumetric methods.



Greystar unlocks delivery of more than 800 new homes

Croydon Council has issued final approval for more than 800 new homes in the town centre, following the signing of the Section 106 agreement for Greystar's One Lansdowne development.

One Lansdowne, at 1-5 Lansdowne Road and 30-32 Wellesley Road, has been brought forward by Greystar and will transform a long-vacant site near East Croydon station into a thriving mixed-use community. The scheme will deliver 806 new build-to-rent homes, including 116 affordable homes and 92 three-bedroom family homes, alongside co-working space, shops and

new public areas designed for residents and visitors to enjoy.

Set across two buildings designed by HTA Design, the development will create high-quality homes supported by shared amenities such as a gym, concierge and rooftop gardens. It will also provide disabled car parking and extensive cycle parking, alongside new green spaces and children's play areas for residents and the wider public. The open spaces will improve connections between East Croydon station and the town centre, creating a more welcoming environment for pedestrians.

Jason Perry, Executive

Mayor of Croydon, said: "The One Lansdowne development shows how by working in partnership with developers, we can open up vacant brownfield sites and deliver the new homes that Croydon needs."

Dan Thompson, Managing Director – UK Development, Greystar, said: "This approval marks another important milestone for One Lansdowne, bringing forward much-needed new homes for Croydon at a time when demand for high-quality, professionally managed rental housing continues to rise. The project will transform a long-vacant site into a neighbourhood where people can live well, stay longer and

feel part of a connected community. Our integrated approach – bringing investment, development and operations together under one roof – allows us to deliver efficiently and with care, even in a challenging market."

One Lansdowne represents one of the largest housing approvals in Croydon in recent years and forms part of the borough's wider Growth Plan regeneration strategy.



Plans validated for major mixed-use development at Tapestry Croydon

A planning application, submitted to Croydon Council, has now been validated for Tapestry Croydon, a major new development set to transform a key puzzle piece of the Fairfield Masterplan opportunity.

Following extensive engagement with the local community, the validated application (Ref: 25/02075/FUL) is now available to view on the Croydon Council planning portal.

The proposals include 676 build-to-rent homes, with 20% allocated as affordable housing for local residents. The development will feature high-quality architecture designed to reflect the character of the local area, along with strong sustainability credentials.

In addition to new homes, Tapestry Croydon will deliver:

- A new c.13,000 sqft healthcare facility
- Around 9,400 sqft of food and beverage space
- 2,600 sqft of space for a nursery or creche
- Over 50,000 sqft of combined public and private open space
- Enhanced green areas, new tree planting, and biodiversity improvements
- A new pedestrian route – Hazledean Walk – improving walkability through the site
- Upgraded cycle and pedestrian links, promoting sustainable travel

The development is set to be car-free, placing a strong emphasis on public realm, walkability, and community accessibility.

Investment at Prologis Park drives economic growth in Croydon & Sutton

Prologis UK announced a significant increase to its Foreign Direct Investment in Croydon and Sutton, reaching over \$250 million with expansion currently underway at Prologis Park Beddington.

The company is investing in market-leading Industrial Logistics facilities

Prologis' investments in the boroughs include eight Industrial Logistics distribution centres spanning 650,000 sq. ft., home to national and international businesses, including Royal Mail, Amazon, Oddbox, EasyShipping and Unitrunk.

Expanding on this investment, Prologis UK is developing a further four additional market-leading units, covering 93,935 sq. ft as a second phase to

Prologis Park Beddington on Beddington Lane. "When complete, it will offer four BREEAM 'Outstanding' rated units ranging between 15,000 to 46,000 sq. ft.

The new development is expected to support approximately 270 full-time jobs, providing a substantial boost to local employment. Beyond job creation, the latest phase of development is projected to generate c£1.5 million in Business Rate revenue whilst aiming to deliver meaningful social impact to the local community.

Simon Perks, Director of Capital Deployment at Prologis UK, said:

"From the outset, our goal was to deliver real value to the communities of Croydon and Sutton. By



combining employment opportunities and education outreach, we're creating a development that will have a lasting positive impact. It's exciting to see the social value we envisioned coming to life."

Over the past year, Prologis UK, in partnership with Winvic

Construction, has led skills development sessions and educational visits for young people, where the latest development is located.

To date, two apprentices have been hired by Winvic through Prologis UK's Construction Skills Programme.

Jewson opens a new branch

Jewson, part of STARK Building Materials UK, opened its brand-new Croydon branch on 2 June, marking a significant investment in the local area and a major step forward in delivering an enhanced customer experience.

The new site spans 142,000 sq. ft and represents a £2 million investment. It replaces the former Beddington Lane branch, bringing with it over 1,500 additional SKUs and a host of new features designed to make every visit more efficient and enjoyable.

Over the past year, Prologis UK, in partnership with Winvic

Krept & Konan open first 'inclusive' supermarket

Rap duo Krept & Konan have made their retail debut, opening a brand-new supermarket format tailored specifically to serve the needs of black, Asian and ethnic communities in Croydon.

Saveways, founded to "fill a gap" in the grocery offer in Croydon, opened on 1 February.

The 15,000 sq. ft site on Beddington Lane, specialises in premium halal produce as well as world foods. It will be fully equipped with halal meat and poultry counters, fresh and frozen fish and a fresh bakery selection, alongside a full category lineup in tinned, ambient, chilled, hair and beauty, household and cosmetic products.



Cheyne Capital acquires City Link House for £210M co-living development

Cheyne Capital has acquired City Link House in East Croydon for £210 million, with plans to transform the vacant site into a major co-living development.

The redevelopment aims to support Croydon's wider regeneration and meet growing demand for flexible, community-focused living in London.

The redevelopment plans include 485 co-living units, 84 affordable homes, and a mix of commercial and

community spaces. The new scheme will also feature a range of resident amenities such as a gym and wellness suite, cinema, games room, and recording studio.

Designed with sustainability in mind, the development is targeting BREEAM 'Outstanding' and an EPC A rating. Both the construction and future operation of the site aim to prioritise low carbon use.

Matt Floyd, Development Manager, Cheyne Capital, said:

"We are proud to support a project which can play a role in furthering the regeneration of Croydon, and will contribute to its vibrant business and living community."

The deal was brokered by CBRE and Springer Nicolas on behalf of Wittington Investments and development manager Fifth State. Legal support was provided by Gowling WLG for Wittington Investments and Fifth State, while DLA Piper advised Cheyne Real Estate.



Local Plan Review on future of Croydon developments submitted

Croydon Council has submitted the revised local plan to the government's Planning Inspectorate for examination, following the addition of views of residents, businesses and partners.

It aims to deal with the challenges facing

the borough and its communities over the next 20 years and beyond, setting out how housing needs will be met, whilst creating vibrant places for people to live, work and visit.

The latest changes to the local plan emphasise character over density in

new development, removes all intensification zones and supports sustainable development, meets housing targets, respects local character and protects green spaces. It also addresses Houses in Multiple Occupation (HMOs) by adding a new policy.

BHA Construction to transform One Croydon into flats

BHA Construction has acquired One Croydon from Federated Hermes – and will transform it into 250 high-quality apartments.

The £85 million residential redevelopment at 12-16 Addiscombe Road, marks a defining moment for BHA.

BHA's teams are already

underway with plans to deliver a vibrant, design-led living destination that reflects the company's commitment to quality, innovation, and regeneration.

The 24-storey, Richard Seifert-designed building was previously an office building.



Asif Aziz swoops for £300m Croydon resi scheme

Asif Aziz's investment vehicle, Criterion Capital, has exchanged contracts with Singaporean investor Ho Bee Land to buy Apollo House and Lunar House in Croydon, which has planning consent for a two-building residential development comprising

585 homes. The end value for what will be the UK's largest office-to-resi permitted development will be more than £300m once the density is increased.

The buildings previously served as the headquarters for UK Visas and Immigration.

Regina Road estate receives positive support

Plans to rebuild Regina Road received unanimous support from Croydon's planning committee – a major step towards modern Council homes for local people.

The full redevelopment of the estate will deliver up to 340 new homes, starting with 225 affordable homes in the first phase with at least 215 for Council social rent.

The plans also include new green spaces, play areas,

a pre-school, community space and better travel with improved walking routes, cycle storage, car share schemes and electric charging points.

Residents have helped shape the plans, ensuring the new homes and outdoor spaces meet local needs. Plans will now move to the final stages of approval, including a second stage review by the Greater London Authority.

Affordable housing development topped out

Southern Housing and Oakwood celebrated a major milestone in the construction of 44 new affordable homes at Bensham Lane with a topping out ceremony.

The project is already delivering benefits for Croydon residents, giving young people valuable skills and job opportunities.

Due for completion in late summer 2026, the development will provide 44 affordable homes for rent, including a mix of flats and houses. Six of the homes will be wheelchair accessible.

The homes are designed to exceed energy efficiency standards and are net-zero ready, supporting Croydon's sustainability goals.

SHW drives strong industrial and commercial activity in Croydon

SHW has reported a busy few months of transactions across Croydon, completing multiple sales and lettings that underline continued demand for high-quality industrial and commercial space in the region.

SHW has concluded the sale of Amsprop's Unit 1, Swan Close, a 4,103 sq. ft industrial and business unit, to a logistics company for its own occupation. The freehold property offered a 50/50 split of warehouse and office space, located close to the town centre and key transport links.

SHW secured a record rent for a 3,985 sq ft, modern light industrial warehouse located on Beddington Farm Road in the heart of Croydon's main industrial and warehousing area. The letting of Unit 8 was to a vehicle parts company on behalf of M&G.

Surveyor Charlie McKechnie commented: "Our client's high-quality refurbishment of this well-located warehouse space has enabled its EPC A rating and contributed to securing the record rent."

At nearby Silverwing Industrial Estate, SHW let 9 Horatius Way to Global HSE Group, a fire protection consultant, on a new five-year lease. The 1,504 sq. ft unit, located just 1.5 miles from Croydon town centre, was fully refurbished prior to letting.

At The Redlands Centre in Coulsdon, SHW has secured three new occupiers – Inspired Hair Supplies, Glowarm Ltd, and M&S Carpet & Flooring LLP, on behalf of an institutional investor. The lettings range from 1,238 to 2,230 sq ft and demonstrate the estate's flexibility and appeal to a

variety of businesses.

In another Croydon success, SHW has completed a new 15-year lease at Units B1 and B2, Progress Way, on behalf of Schroders Capital, allowing an existing occupier to expand into both adjoining units, totalling nearly 12,000 sq ft. McKechnie said: it provided "the perfect opportunity to accommodate the growth of its business."

SHW has also secured a new tenant at Beddington Trading Park, letting Unit 11, a 14,545 sq ft refurbished industrial space, to a furniture rental company on a 10-year lease on behalf of Capital Industrial.

SHW completed the sale of a prime freehold car showroom at 8 Imperial Way, Croydon, to the Berry Group, which will establish a state-of-the-art BMW bodyshop on the site.

HOLD Self Storage comes to Croydon

Croydon will be getting a new type of self-storage with the arrival of HOLD, a new, independent urban storage solution, developed by Londoners for Londoners.

Frederic de Ryckman de Betz, CEO of HOLD Storage, said: "We intend to empower local individuals and businesses to provide the space that they need to live

and work by making self-storage as convenient as possible."

"We created HOLD as an ethical and sustainable company that revolutionises customer experiences by placing people and the planet at the heart of what we do."

It will be located at: 121 Canterbury Road, Croydon, CR0 3HH.

Sustainable logistics hub achieves practical completion

Li, a JV between specialist industrial developer KSP and global real assets investor PATRIZIA, achieved practical completion at "CRI" – a new prime ultra-sustainable warehouse in Croydon.

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Develop Croydon Stadium Design and Inward Investment Round Table

On 16 October 2025, Develop Croydon welcomed a panel of experts to discuss the regeneration of Crystal Palace FC's Selhurst Park stadium.

The new Main Stand will provide more general admission seats, new corporate facilities, improved disabled access and a club museum, as well as a community hub to hold events beyond match days, such as concerts and conferences.

Key points raised during the Develop Croydon roundtable included the importance of modern, inclusive and flexible stadium design in fostering community cohesion and economic growth. The stadium's proximity to major transport hubs

and existing infrastructure presents both challenges and opportunities for urban regeneration. The conversation also highlighted the need for partnerships – between stakeholders such as Croydon Council, TfL, London Gatwick, Westfield and businesses – to drive wider investment and community benefits.

Attendees:
 Chair: Rumi Bose, Founder Director, Rumi Bose Ltd;
 Chair, NLA High Streets Expert Panel; Future of London Board Member
 Mitesh Velani, CFO, Crystal Palace Football Club
 Jonty Castle, COO, Crystal Palace Football Club
 Daniel Blackburn, Technical Director, KSS
 Chris Edwards, Partner

and Head of Health and Safety, calfordseaden
 Will Durden, Founder, Momentum Transport Planning (online)

Rumi Bose said: “Partnership is key. The same principles apply to regenerating high streets—bringing life back through hybrid spaces that mix culture, work, leisure, and community.”

A once in a lifetime opportunity to reshape Croydon as south London's city of the future and a vital hub for community and culture.



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Croydon showcases regeneration momentum and investor confidence at UKREiF 2025

Croydon was represented at UKREiF 2025 on Tuesday 20 May, with a high-profile panel discussion titled “Unlock Croydon. Lead the Change,” sponsored by London Gatwick. The session brought together key stakeholders to spotlight Croydon's regeneration, emerging investment opportunities, and pivotal role in shaping London's future growth.

The event, chaired by Laura Citron OBE, CEO, London & Partners, featured: Jason Perry, Executive Mayor, London Borough of Croydon

Georgina Dunn, Interim Director of Capital Projects, Government Property Agency

Stewart Wingate, CEO, London Gatwick

Adam Smith, Strategic Development Director, Unibail-Rodamco-Westfield

The panel attracted a wide audience of developers, investors, policymakers and business leaders, all keen to understand Croydon's trajectory and explore opportunities in one of London's most connected and dynamic boroughs.

Mayor Perry opened the session by positioning Croydon as a place of untapped potential, saying: “London's most diverse, most connected, greenest and largest borough, with copper in its bones, talent in its streets, and growth in its sights.”

The Mayor outlined key components of Croydon's long-term vision, including Croydon's Growth Plan

and Town Centre Vision, and highlighted ongoing regeneration projects designed to attract investment and deliver economic resilience.

“Crystal Palace, the underdog like Croydon, fought Goliath and came out on top. That's what Croydon is all about. We've been the underdog for some time but we are the ones that are going to come out on top at the end of the day, against all expectations. Palace showed pride, passion and persistence, and that's the Croydon story too.”

“Local authorities don't hold great power. What we do hold is the power of convening. And that's very much what I've been doing in Croydon, convening investors and creating

a place where you feel confident that you can invest. And that's why we've got that 30 million pounds going into our public realm.”

Adam Smith shared insights into the progress of Croydon's masterplan, which has been endorsed by the council:

“URW believes in Croydon. We're really excited to be in Croydon.

“We have to do things methodically, professionally, and make sure that all the work we're doing with the council, with the GLA and with other partners is building up that snowball effect of a successful place where land value starts to rise again, and helps everyone generate the town centre that people in Croydon really deserve.”

“I think it's really critical that we understand this is about partnership and teamwork, as Mayor Perry said,”

Stewart Wingate reinforced the airport's strong relationship with Croydon and outlined the potential benefits of London Gatwick's growth for the borough:

“We see Croydon as a major partner.”

“We're users of the services that Croydon has to offer, particularly some of the educational establishments. We have big partnerships with training staff at the airport and we're very reliant on people who live in Croydon.”

With momentum building, Croydon is positioning itself as a critical part of London's next chapter.

Macdonald
 – Walking tour, featuring exclusive visits to The historic Whitgift Almshouse, a behind-the-scenes preview of the seven newly refurbished units at the Alders shopfront and visiting Bernard Weatherill House, home to Croydon Council.
 – Refreshments and networking at AMP House Serviced Offices.



LSBU recognised for its commitment to bridge healthcare gaps

London South Bank University (LSBU) has won the ‘Outstanding Contribution to Local Community’ award at the Times Higher Education Awards 2024 for its innovative approach to tackling high blood pressure among at-risk groups. Led by Nicola Thomas, Professor of Kidney Care at the School of Nursing and Midwifery, the project focuses on reaching individuals from black, Asian, and minority ethnic communities, who are disproportionately affected by high blood pressure. Factors such as genetic predisposition, lack of awareness, and distrust in traditional healthcare services contribute to these

groups being at greater risk. These initiatives focus on offering free blood pressure checks and expert advice, aimed at promoting awareness and early prevention.

The project, run by LSBU and Croydon BME Forum, trained barbers who have customers from around South London to provide on-the-spot blood pressure checks along with their regular trim in a bid to tackle undiagnosed health issues. The initiative aimed to reach Black and Asian men who have undiagnosed high blood pressure.

Reflecting on her experience, Professor Thomas shared: “Millions of adults in the UK have high blood pressure and half are undiagnosed which can lead to strokes or

heart attacks. As a kidney nurse, I have seen first-hand the impact of poor blood pressure control on individuals and their families. Our community projects in Southwark and Croydon aim to reach those who might not be aware of the risks of having high blood pressure, such as stroke, heart attack, or kidney disease in later life. It is critical that people know what they can do to help themselves.”

Recognising the importance of engaging people outside of traditional NHS settings, LSBU works closely with voluntary organisations and local communities in Southwark and Croydon, taking a fresh approach.

Hyde Housing has joined the LGBTQ+ Housing Pledge

Hyde Housing announces that they have joined the LGBTQ+ Housing Pledge, emphasising its commitment to providing safe, inclusive, and welcoming homes for everyone.

The pledge, launched by the network group HouseProud and delivered by Stonewall Housing,

came from research into the experiences of LGBTQ+ social housing residents. The reports highlighted the challenges many of these residents face including feelings of insecurity, exclusion, and indirect discrimination within their housing.

In response, the pledge offers a framework for housing providers to

enhance inclusion and equality. It focuses on amplifying LGBTQ+ voices at every level of the organisation, increasing visibility and delivering tailored staff training.

Amy Thomas, Chair of Pryde, Hyde Housing's LGBTQ+ employee resource group, said: “Signing this pledge marks an important milestone for us as we continue to build safe and inclusive communities. We understand the importance of listening, learning, and taking meaningful action so that every resident feels valued and supported.”

The housing pledge will help Hyde Housing better serve their LGBTQ+ residents and develop a more inclusive community.



PENSION PROTECTION FUND CELEBRATES 20 YEARS OF PROTECTING PEOPLE'S FUTURES

Since The Pension Protection Fund (PPF) opened their doors in 2005, they have successfully protected millions of people's pensions and grown from a small start-up to an organisation that is now highly regarded in the UK pensions industry.

They are proud to protect the £1tr+ defined benefit (DB) pensions universe, acting as backstop for 9 million DB pension scheme members and to providing peace of mind and financial stability to over half a million PPF and FAS members who are financially better off

because of their protection.

Over the last 20 years, they have:

– Ensured over half a million PPF and FAS members have been financially better off because of their protection, while providing excellent, award-winning customer service.

– Become a trusted partner to Government, by becoming increasingly self-sufficient, investing heavily in the UK and fulfilling their mission whilst providing good value for money.
 – Supported schemes and corporate sponsors by reducing the levy. Next year's

estimate of £45m will be their lowest ever.
 – Created a values-driven culture and fostered a diverse and inclusive workplace which empowers and provides opportunity to their employees.

– Given back to their local community through volunteering and fundraising work and providing rewarding career opportunities and apprenticeships for local people.



Judge & Priestley announce merger with Portner Law

Judge & Priestley LLP (J&P), the Bromley based UK Legal 200 solicitors' firm, is delighted to announce the agreement to merge with the central London practice of Portner Law Limited (Portner Solicitors).

The partners and existing staff of Portner will be joining Judge & Priestley and remain in the merged practice, resulting in a combined staff of around 300 and a business with turnover in excess of £25 million.

The merged business will continue to trade from the existing offices of Portner located at 6 Cavendish Place, London W1.

Steven Taylor, Managing Partner, Judge & Priestley, commented:

“This merger is particularly exciting taking the J&P name back into the central London marketplace. Portner have built a reputation assisting their clients on high value, complex property, company/commercial and dispute resolution transactions. This will complement the substantial property department and well regarded litigation departments operated by J&P.”

The merger came into effect from 1 June 2025.

LSBU Rated ‘Good’ by Ofsted with ‘Outstanding’ for Personal Development in Apprenticeship Provision

London South Bank University (LSBU) announces that its apprenticeship provision has been rated ‘Good’ overall by Ofsted, with the university receiving an ‘Outstanding’ grade for Personal Development.

This achievement highlights LSBU's dedication to empowering apprentices with the knowledge, skills, and personal growth opportunities they need to succeed in their careers and beyond.

The inspection, conducted in December 2024, praised LSBU's efforts in providing apprenticeships that meet local, regional and national skills needs. The report highlighted the university's strong collaboration with employers, innovative teaching strategies and commitment to supporting apprentices' individual development. LSBU currently delivers a wide range of apprenticeship programmes, from nursing and allied health professions to construction and digital marketing, serving approximately 3,200 apprentices.

Ofsted commended LSBU for fostering qualities such as confident communication and resilience in apprentices. The report also recognised the University's inclusive learning environment and outstanding careers advice.

SHW forms Strategic Partnership with LSH

SHW has announced its strategic partnership with Lambert Smith Hampton (LSH) to support its growth across the South East of England.

Backed by Skipton Building Society and Connells Group, the partnership with SHW is part of an enlivened strategy for LSH to acquire best-in-class regional business that provide a strong strategic fit.

SHW will form part of the wider Connells Group of property service organisations. The well-established and regionally and nationally known SHW brand, and trading name will remain, with the same team in place to continue to provide top-class advisory services to its clients.

Russell Markham, Managing Partner, SHW says: “This collaboration marks a significant step forward, enabling SHW to accelerate corporate growth and help to achieve our key business expansion objectives. Through this partnership, we look forward to further enhancing our service offering to clients whilst expanding our reach...into Kent and Essex to widen our client services and reach.”

Croydon Office Market – Turning Point

The current year has marked a significant turning point for the Croydon office market. To put this into context, a second wave of Permitted Development has coincided with an unusually large number of structural events, giving pressured asset managers a perfect opportunity to re balance their portfolios away from the office sector and the otherwise unaffordable costs of upgrading their assets to meet legislation and occupier demand.

To appreciate the significance, contrast the office market of 2012 when Croydon had the 4th Largest Office Market outside of the Central London core at 7.9m sq ft (based on the urban stock) with the end of this year when it is likely this level will have fallen by over half

to an estimated 3.3m sq ft, once the current wave of sales is finalised.

The OAPF area centred around East Croydon has not proved instrumental in protecting the zone from the momentum of PD, and the inevitable loss of employment space to residential.

Buildings such as No1 Croydon, the AIG building, the Lansdowne building, Norfolk House and, on the outskirts of the OAPF, Sunley House and the Apollo and Lunar buildings. Citylink is scheduled for residential but 28 Dingwall Road has been purchased reduced level with a view to rescuing the semi completed refurbishment works. Buildings outside the OAPF include Southern House and Davis House.

A small percentage

OFFICE SPOTLIGHT

VANESSA CLARK
Managing Partner
Chase Sinclair Clark



of sales with greater investment value are in hand for continuing office use such as Renaissance which is a worthy purchase.

Regarding occupational take-up, by the end of 2025 this will show a distinct peak compared to the last 7 years of lower annual take up. This has been led by a long list of displaced tenants or, in other words ‘churn’ rather than new demand. The list of movers includes Goldman Sachs,

Aecom, Southern Housing, TSA Henry Riley, Innovation ACBS, Mercer Group, Harris Federation, Croydon BID and of course Gym Group-who have moved their HQ out of Croydon completely but they have retained two large gyms. Corinthian House, 69 Park Lane, Mosaic and Bernard Weatherill House have been the main recipients of the displacement.

Occupier demand continues to focus on the

best in class and a high percentage of tenants continue to seek Cat A+ fit outs and added amenities

What does this mean for Croydon? Broadly I would suggest a mixture of issues, and opportunities – for the brave.

Regarding the remaining stock, there is insufficient top quality office stock, together with a lack of pipeline of Grade A Spec development, as a result of which in the short-term, a key issue is that requirements may be lost to better supplied markets. In the long term however, the scarcity of Grade A space presents an opportunity for investors to upgrade exisiting quality stock and to benefit from improved rents at the top end of the market.

The pipeline theoretically includes development projects such as the planning consent achieved by the Freshwater Group for 154,000 sq ft of large floorplate HQ offices at 96 George Street, located at the very core of East Croydon. To achieve a development start this will require a shift towards viability which continues to prove difficult outside of Central London.

In the meantime, Ruskin Square remains one of the few projects that can deliver large scale Grade A office space but, only with a pre-let tenant in hand and, almost certainly government led. This has already produced City level investment sales of both the delivered office phases.

The town in the meantime will need to prepare for a more residential led profile.

New tenant for Croydon’s Bernard Weatherill House

SHW has secured a new tenant on behalf of Croydon Council at Bernard Weatherill House, exchanging a new lease on the 6th floor of the building, totalling 16,180 sq ft – one of the largest office floorplates available in Croydon. Located at 8 Mint Walk, Bernard Weatherill House is a modern office

building totalling c.235,000 sq ft, offering flexible, fully fitted and furnished open plan spaces with excellent tenant facilities including an onsite café, shower and bike storage, 6 passenger lifts and outside terrace areas.

SHW is retained as letting agent for the remaining 42,036 sq ft of office space.

SHW acquires new Croydon office

Southern Housing, advised by SHW, have taken a total of 13,187 sq ft on the fourth floor of Stephenson House in East Croydon, part of Feldberg Capital’s award-winning Mosaic East scheme. The building has undergone comprehensive refurbishment to provide a highly sustainable space.

Croydon to lose 1.25 million sq ft of office space through PDR

According to SHW’s latest market figures, Croydon is set to lose c.1.25 million sq ft of office space through permitted development rights (PDR).

The good news is that around 1,500 new residential units are already set to be created within the area, with consented PD schemes on major Croydon offices currently standing at just under 1 million sq ft.

The bad news is that this is resulting in a real lack of supply for the office sector.

On top of this existing pipeline, schemes currently in planning include Mott Macdonald House, with plans for another 124 residential units, removing a further 70,000 sq ft of office space.

Tom Tarn, Director, SHW, explains the numbers,

adding: “With other buildings being identified as ‘suitable for PD’ but not yet in the planning pipeline totalling 200,000 sq ft, this takes us to c. 1.25m sq ft of potentially lost office stock.”

SHW’s Q3 South East Office Focus report recorded 4.74m sq ft of total, existing office space. Tom adds: “While this new wave of PD could potentially lead to the creation of around 1,800 to 2,000 new residential units in Croydon Town Centre, this move represents a loss of 25% of the total office space. This is roughly equivalent to the total take up over the last decade.”

With just 482,000 sq ft of availability also recorded in the Focus report, the area is already lacking in options for occupiers. Lettings are being completed in the best

building as tenants relocate, including Southern Housing which recently moved to Mosaic East and AIG and AECOM both taking space at 69 Park Lane.

Tom concludes: “Vacancy in the best quality buildings is reducing through this absorption, with the poorer stock largely being removed from the market.

“What this equates to is better rents and terms achievable for committed office landlords, but very few options for occupiers with quoting rents below the mid £30s per sq ft.

“So now is the time for landlords and developers to bring forward new office space to serve the Croydon market.”

- Our range of expertise makes us a market leader in multiple areas of commercial and mixed-use property
- Local in depth knowledge
- Services tailored to match client requirements

For more details please contact:
Vanessa Clark: 07889 164772 / vanessa@chasesinclairclark.co.uk
James Clark: 07947 449372 / james@chasesinclairclark.co.uk

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Purley Pool plans get green light at committee

Plans for a new leisure centre on the Purley Pool site and the regeneration of the surrounding area, have been approved by Croydon’s Planning Committee.

Croydon Council received an application from developers Polaska, the long-term leaseholders. Their proposals included a new leisure centre, a later living housing scheme (with 180 homes and a care home) and a new public square to help regenerate and create a focal point for the town centre.



Purley’s character. There has also been an increase in the proposed public car parking from 50 to 74 spaces, for visitors to the town centre.

The proposal was approved by Croydon’s Planning Committee on 28 February. It will next go to the Greater London Authority for consideration, as a referable application, before a decision on the application is formally issued.

Jason Perry, Executive Mayor of Croydon, said: “I remain committed to bringing a pool back to the heart of Purley to make it easier for local people of all ages to enjoy healthy, active lifestyles. I welcome this decision by the Planning Committee which brings us closer to seeing a leisure centre being delivered, as well as much-needed regeneration for the High Street.”

Permission granted for supermarket and creative studios

The old Milk & More dairy site in Brighton Road, Purley, is set to be transformed into a retail unit and 20 studio spaces for local creatives.

The designs received huge support from the Purley community and have been given the green light by Croydon Council’s planning department.

The three buildings of the former dairy, which have locally listed frontages, will be sensitively repaired and restored, bringing them back into public use while celebrating their heritage.

The retail unit, which is within the Purley Business Improvement District, is anticipated to be used by Marks & Spencer for a new Foodhall. The development will create about 120 new jobs for local residents, including 55 at the supermarket.

The site will also deliver a new creative hub for locals – with 20 individual studios and two large open-plan

studios, all located above the 68-space car park. The studios are intended to support innovation and enterprise in Croydon and the flexible ways of working in the creative industries.

The planning application was submitted by developer Grove Property, who worked with Marks & Spencer on the design of the store and consulted extensively with residents and other stakeholders. A total of 96% of respondents in Purley supported Grove Property’s consultation and 582 representations were received in support of the planning application.

William Smith, Property Director, M&S, said: “We are delighted to open a brand-new M&S Foodhall in Purley.

“The show stopping store will support local suppliers and will offer shoppers a fresh market style Foodhall brimming with fresh produce, sourced from M&S’ Select Farm Partners.”



Work underway on £833k of public realm improvements to district centres

A programme of works is now underway on enhancing five district centres across Croydon after the Council secured £833k from the government’s UK Shared Prosperity Fund (UKSPF) in 2024/25.

The projects were allocated the funding by Executive Mayor Jason Perry to support local businesses and job

retention by attracting people to the district centres. The five areas to benefit are West Croydon (London Road), New Addington, Thornton Heath, Selsdon and Purley.

In New Addington, the market square stage and boundary walls in Central Parade will be refurbished and improved. There will be

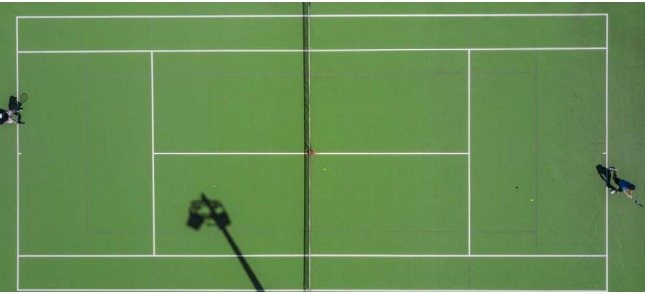
improvement works to the Octagon façade. In Thornton Heath, a new learning garden will be created in Collier’s Water Lane.

In West Croydon, and along London Road, the UKSPF funding will be used to set up power supply and support community events, as well as a new market. In Purley, there will be improvements

in public art, lighting and green space improvements in collaboration with Purley BID (Business Improvement District). In Selsdon, new signage will help direct people towards the High Street and local green spaces, and shop plaques will be introduced to celebrate local history in Selsdon’s 100th year.



Croydon tennis club raises £85k to buy site



A south London tennis club has taken charge of its own destiny, officially buying the site’s lease to secure its future.

Through hard work, determination and the generosity of locals and other tennis clubs, Norbury Park Lawn Tennis Club raised £85,000, hitting the target in March this year after 19 months of fundraising and have now completed the purchase of the lease from the council.

Founded in 1890, the club is thought to be one of the oldest in the world.

Committee member Carole Watson said: “We really had to get ourselves into gear.”

From December 2024 to April 2025, members launched a whirlwind fundraising campaign to secure the club’s future.

They adopted a three-pronged approach, combining a GoFundMe page, community events such as an Easter egg hunt, and an auction of goods and

experiences.

Other tennis clubs donated thousands to the fundraiser and Carole recalled the support that came from unexpected places.

“The local community really got behind us during the fundraising drive,” Carole said.

When asked what advice they would give to other Croydon sports clubs they were clear.

Committee member Blaise Westmaas said: “You have to engage your members”

“Once we set up the committee we would meet weekly, then the thing had a life of its own and it started rolling.”

They are now focusing on making the club financially sustainable long-term, as tennis alone won’t keep the club running.

The club has already experimented with pickleball and volleyball to increase revenue and Blaise said they would like to add padel board.

Multi-million pound investment in local primary care services confirmed



Croydon’s NHS has been given the green light on a £6 million investment in a new primary care medical centre.

The new medical centre, which will be located in the heart of Coulsdon on the site of the former CALAT building, will be developed through a partnership with Croydon Council and aims to meet the growing demand for primary care services, providing over 35,000 additional GP appointments to residents living in the south of the borough.

The build is the next step in the NHS’ plans to improve

access to health services for local people, helping residents to seek medical help closer to home.

Matthew Kershaw, Croydon’s Place-Based Leader for Health, said: “For many Coulsdon residents, who have previously had to look outside of the area for this help, this investment is a significant step forward and I’d like to thank all those who have advocated on their behalf and worked with us to develop these plans to improve local health services.”

The facility is expected to open its doors to patients in 2026.

BROUGHT TO YOU BY



LATEST NEWS
EDUCATION & SKILLS

London Gatwick reach half a million students through education and skills initiative

London Gatwick celebrated engaging with half a million students through its education and skills initiatives – a major milestone in its commitment to inspiring the next generation.

It comes as the airport welcomed 28 local schoolchildren for its second annual work experience week from 7–11 July. London Gatwick showcased the variety of careers available at the airport, from airfield operations and engineering to retail, finance and sustainability.

Since launching its second Decade of Change sustainability strategy in 2021, London Gatwick has reached more than 540,000 students through internships, in-school sessions, virtual careers live broadcasts and visits to its on-site STEM Centre,



Royal Russell School expands with new junior school building



Royal Russell School is expanding its campus with a new junior building, set to boost facilities for hundreds of young pupils.

Royal Russell School is developing the purpose-built space with funding support from NatWest.

The purpose-built building

will accommodate around 400 pupils and include dedicated Early Years classrooms, a junior school library, and specialist spaces for science, art, and design.

Chris Hutchinson, headmaster at Royal Russell School, said:

“We are incredibly excited

FSB initiates Handshake: a powerful career connection platform

FSB is proud to announce the launch of Handshake, a comprehensive career platform designed specifically for students and recent graduates, offering a direct and seamless connection between students and employers.

On the platform, students can create professional profiles and gain access to tailored career opportunities. More than a networking tool, it provides tailored job listings, streamlined interviewing and integrates Career events and fairs.

If you are an FSB students, recent graduate or employer looking for a new recruitment tool, visit www.joinhandshake.co.uk to find out more

Fairfield School of Business and Bath Spa University honour outstanding graduates



Fairfield School of Business (FSB), in partnership with Bath Spa University, held a graduation ceremony that honoured the extraordinary achievements of its latest graduating cohort.

This momentous milestone was a celebration of courage, character and commitment.

At the event, degrees were conferred across a distinguished portfolio of Bath Spa University-accredited programmes designed to cultivate student leadership, ingenuity and empathy:

- MA Business and Management
- BA (Hons) Business and Management with Foundation Year
- BSc (Hons) Health and Social Care Management with Foundation Year

Mr Mohammed Zaidi, CEO, FSB, said: “Today we celebrate not only the achievements of our graduates but also the ethos of FSB itself – to nurture talent and unlock opportunity. Our partnership with Bath Spa University represents a steadfast commitment to delivering excellence in higher education and to supporting our graduates as they shape the future with courage and conviction.”

The hall reverberated with applause as families, faculty and distinguished guests witnessed the symbolic transformation of graduates into alumni.

Representatives from Bath Spa University, including Professor Simon Haslett, Pro Vice-Chancellor, and Lucy Arnold Courtney, Associate Pro Vice-Chancellor, extended their

New podcast studio opens

A podcast studio has been launched in partnership with Croydon Council, to help young people develop creative and technical skills.

A programme to train young people to create community podcasts is being run by All Heads Recognized (AHR), which provides educational support for young people.

The studio, in South Norwood, will be a platform for young voices, allowing students to discuss topics relevant to them and their community. Looking ahead, AHR plans to provide studio hire services, helping AHR to generate income for



BROUGHT TO YOU BY



LATEST NEWS
LEISURE

Calfordseaden: Selhurst Sports Arena



Calfordseaden has a long-standing history of helping to deliver projects across Croydon, and we are extremely proud to continue serving

local residents by being part of developments that will be integral parts of the community for many years to come.

One recent project we are

particularly proud to have worked on is the Selhurst Sports Arena, a new state-of-the-art community facility located in the heart of Croydon. For this project, we provided Health and Safety, Clerk of Works, and Mechanical and Electrical Engineering services.

The Arena was developed through a collaboration between music artist Stormzy and Adidas, resulting in a new community hub, known as #Merky FC HQ, where young residents of Croydon can explore their interests in football, music, and gaming.

Facilities include new football pitches, a recording

studio, a sports gaming hub, and a range of multi-functional rooms dedicated to education, dance, and general fitness.

We are delighted to see the positive impact the new and enhanced Sports Arena is already having on the local community, providing a welcoming environment where young people can come together to pursue their passions.



New Openings:

Tao Café opens bringing speciality coffee
2a Ruskin Square

Coombe Wood House Restaurant reopens after extensive refurbishment and new management.
Coombe Ln, CR0 5RE

Mother Hubbard's serves up classic fish & chips
20 George Street

The Dog has reopened its doors with a fresh new look on Surrey Street under new management.
24 Surrey St

'PLAYBOX' opens offering digital shuffleboard, darts, karaoke, pool tables, retro arcade games, and live sports
BOXPARK

In Sports:

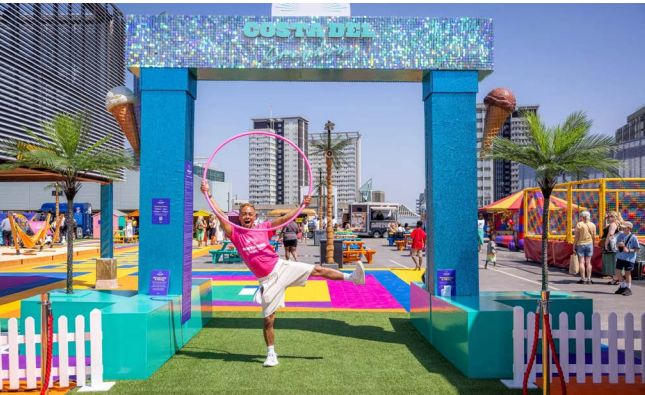
Thousands of Croydonians came together on 25 August to celebrate Crystal Palace Football Club's successful FA Cup win by lining the streets surrounding Selhurst Park, for the victory trophy parade with CPFC players travelled by open-top bus down Whitehorse Lane, Palace won the FA Cup following their 1-0 win against Manchester City at Wembley on 17 May. It is the first major trophy in their 164-year history.

Croydon's rooftop beach returned

Costa del Croydon, Centrale & Whitgift's award-winning summer beach extravaganza, returned this year from 1 – 31 August 2025. It brought the sun, sand, and seaside fun to Centrale's multi-storey rooftop, creating

an unforgettable summer experience for families, friends, and colleagues.

Following its phenomenal debut last year, 2025 brings back beloved favourites like the splash zone, mini go-karts, trampolines and bingo and a whole host of daily



activities for the whole family to enjoy.

New in 2025 was a dedicated 'quiet space,' a toddler paddling zone and increased variety of food and drink vendors.

Costa del Croydon remains a truly community-driven event, designed to bring joy to local residents who may not have easy access to traditional beach destinations. With many Croydon families living in flats without outdoor space, this pop-up beach offers a much-needed escape, right in the heart of the town for free. Croydon Voluntary Action (CVA) also hosted Community Days, giving locals the chance to showcase their talents.

URW launches Allders Parade

As part of Unibail-Rodamco-Westfield's (URW) programme of improvements in Croydon's town centre, 'Allders Parade', a curated line-up of shops and dining offers, has launched at the much loved and iconic Allders department store building, marking a key milestone for The Croydon Project and broader URW Masterplan Framework for the town centre.

Allders Parade will be a new

retail precinct fronting onto North End, and celebrating Croydon's retail heritage with a line-up of global and local brands. The first shops to open included Miniso, a global lifestyle and design-led household and cosmetic retailer, as well as national digital media provider, Sky.

Later, Abaci, the women's clothing brand, and Isle of Flowers, a London-based florist, joined the offer, followed by the opening

of much loved local independent café Coco & Nut, alongside Meltin' Moments, an ice cream shop that was once part of the original Allders department store.

Adam Smith, Strategic Development Director at Unibail-Rodamco-Westfield, said: “We're delighted to welcome these great brands this autumn, creating a new retail destination in one of the town's most cherished landmarks. This is just the start of delivering on our vision for the town centre, as we look to create a more sustainable, connected and community-focused future for Croydon.”



Ashburton Park receives £1.5m grant from The National Lottery Heritage Fund

A Croydon landmark, discover six exciting retail and dining destinations

CROYDON NEWS

This newspaper has been developed and produced by the Develop Croydon Forum, a not-for-profit organisation Community Interest Company which promotes Croydon as a location to invest, work and live.



Up-to-date news on Croydon's regeneration as well as the latest information on the Forum, its independent board and its members can be found at www.developcroydon.com

If you would like to contact us, please email: info@developcroydon.com

This newspaper was produced by White Label Creative on behalf of Develop Croydon Forum CIC.

The opinions, beliefs and viewpoints represented in the articles published in this newspaper do not necessarily represent the opinions, beliefs and viewpoints of the Develop Croydon Forum or White Label Creative.

Croydon's brave 'Jumpers' take the leap for charity

Dozens of daring fundraisers faced their fears on Thursday 2 October for the Jump Croydon Charity Abseil 2025, taking on the challenge of descending down the side of the iconic Sunley House to raise money for Croydon Commitment. The event, which ran from 10am to 4pm, saw individuals and teams from across Croydon and beyond step up – and over the edge – to help support Croydon Commitment's projects including Primary Professions and Ways 2 Work. The atmosphere on the day

was filled with excitement, encouragement, and a healthy dose of nerves. Spectators gathered to cheer on participants as they descended the building, many dressed in colourful costumes in the hope of claiming the Best Fancy Dress prize. The event was proudly sponsored by TBXH, whose support made the day possible.

Whether it was the thrill of the drop, the spectacular views, or simply the sense of achievement at the bottom, everyone agreed it was a day to remember.



More Green Flags for Croydon's green spaces



Croydon has successfully doubled the number of parks in the borough that can fly the prestigious Green Flag.

Thanks to the work of volunteers, Friends of Parks groups, council officers and partners, four parks: Coulsdon Memorial Ground, Happy Valley, Wandle Park and Werrern Tree Garden have all been recognised and rewarded as some of the best parks and green spaces in the UK.

The awards, which come

from charity Keep Britain Tidy, follows significant investment in Croydon's parks and green spaces.

Improvements have seen better schedules for grass cutting, upgraded playgrounds, and new paths, making them more accessible for all residents.

Croydon is home to over 120 parks and green spaces that play an important role in helping our communities keep active and well.

Croydon Food and Music Festival 2025: A true taste of the community



This year's Croydon Food and Music Festival, held on 31 August 2025, is still being talked about as a wonderful celebration of Croydon's vibrant and diverse community, bringing people together through food, live music, and shared community spirit.

Around 9,500 visitors enjoyed 40+ stalls offering a global culinary experience – from Spanish and Ghanaian to Filipino, Indian and more

– transforming South End into a vibrant alfresco dining experience. Local talent took to the stage across a range of genres, from gospel and RnB to punk and metal, with standout performances from Singology Choir and closing act DJ SK & DJ Shaq D, whose Bob Marley finale united the crowd in song and dance. The day also featured face painting and roaming entertainers, like jovial stilt walkers.

This event is organised by the South Croydon Business Association (SCBA), delivered by White Label Creative, and this year it was supported by the UK Shared Prosperity Fund, the Executive Mayor of Croydon's Festival Fund and London South Bank University.

SHW has announced a continuation of its partnership with Nightwatch Croydon as charity partner for 2025.

Mental Health support targeted for people from Black Caribbean and African, Asian and mixed-heritage communities, is being offered by Croydon Council's public health service after it was found that many were not seeking help from mainstream counselling services.

New digital tool trial by Croydon Council on its council tax billing and support web pages, to help residents with queries about council tax.

Led by JFJ Foundation, 20 Publicly Accessible Trauma First Aid Kits (PACT Kits) have been introduced across Croydon town centre to provide fast, accessible trauma care in critical moments.

Library openings have been increased by Croydon Council at some of the borough's libraries are open, with some now providing residents with full time access five days a week.

Croydon Council has funded 14 community groups, arts and cultural organisations that will deliver uplifting creative arts-based projects to reduce health inequalities and benefit residents' health and wellbeing.

THE DEVELOP CROYDON FORUM

CURRENT MEMBERS



































