

Earls Court redevelopment ‘would contribute £3bn a year’ to UK

A mixed-use masterplan for one of the last undeveloped sites in central London could have a bigger impact on the economy than the King’s Cross regeneration

[Andy Silvester](#) London Editor

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The Earls Court Development Company wants to turn the Earls Court site into a 44-acre mixed-use hub similar to other big redevelopments across Europe

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Plans to redevelop Earls Court as a residential, work and cultural venue will deliver a £3 billion annual boost to the UK economy, the developers behind the masterplan claim, as a long-awaited planning decision looms this autumn.

The historic Earls Court venues were demolished in 2015 and the site has [lain vacant for a decade](#).

The Earls Court Development Company (ECDC), an investment vehicle backed by the property specialist Delancey, alongside the Dutch pension fund manager APG and Transport for London, wants to turn the site into a 44-acre mixed-use hub similar to other big redevelopments across Europe.



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Once complete the scheme would include about 4,000 homes, three cultural venues, 100 retail and hospitality sites and 2.5 million sq ft of office space, which the ECDC wants to lease to the growing [climate tech](#) industry.

According to a report compiled by the consultants Arup on behalf of the ECDC the scheme would provide 12,000 local jobs and a further 23,000 across the supply chain in the UK.

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The £3 billion gross value-added boost to the UK would, the report claims, almost double the £1.5 billion annual impact of the successful redevelopment of King's Cross on the other side of London.

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A planning decision on the site is likely to come this autumn from Kensington & Chelsea and Hammersmith & Fulham, the two local authorities on which the site sits.

The path to planning permission has been an arduous one. An original planning application for a larger site, then backed by the developer Capco, was granted in 2013 but that project failed to

reach fruition. Delancey took on the site in 2019, shrunk it by nearly half and put in its first planning application last year. A series of amendments, including making some of the residential buildings shorter, have been accommodated into the current plan.

The project is seen by some, including the management of the ECDC, as a litmus test for the UK's desire to turn pro-building rhetoric into action.

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“If London is going to deliver 88,000 homes, it's got to get real and get on with things,” Rob Heasman, the chief executive of the ECDC, told The Times in February.

“If we cannot build the homes London desperately needs here, in a development that has been master-planned in consultation with the local community, using a design-led approach ... where can homes be built?”



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Opponents, including some local councillors, have said that the proposed development is out of character with the area and would bring substantial crowds to an already densely packed residential neighbourhood.

Jace Tyrrell, chief executive of Opportunity London, the capital's taxpayer-funded investment cheerleader, said: “The economic impact of the proposals at Earls Court cannot be overstated:

£3 billion a year and supporting 23,500 jobs right across the country is of huge significance both to London and UK plc.

“Projects like this going forward are absolutely vital to achieve the growth objectives of both the country and the capital.”