



## Press release

**Title** Landsec completes affordable homes scheme in Westminster  
**From** Landsec  
**Date** 5th September 2022

**Landsec** has reached practical completion at their affordable homes site in the heart of Soho, providing much needed intermediate housing for workers in the local community. **Dolphin Living**, one of the UK's most innovative and forward-thinking providers of intermediate affordable housing will now take control of the site having purchased the long leasehold last year.

The site is located at 118-122 Wardour Street in the City of Westminster, almost equidistant between Oxford Circus and Tottenham Court Road underground stations.

Landsec has completed a high quality refurbishment of the existing property to provide eight one bedroom homes for Intermediate Rent, contributing to Westminster's affordable housing needs. Landsec purchased the buildings in June 2018 to fulfil its obligation to provide affordable housing for its office led development, Lucent.

Lucent is a new office and retail destination located behind the iconic Piccadilly Lights. It is the final phase of the Piccadilly Lights renovation and will create 140,000 sq ft of prime office and retail space across seven floors. Once complete, the building will also feature 20 outdoor balconies and terraces as well as a new rooftop restaurant.

**David Heaford**, Managing Director - Development, Landsec, said: "Through our development pipeline, we're focused on creating inclusive spaces that make a positive contribution to the communities they serve. Thanks to our partnership with Dolphin Living we're able to bring much needed affordable housing to the Westminster area as part of our Lucent development. This is the second affordable housing scheme we've created in the borough, both of which add significant value to the local community and the capital's long term success."

**Olivia Harris**, Chief Executive of Dolphin Living, said: "Partnering with Landsec has allowed us to create much-needed intermediate rental housing in the central London district of Soho, which is in short supply. There is significant demand for intermediate housing to rent and delivering inclusive and affordable spaces is crucial to attracting and retaining workers in high residential value areas."

**Ends**

### About Dolphin Living

Dolphin Living is the collective name of the Dolphin Square Charitable Foundation group, an independent charity established with an endowment of £120 million in 2005.



Dolphin Living owns 800 homes for rent in nine inner London boroughs, with a further 10 under construction and 300 in planning, with plans to expand throughout inner London. Over 70% of Dolphin Living's homes are let at intermediate rents, with the remainder being provided for acute housing need or market rent.

Dolphin's business model is to buy development opportunities, existing property investments and new-build stock plus help other developers deliver their affordable housing planning obligations.

### **About Landsec**

At Landsec, we build and invest in buildings, spaces and partnerships to create sustainable places, connect communities and realise potential. We are one of the largest real estate companies in Europe, with a £12 billion portfolio of retail, leisure, workspace and residential hubs. Landsec is shaping a better future by leading our industry on environmental and social sustainability while delivering value for our shareholders, great experiences for our guests and positive change for our communities.

Find out more at [landsec.com](https://www.landsec.com)

**Please contact:**

Press

Amy Cannon