

Construction Commences on Landmark Basildon Development as £600M Regeneration Strategy Advances

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— Categories: Real Estate



Basildon, Essex – June 26, 2025 – Construction has officially begun on a major residential-led development in Basildon town centre, marking a significant milestone in the town's £600 million regeneration masterplan.

Following an extensive demolition and site preparation phase, main contractor Ernest Park has broken ground on a new three-block, mid-rise development that will deliver 492 high-

quality build-to-rent residential units, alongside 1,218 square metres of shared resident amenities and 1,652 square metres of commercial space. The scheme is situated within the town centre's strategic redevelopment zone and is designed to support the long-term revitalisation of Basildon's urban core.

The project is being developed by Orwell Real Estate, in partnership with real estate investment firm Starlight Investments, with technical consultancy provided by Rund, which is delivering pre- and post-contract due diligence, principal consultancy, and clerk of works services.

Basildon Council has positioned the project as a cornerstone of its wider ambition to modernise and future-proof the town centre.

"This development represents a significant step forward in delivering our vision for a vibrant, modern town centre that supports a diverse and growing population," said Councillor Gavin Callaghan, Leader of Basildon Council. "It addresses urgent local housing needs while also creating flexible commercial opportunities that will support our local economy and enhance quality of life."

Designed with a focus on sustainability, connectivity, and resident wellbeing, the scheme will offer a broad range of on-site amenities tailored to modern urban lifestyles. It also aims to activate surrounding public spaces, contributing to the creation of a more accessible and engaging town centre.

"This groundbreaking marks an exciting chapter for Basildon," said Neil Strelitz, Founder of Orwell Real Estate. "Our objective is to deliver a thoughtfully designed development that aligns with the evolving expectations of residents, businesses, and the wider community."

The Basildon project forms part of a broader portfolio of build-to-rent developments that are reshaping residential standards across the UK. With construction now underway, the scheme signals real progress in the transformation of Basildon into a dynamic and inclusive urban hub.