

Britannia Village Hall Development

Public Information Evening on 14.09.2021

Facilitators: Helen Fernandes (HF), Dan Hill (DH), Chris Carthy (CC)

1	<p>Presentation – please note a video version of this is available on our youtube channel.</p> <p>When will things happen? The plan is to submit a planning application in 2022, with works commencing on site in 2023 and completion in 2025. All of this will be subject to finances and the appointment of partners.</p> <p>What has happened since the public meeting in February? This has included 4 meetings with the “development advisory group” formed of local residents and stakeholders, appointing the team, business planning, submitting pre-application documents to the planning department for feedback, and seeking further funding.</p> <p>What will the redeveloped centre look like? DH reminded us of the vision “to create a beautiful, flexible and inclusive new community hub and homes for local people”. DH explained the process – that the architects created 3 initial options, and working with staff, trustees, stakeholders and the development advisory group has reached a preferred option which includes:</p> <ul style="list-style-type: none">- 26 new homes from 1-bed flats to 3-bed houses in policy mix of 35% affordable and 42% family sized (3-bed).- Future-proof, flexible and welcoming new 580sqm community centre with outdoor activity and growing space- Dedicated 60 place children’s nursery with garden space <p>The feedback from pre-app was positive:</p> <ul style="list-style-type: none">- Residential-led mixed use development approach supported- Improved community and nursery uses supported; further justification required for the rationalization and intensification of community space- Overall design moves supported with feedback given on design development particularly around streetscape and building lines- Policy-compliant affordable housing mix supported, bespoke affordable housing offer meeting local need in West Silvertown needs further development <p>Finances</p> <ul style="list-style-type: none">- Appraisal shows an overall build cost of £13.5m, with a viability gap of £1.8m (subject to valuation advice)
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	<ul style="list-style-type: none"> - This is the remaining portion of the cost of the community centre (approximately half) subsidized by market sale housing - Assuming policy compliant 60:40 mix of affordable tenures and capital grant of £100,000 per London affordable rent and £38,000 per intermediate unit - Expression of interest has been submitted to the Royal Docks Good Growth fund seeking to address this viability gap and fund other local improvements - Also opportunities for cost economies and other funding avenues to be explored <p>Housing delivery options being explored (in all scenarios WSF to retain community and nursery space)</p> <p>Option 1 – sell housing component to a developer/registered provider</p> <p>Option 2 – sell market housing element only to a developer</p> <p>Option 3 – partnership with a developer/registered provider</p> <p>Option 4 – WSF or sister organization is the developer</p> <p>In all options as a minimum WSF remains the community-led steward of the site (via the head lease) able to organize site management and collect site-level service charges to upkeep.</p> <p>In all options any affordable rented housing receiving GLA grant requires an RP landlord – this may be the same entity as the developer partner in options 1-3.</p> <p>We are now approaching potential partners and funders to understand interest in working with us on the redevelopment.</p> <p>BV Green update</p> <p>We have secured £20,000 from the council for improvements to BV green – this was voted on through the citizens assembly.</p> <p>Groundwork have been appointed as our partner for this project, and L&Q (as landowners) have signed up to say they will help us make this happen.</p> <p>We will be launching community consultation in October, with quick win changes over winter and bigger changes e.g. play equipment as soon as possible.</p> <p>Get involved</p> <p>Residents can get involved in our new housing group, the development advisory group, and consultation on BV green.</p> <p>Next steps</p> <ul style="list-style-type: none"> - Community exemplar visits on 17th September - Commence participation around BV Green design development - Further financial appraisal work - Develop and agree heads of terms between parties - Apply for next tranche of funding for planning application stage - Determine preferred delivery route - Funding applications for community space
2	<u>Questions</u>

What's an "RP"?

RP means Registered Provider, the formal name for a housing association

Is it true that there won't be parking for homes?

There will be disabled spaces for at least 3 of the homes which will be wheelchair accessible. Newham currently only normally grants permission for 'car free' housing developments. We will be working to make sure there is sufficient car parking for staff and deliveries to the community centre and nursery and this will depend on agreement with the council as part of the planning process.

What's the target date for planning submission?

The middle of next year at the earliest. We are currently raising funds for this stage

Why did you opt for higher buildings on Evelyn Road where there are currently shorter buildings?

We tested higher buildings in two locations on the site.

Firstly we looked at the north of the site on Wesley Avenue. Due to the thin shape at this location it was hard to create well-proportioned buildings that were financially viable – too much space was taken up with stairs and lifts etc. Another great place for the a multi-storey building is the corner of Evelyn Road and Audley Drive, above the proposed community centre, because the impact on surrounding neighbours is more manageable. There are also similar height existing buildings along Evelyn Road (Michael Sargent House and Henry Purcell House. The planners agreed with this approach.

These drawings don't seem to fit with the feel of BV, especially on Wesley Avenue. What can be done about this?

We will feed this back to our architects. The planners raised a similar point at pre-planning and there is the potential for the Wesley Avenue element of the scheme to be designed to better respond to the formal pattern of development in that part of the village.

Will my service charge go up?

In all conversations with BVG so far we've been talking about maintaining the current service charge. If either WSF or BVG proposed any changes this would be decided between the 2 groups.

Residents are frustrated that this was a virtual meeting, and about short notice on social media. Please make it better next time, including flyers through doors.

This has been noted, we apologise and we will do better next time.