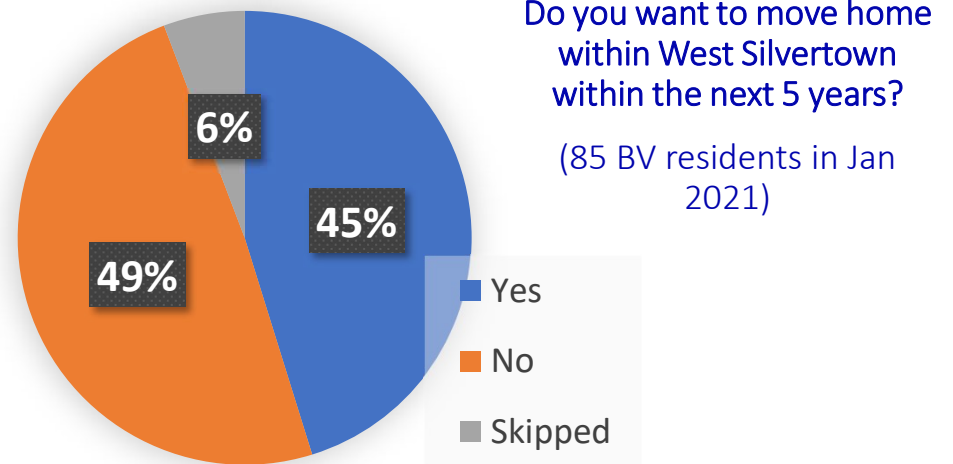


# Why do we need to redevelop BV Hall?



- **Poor quality of existing building:**
  - Uninspiring and unwelcoming
  - Poor Building fabric
  - Nursery needs dedicated space
  - Layout means we cannot make best use of the space
  - Will need major investment in coming years
- **Changing local facilities and needs**
  - By 2022 4 new halls within a 10 minute walk
  - GP and pharmacy have moved on
  - Need an improved offer
- **There is real unmet housing need amongst local people**  
– particularly private renters on low/middle incomes



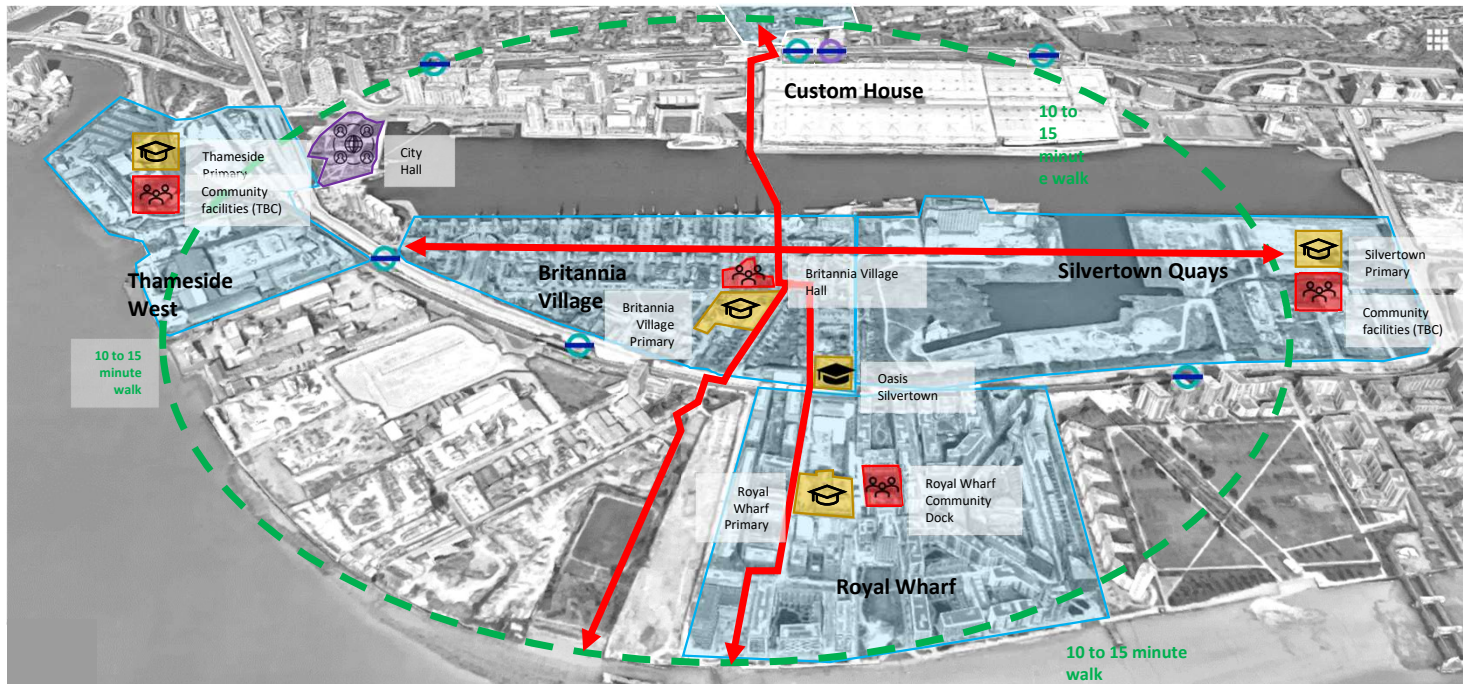
**Our emerging vision is to create a beautiful, flexible and inclusive new centre and homes for local people at the heart of a proud community.**

- Co-production with residents at every stage
- Securing the future for the Foundation
- A 'third space' where all are welcome
- Incubate and grow social enterprises including early years and childcare
- Homes that target residents' needs in West Silvertown
- Maximise affordable homes – aiming for 50%
- High levels of sustainability
- Public and private outdoor spaces of quality









A network of civic infrastructure for West Silvertown with a hub at Britannia Village Hall



1999: Britannia Village Primary School



2007: WSF starts managing BV Hall



2018: Royal Wharf Community Dock



2019: Royal Wharf Primary School (hall plus pitch)



2022: Oasis Silvertown Academy (3 halls plus pitch)



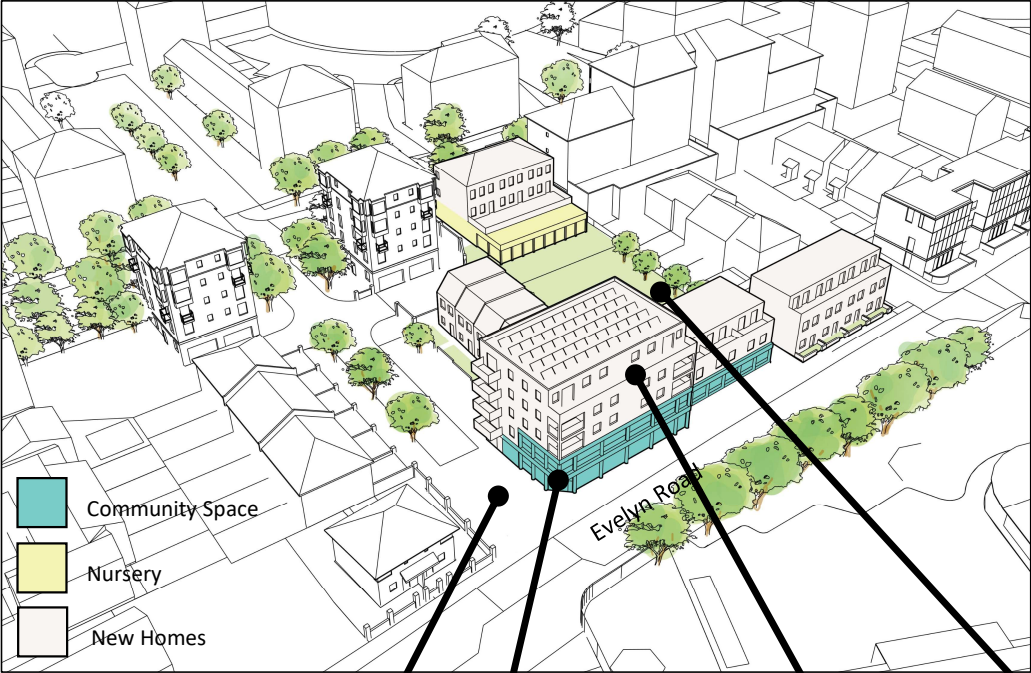
2029 (TBC): Silvertown Quays Primary School



2029 (TBC): Thameside West School



2021 proposals for a new Britannia Village Community Hub and 26-30 Homes (now up to 34)



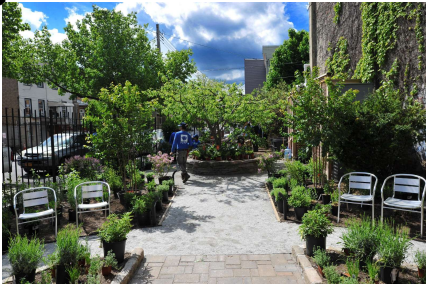
New public square



Welcoming community 'Living Room'



High quality community-led homes for local need



Community Garden and Events Space

# Our programme



Ongoing participation and communication with community

## Partnership working with:

- London Borough of Newham
- GLA
- Community-led Housing Hub
- Britannia Village Management Company
- RODMA
- Lendlease
- L&Q/Peabody
- Others

# Our team

Mole



Measur



## How has viability changed?

- Our 2021 option required significant gap funding
- Construction costs have since increased more than the sales market
- Public and other grants are less available
- We have changed our approach to reduce the gap
  - Increased from 26 to 34 homes
  - Changed from 5 affordable rent and 4 shared ownership to 17 shared ownership homes
- But still retained a large and brand new community centre and early years provision



## **What have we been doing in the last few months?**

- ✓ Raising money to do the next stage of work
- ✓ Agreeing changes to our lease with GLA
- ✓ Discussing additional 'gap' funding
- ✓ Discuss the project with possible partners
- ✓ Testing different options to improve viability

## **How will the project be funded and delivered?**

1. Working with a Housing Association
2. Working with the Council
3. WSF creates a Community Land Trust