

Slides on display

4th July 2022

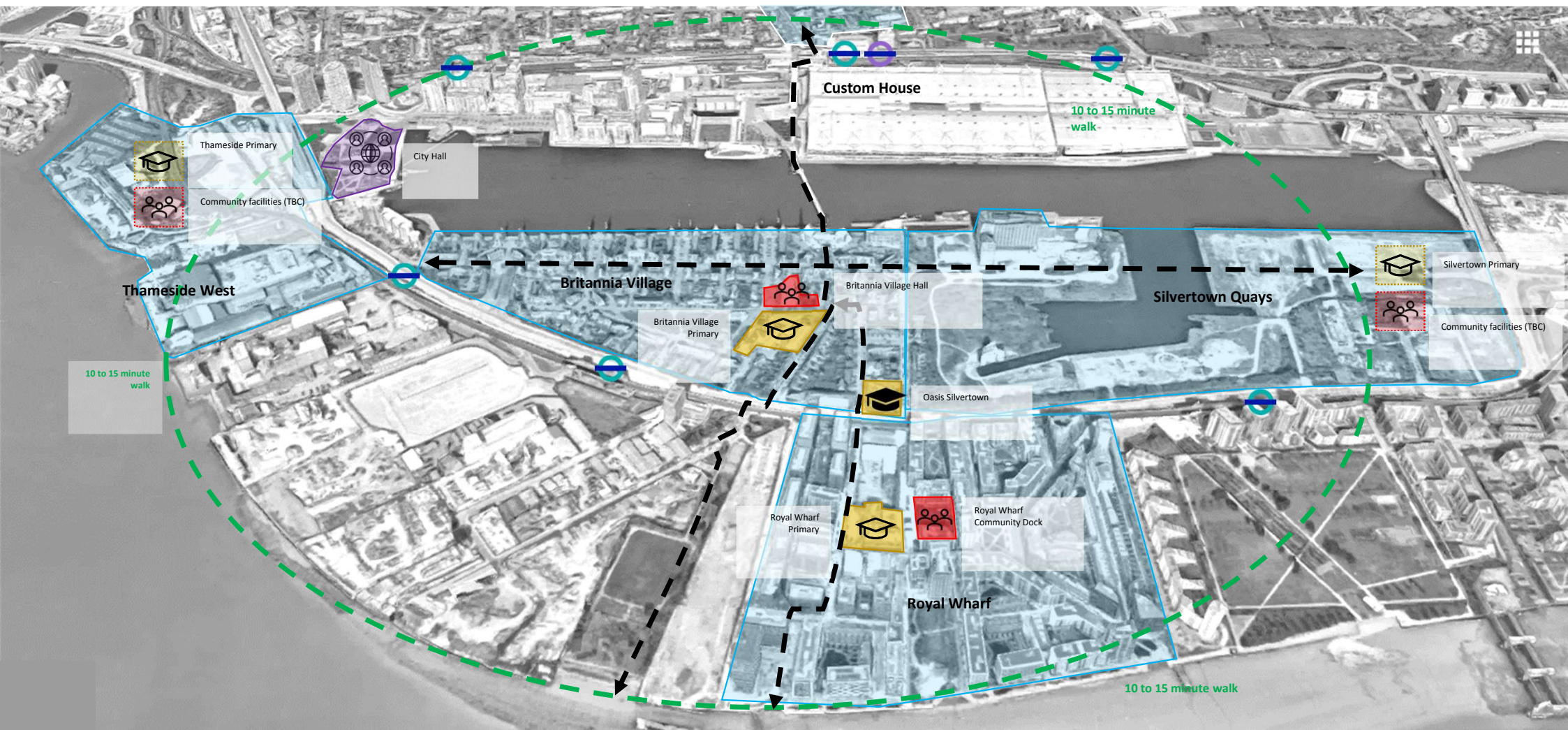
Britannia Village Hall Development

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



- Newham's largest community-led housing project
- 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
- High levels of sustainability
- Public and private outdoor spaces of quality





**Britannia Village Hall as the main
community anchor in West
Silvertown**

A network of quality civic
infrastructure

c.11k new homes being built
within a 10-15 minute walk

Delivering Newham's largest Community-led Housing project

Ongoing Community Involvement

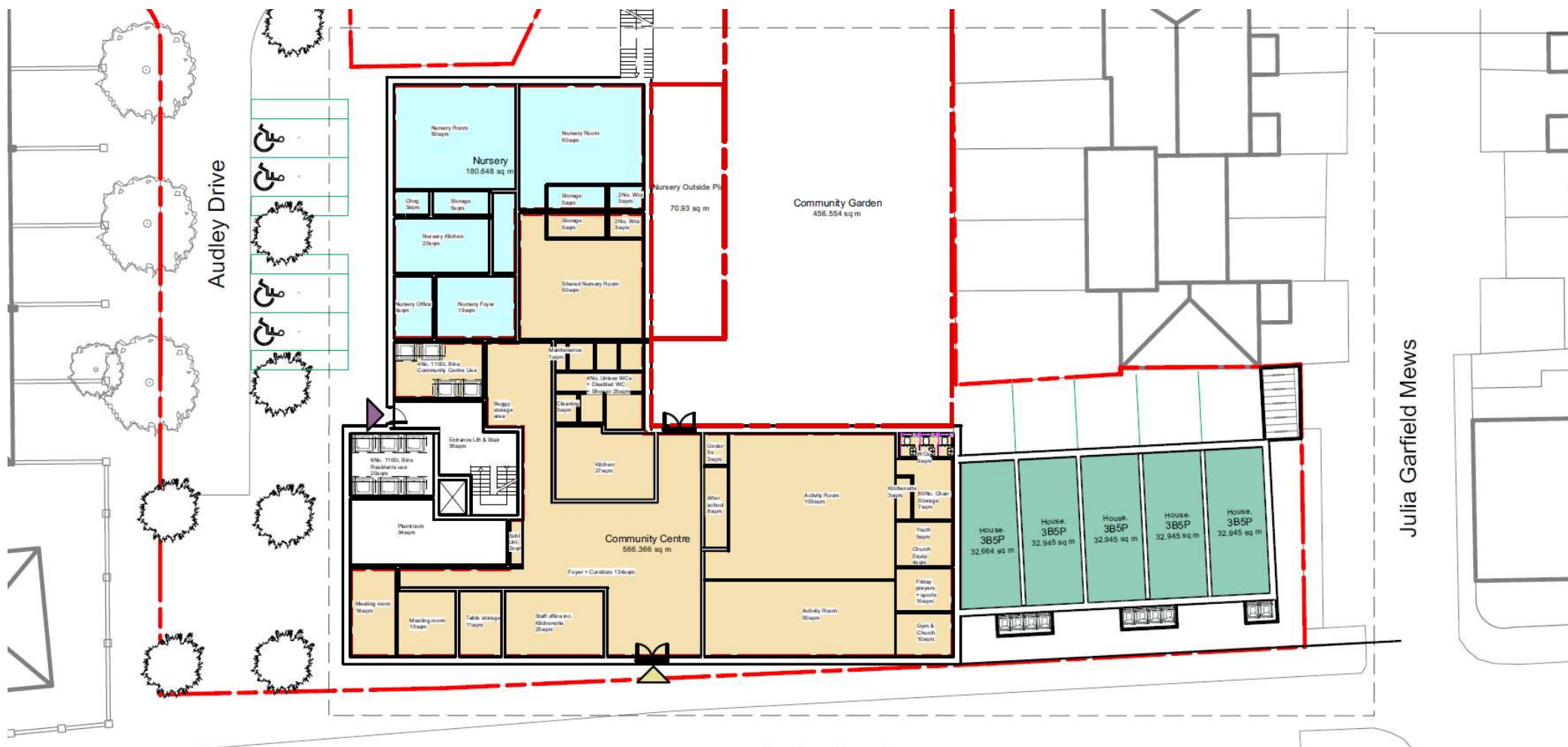
- WSF is run and staffed mostly by local people
- 33 involvement events including 7 workshops and public meetings
- Website, newsletters, Twitter etc.
- All future engagement to be run by WSF

Homes meeting local need

- Major survey undertaken
- Significant desire for more appropriate housing across the spectrum
- Private renters make up c.50% of homes in BV and experience high churn
- Appropriately priced Shared Ownership equivalent monthly cost to Market rent
- 2b4p to support young families

Community to take a long-term role

- WSF will hold the head lease of the site
- Community Forum run by WSF to agree site management plan including garden and run events and sense of community
- WSF to agree lettings and marketing policies
- WSF to inspect homes and be party to post occupancy evaluation
- Exploring if WSF right to directly be managing agent for the housing element



Financial Appraisal

- 40 homes, mix of 1b2p and 2b4p apartments and 5No. 3 bed houses
- Assumes 2021-26 Homes for Londoners grant levels @£65k for SO, £150k for SR
- 748m2 community with a community garden of 528m2 and new play area on Britannia Village Green

Option	Tenure mix	Residual
LBN AH Policy (no AH grant)	35% affordable (60% SR/40% SO = 8 SR and 5 SO)	-£3.0m
LBN AH Policy (w. AH grant)	35% affordable (60% SR/40% SO = 8 SR and 5 SO)	-£1.6m
WSF preferred (w. AH grant)	88% affordable (100% SO = 35No), 5 houses are market sale	-£0.6m

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

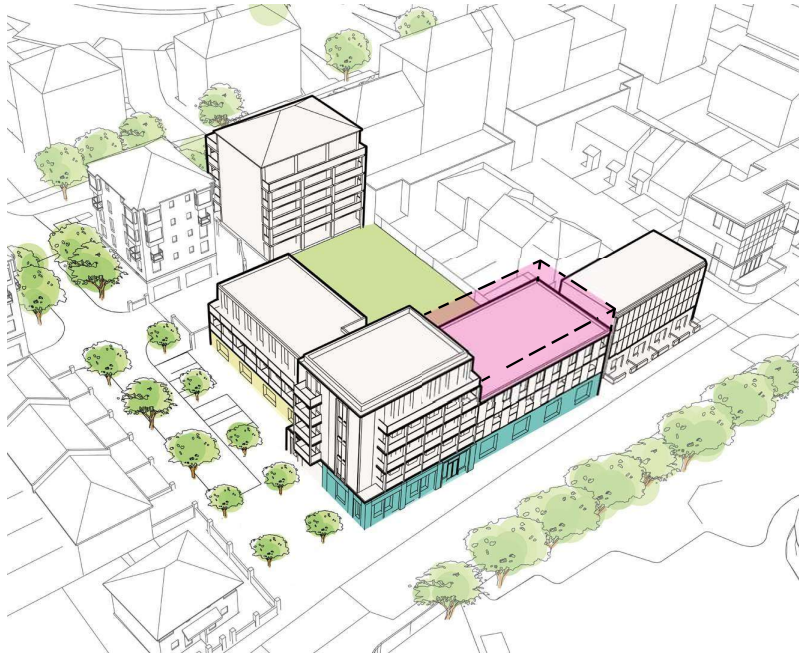
Slides used for reference

June 2022 options workshop

Previous scheme

26 homes

750-1000m² of community space



Option C

36-40 No. homes

748sqm of community space



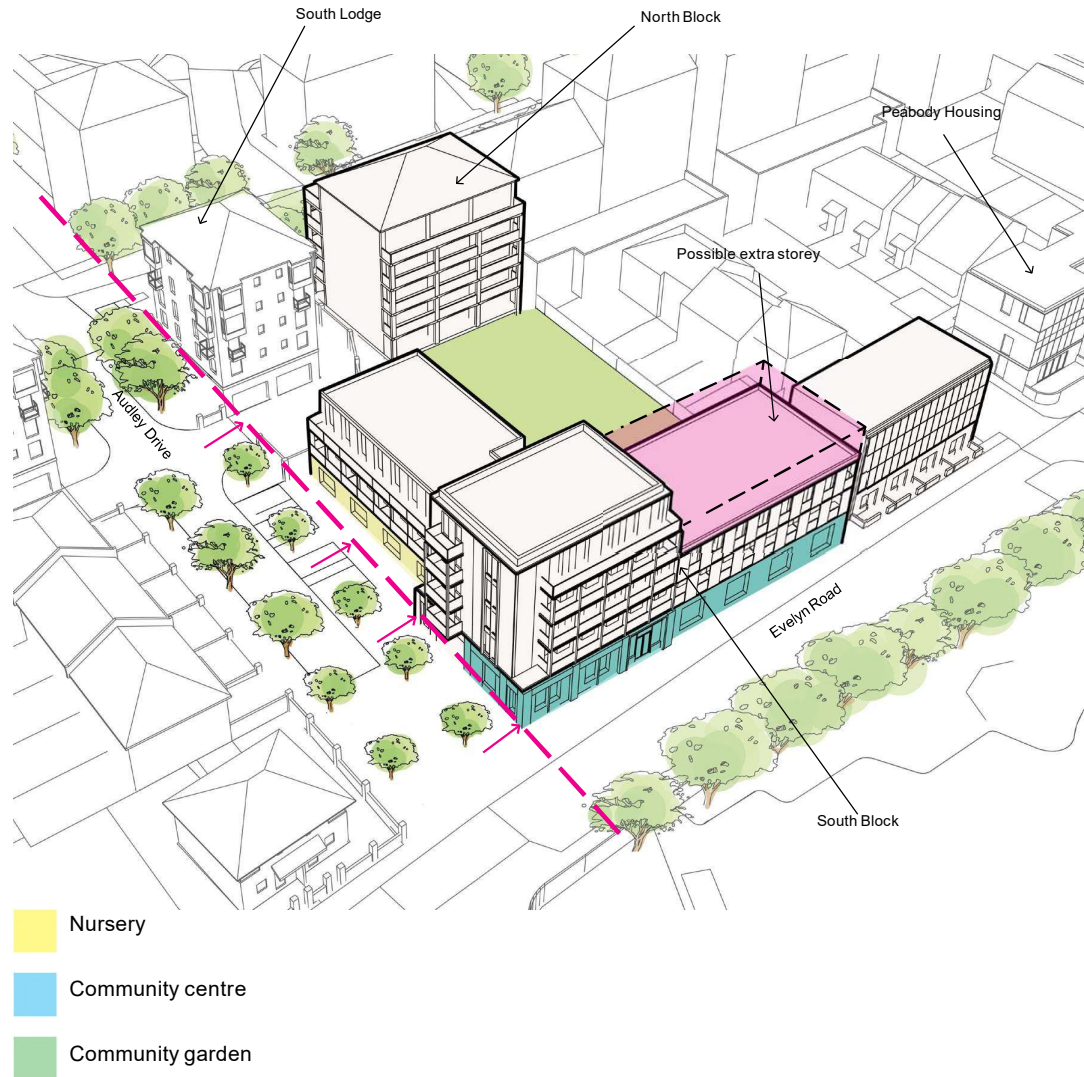
Option D

34 No. homes

748sqm of community space



Preferred Option



36-40 No. homes

748sqm of community space

Responding to Pre-app #1

- Evelyn Road blocks brought in line with the surrounding buildings
- Community centre and Nursery combined with a single entrance on Evelyn Road
- North Block taller, matching adjacent buildings
- Refinement of massing on Evelyn Road / Audley Drive corner

Option C- Evelyn Road



Option C- Wesley Avenue



Option C- Audley Drive



Architectural Precedents



Interior and Garden Precedents

