

News Release



**London Docklands
Development Corporation**

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WIMPEY WINS IN WEST SILVERTOWN

Wimpey Homes has been selected by the London Docklands Development Corporation (LDDC) to build the first phase of West Silvertown Urban Village.

Wimpey proposals for the 28 acre site, owned by LDDC and Tate & Lyle on the south side of Royal Victoria Dock, will see at least 864 homes built, as well as local shops, a cafe pub and a multi-purpose community building which will include health facilities and a nursery. There will also be an endowed community trust to support local amenities.

As part of the village, Peabody Trust has already started work on 85 homes for rent by local people which are scheduled for completion in August 1995.

"Wimpey, with their architects Tibbalds Monro, emerged as a clear leader in the developer competition for this spectacular waterside site both in concept and financially. The scheme meets our own regeneration objectives and aspirations", commented LDDC Chief Executive, Eric Sorensen.

"When completed West Silvertown Urban Village will have a wide variety of homes both owned and rented, a diverse range of job opportunities and all the necessary amenities for an urban village including shopping, health and education resources, sailing and other recreational uses.

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"There will be a mix of flats and houses with gardens. Shops and a multi-purpose community building will be provided early on in the development. We are also in the process of setting up a trust to represent and support the people who will live in the Urban Village. The trust will have a substantial endowment, from the LDDC and others, to enable it to finance community activities and services."

Wimpey is expected to start on site in the winter, subject to completion of the development agreement and the necessary planning consents. By then the future of Newham Council's Barnwood Court Tower blocks to the west of the site will have been decided. Tenants will choose from alternative proposals from the Council to retain and refurbish or to demolish and replace the 264 flats. The first residents will move into the Urban Village by Autumn 1995.

West Silvertown Urban Village will be built in phases over 8 to 10 years on the 78 acre site creating homes for up to 5,000 people as well as shops, recreational facilities, amenities and workplaces. Development is being carried out by a partnership of public and private sectors, led by the landowners including the LDDC, London Borough of Newham, Tate & Lyle and the Peabody Trust. The project is backed by Government through its Private Finance Initiative.

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Note to Editors

1. The Wimpey scheme proposes:
864 dwellings up to 8 storeys in a mixture of tenure including private rented and shared ownership:-

42	1 bed flats
386	2 bed flats
163	2 bed houses
232	3 bed houses
7	4 bed houses
34	workspace/dwellings

Local shops, a waterside cafe pub, a multi-purpose community building with health facilities and a nursery.
2. Wimpey is proposing a local labour scheme aimed at providing construction work and training opportunities for people in the local area.
3. Four developers: - a consortium of Barratt, Fairclough and Ideal Homes; Bellway Homes; the Royal Victoria Dock Consortium and Wimpey Homes - submitted design and planning proposals for the 28 acre site in April 1994 in the first stage of the developer competition. The Barratt, Fairclough and Ideal Homes Consortium and Wimpey Homes were shortlisted by the LDDC to make a financial submission.