



## TRIATHLON HOMES:

# Delivering a successful legacy for Stratford

Completely new neighbourhoods are rare, especially in London where the built environment has been shaped and changed over many hundreds of years. Likewise, the people who live and work in an area also change more subtly over time.

But in Stratford in late 2013 a completely new neighbourhood will be emerging in the E20 postcode next to the Stratford Westfield City and adjacent to the new sporting facilities in the Queen Elizabeth Olympic Park.

The Athletes Village which will house athletes and officials during the 2012 Olympic and Paralympic Games will be converted into 2,818 quality new homes. Just under half of these – 1,379 – will be affordable homes owned and managed by Triathlon Homes, a partnership between East Thames, Southern Housing Group and First Base.

The London 2012 Games were won on the premise of legacy, and the high quality new homes and neighbourhood will deliver a major part of that legacy.



# TRIATHLON HOMES

## The partnership

Triathlon Homes is a joint venture company established by East Thames, First Base and Southern Housing Group.

## The funding arrangement

Triathlon Homes entered into a purchase agreement with the Olympic Delivery Authority for 1,379 homes at the 2,800-home Athletes Village. Triathlon Homes is funded by external funding facilities from Barclays Commercial Bank and the European Investment Bank of £158.7 million. In addition, the Homes and Communities Agency is investing a housing grant of £110 million.

## The tenure mix

There will be a mix of tenures and home types to ensure that a vibrant community is formed with housing opportunities for a range of residents, particularly for people from the local area. There will be:

- 675 affordable rented homes
- 354 intermediate rented homes
- 350 shared ownership and shared equity homes

Nearly a third of these homes will be three bedrooms or larger.

## Who gets the homes?

A lettings plan is in the final stages of development, covering the 675 affordable rented homes. The majority of these will go to households on the Newham housing register. Other London boroughs will also get a small allocation. The intermediate and shared ownership homes will be available for people registered through First Steps and will help people get a start on the property ladder.

## The neighbourhood

With first-class transport connections, shops, leisure facilities, spaces and architecture, it is a new neighbourhood packed with choice. The area will be serviced by the Chobham Academy and a polyclinic and will be next to parklands, wetlands, nature trails and leisure facilities. It is a place that will feel established right from when the first residents move in.

## The features

The homes will all be finished to a high quality specification with exemplary design and sustainability standards. The buildings within the Village have been designed by a number of different architects, giving each block its own personality and style. Based around courtyards, the homes will have access to shared gardens and benefit from excellent natural lighting. The latest hi-tech features have been incorporated in the building design, including energy saving insulation, glazing and ventilation.

Our vision for the Olympic Village is to deliver a new and complete London neighbourhood that delivers more time, space and rewarding experiences to all who live there.