# RIBA shortlist highlights innovative affordable housing blending community and sustainability



The Royal Institute of British Architects (RIBA) has revealed the shortlist for the 2025 Neave Brown Award for Housing, celebrating the United Kingdom's most outstanding new affordable housing projects. This year’s selection includes four diverse developments, three of which are located in London, and one in Dorset, each aiming to address pressing social and environmental challenges through thoughtful, community-focused design.

The Neave Brown Award, named after the influential British social housing pioneer Neave Brown, honors architectural works that place people and communities at their heart. The award spotlights "exceptional design" that fosters social interaction, dignified living, and a strong sense of place. Dean Pike, founding director of Al-Jawad Pike and chair of the judging panel, underscored that this year's shortlist reflects Brown’s enduring vision – housing that encourages community and responds sensitively to contemporary pressures. "Through careful detailing, low-impact construction, and a close reading of context, these projects demonstrate the potential for housing to be civic, generous, and transformative," Pike explained.

Among the shortlisted projects is Appleby Blue by Witherford Watson Mann Architects, a development inspired by the traditional almshouse model intended to reduce social isolation among older residents. The design features 59 apartments arranged to encourage spontaneous encounters and community engagement through shared communal spaces. This thoughtfully crafted scheme places emphasis on the social fabric of its residents as much as the physical architecture.

Citizens House, designed by Archio, is a London-based project comprising 11 affordable homes aimed at fostering community connection and providing dedicated play spaces for children. The design strategy focuses on nurturing interactions among residents, reflecting a growing recognition of the importance of communal living spaces in affordable housing schemes.

Tower Court, a significant endeavour by Adam Khan Architects in collaboration with Muf architecture/art and Child Graddon Lewis Architects, forms part of Hackney Council's broader affordable housing initiative across 18 local estates. The development consists of 132 mixed-tenure homes designed with large families in mind, reflecting the demand for spacious, inclusive living environments in urban settings.

The most geographically distinctive of the shortlisted projects is Hazelmead by Barefoot Architects, located on the outskirts of Bridport in Dorset. This project comprises 53 climate-resilient homes complemented by a common house and shared green spaces created to promote sustainable living and community cohesion. This scheme stands out for its holistic approach to climate adaptation and ecological sensitivity, illustrating a forward-thinking model for rural affordable housing.

The judging panel also featured Claudia Lynch, director at Lynch Architects, and Victoria Mack, Neave Brown’s step-daughter, further rooting the award in both professional expertise and personal legacy. The winner of the 2025 Neave Brown Award for Housing will be announced at the prestigious RIBA Stirling Prize ceremony, scheduled for 16 October at The Roundhouse in London.

As the UK faces escalating housing challenges, these shortlisted projects collectively underscore a fundamental shift towards design that prioritises social wellbeing, environmental responsibility, and community building. They provide a compelling snapshot of how contemporary affordable housing can rise to meet the complex demands of the present while honouring the visionary principles pioneered by Neave Brown.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.dezeen.com/2025/07/30/neave-brown-award-housing-shortlist-2025-riba/), [[2]](https://www.archdaily.com/921842/riba-reveals-shortlist-for-neave-brown-award-for-housing)
* Paragraph 2 – [[1]](https://www.dezeen.com/2025/07/30/neave-brown-award-housing-shortlist-2025-riba/)
* Paragraph 3 – [[1]](https://www.dezeen.com/2025/07/30/neave-brown-award-housing-shortlist-2025-riba/)
* Paragraph 4 – [[1]](https://www.dezeen.com/2025/07/30/neave-brown-award-housing-shortlist-2025-riba/)
* Paragraph 5 – [[1]](https://www.dezeen.com/2025/07/30/neave-brown-award-housing-shortlist-2025-riba/)
* Paragraph 6 – [[1]](https://www.dezeen.com/2025/07/30/neave-brown-award-housing-shortlist-2025-riba/)
* Paragraph 7 – [[1]](https://www.dezeen.com/2025/07/30/neave-brown-award-housing-shortlist-2025-riba/), [[2]](https://www.archdaily.com/921842/riba-reveals-shortlist-for-neave-brown-award-for-housing)

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## Bibliography

1. <https://www.dezeen.com/2025/07/30/neave-brown-award-housing-shortlist-2025-riba/> - Please view link - unable to able to access data
2. <https://www.archdaily.com/921842/riba-reveals-shortlist-for-neave-brown-award-for-housing> - The Royal Institute of British Architects (RIBA) has announced the shortlist for the Neave Brown Award for Housing 2025, recognising the UK's best new affordable homes. The four shortlisted projects are: Appleby Blue by Witherford Watson Mann Architects, Citizens House by Archio, Tower Court by Adam Khan Architects, Muf architecture/art, and Child Graddon Lewis Architects, and Hazelmead by Barefoot Architects. The jury, chaired by Dean Pike, emphasised the importance of housing that fosters community and responds to social and environmental pressures. The winner will be announced at the RIBA Stirling Prize ceremony on 16 October at The Roundhouse in London.
3. <https://www.archdaily.com/921842/riba-reveals-shortlist-for-neave-brown-award-for-housing/5d3a8b17284dd1af2200000a-riba-reveals-shortlist-for-neave-brown-award-for-housing-photo> - An image showcasing the shortlisted projects for the Neave Brown Award for Housing 2025, as announced by RIBA. The four projects are: Appleby Blue by Witherford Watson Mann Architects, Citizens House by Archio, Tower Court by Adam Khan Architects, Muf architecture/art, and Child Graddon Lewis Architects, and Hazelmead by Barefoot Architects. The winner will be announced at the RIBA Stirling Prize ceremony on 16 October at The Roundhouse in London.
4. <https://www.archdaily.com/921842/riba-reveals-shortlist-for-neave-brown-award-for-housing/5d3a8bce284dd1af2200000c-riba-reveals-shortlist-for-neave-brown-award-for-housing-photo> - An image showcasing the shortlisted projects for the Neave Brown Award for Housing 2025, as announced by RIBA. The four projects are: Appleby Blue by Witherford Watson Mann Architects, Citizens House by Archio, Tower Court by Adam Khan Architects, Muf architecture/art, and Child Graddon Lewis Architects, and Hazelmead by Barefoot Architects. The winner will be announced at the RIBA Stirling Prize ceremony on 16 October at The Roundhouse in London.
5. <https://www.archdaily.com/921842/riba-reveals-shortlist-for-neave-brown-award-for-housing/5d3a89f1284dd1af22000008-riba-reveals-shortlist-for-neave-brown-award-for-housing-photo> - An image showcasing the shortlisted projects for the Neave Brown Award for Housing 2025, as announced by RIBA. The four projects are: Appleby Blue by Witherford Watson Mann Architects, Citizens House by Archio, Tower Court by Adam Khan Architects, Muf architecture/art, and Child Graddon Lewis Architects, and Hazelmead by Barefoot Architects. The winner will be announced at the RIBA Stirling Prize ceremony on 16 October at The Roundhouse in London.
6. <https://www.archdaily.com/921842/riba-reveals-shortlist-for-neave-brown-award-for-housing/5d3a8968284dd169fd000100-riba-reveals-shortlist-for-neave-brown-award-for-housing-photo> - An image showcasing the shortlisted projects for the Neave Brown Award for Housing 2025, as announced by RIBA. The four projects are: Appleby Blue by Witherford Watson Mann Architects, Citizens House by Archio, Tower Court by Adam Khan Architects, Muf architecture/art, and Child Graddon Lewis Architects, and Hazelmead by Barefoot Architects. The winner will be announced at the RIBA Stirling Prize ceremony on 16 October at The Roundhouse in London.
7. <https://www.archdaily.com/921842/riba-reveals-shortlist-for-neave-brown-award-for-housing/5d3a8a11284dd1af22000009-riba-reveals-shortlist-for-neave-brown-award-for-housing-photo> - An image showcasing the shortlisted projects for the Neave Brown Award for Housing 2025, as announced by RIBA. The four projects are: Appleby Blue by Witherford Watson Mann Architects, Citizens House by Archio, Tower Court by Adam Khan Architects, Muf architecture/art, and Child Graddon Lewis Architects, and Hazelmead by Barefoot Architects. The winner will be announced at the RIBA Stirling Prize ceremony on 16 October at The Roundhouse in London.