



Regeneration project office

Roehampton Parish Hall is expected to open from summer as a project office for the regeneration team.

Scheduled sessions will be held for residents who live in properties due for redevelopment and who have questions about the process. A list of these properties can be seen in the adopted Supplementary Planning Document.

In addition to regeneration-related engagement, the hall will be available for hire by Alton residents and local community groups.



Further information on opening times will be published in due course.

A member of the council's Work Match team will also be based at the parish hall one day a week, offering advice about employment and training.

For more information, contact (020) 8871 5191 or visit www.wandsworthworkmatch.org



SAVE THE DATES!

On 2 and 3 July the Feel Good Festival and Kings and Queens' banquet return to the Alton estate - see inside for details...

Line dancing fun

Come along and meet new friends every Thursday with line dancing sessions at the Manresa Sheltered Housing Clubroom, on Fontley Way.

A class for beginners takes place 10-11am, and one for those more experienced 11am-12noon, though you are welcome to attend both.

They continue until 7 July, and each session costs £2.

For more information, please contact Simone Farr or Elaine Curley of Wandsworth Council's Community Development Sheltered Housing Services on 07956 248057.



Wanted for Roehampton festival: volunteers!

Roehampton's Kings and Queens' banquet and Feel Good Festival are calling for volunteers to help out on Saturday 2 or Sunday 3 July this year.

The two annual, free, council-funded events take place on Danebury Avenue Green in the afternoon, and feature food and music, attracting hundreds of people from the local and wider area.

Volunteers are needed to help with setting up, catering and hospitality, transport, and to clean up afterwards.

The festival weekend starts on the Saturday with the Kings and Queens event, which provides free food and musical entertainment for older residents, and is organised by Mo Smith of local charity Regenerate-RISE.

Mo explained: "It's a free banquet for older people in Roehampton, and SW15, to say thank you for all your contributions to the community throughout the years. People wanted to treat them like kings and queens, so we gave it that name." She added that the idea for the event, which has been running for more than 10 years, came from former resident Grant Gigg who felt that the community should do something to honour older people in the local area. Sponsors over the years include the Miles Trust, Wandsworth Council, Roehampton Trust and Young's brewery, with older residents from Putney and Southfields also attending. Free transport is provided for anyone who needs it.

This year a card will be signed by all those who come along, to congratulate the Queen on her recent 90th birthday, and will be sent to Buckingham Palace.



The Feel Good Festival takes place from 12-7pm on the Sunday and is organised by Andy Smith of local charity Regenerate. It will feature a mini funfair, arts and sports activities, DJs, food and drink stalls, stages featuring music from local residents, and free sandwiches for the first 400 people. If you'd like to help out at the Feel Good Festival, please contact Mari@regenerateuk.co.uk. Attendance at the Kings and Queens event is free, but booking a ticket in advance is required. To volunteer, or book a ticket, write to Mo Smith, Regenerate-RISE, The Platt Christian Centre, 22 Felsham Road, Putney, London SW15 1DA or telephone 07774 116972.



Shared equity: new homes, same bedroom numbers

To make way for the new homes and community facilities to be built, leaseholders' and freeholders' properties will be purchased by the council ahead of demolition.

Resident leaseholders and resident freeholders will be offered a new home in a new development on their estate which, as newly built, will be worth more than their existing property.

The new homes will be built to the existing Mayor of London's space standards, as part of the Mayor's London Plan, which are broadly 10% larger than historical sizes of council housing.

Residents leaseholders and resident freeholders can transfer what they own of their existing home into the new one, and pay no rent on any shortfall - this is called shared equity.

For example, an owner-occupier's current property is worth £200,000, and they move into a new one the same size but, because it is a brand new home, it has a market value of £300,000. Shared equity enables the resident leaseholder/freeholder to move into it, but without paying rent on the equity shortfall. Further information can be found in the leaseholder and freeholder rehousing information booklet available at: www.wandsworth.gov.uk/roehampton



Up to 10% of the value of the property is paid in compensation, as well as an additional reasonable disturbance payments, such as for legal and moving costs.

If resident leaseholders and freeholders disagree with the initial valuation, they can appoint an accredited surveyor, which the council pays for.

Surveyors must always base valuations on recently completed sales of similar ex-local authority properties on similar estates, in similar condition, of similar age, and in the local area - not on website asking prices. This is to avoid falsely raising expectations.

By law, no one can be paid less, or more, than market value for their property because disruptive regeneration is going on, or more expensive new homes are being built.

If no agreement can be reached between the council's and the homeowner's surveyors, the judiciary's Upper Tribunal (Lands Chamber) ultimately decides the value, with no further negotiation permitted.

Understanding the effect of regeneration on transport, health and education

National, regional, and local planning policy provides a framework on what will be allowed to be built in an area.

This is to take account of the effects of population growth on infrastructure such as schools, roads, utilities, parking, and GP surgeries.

All developments, including the Alton regeneration, must satisfy borough-wide local planning policies, as well as those of the Greater London Authority and the National Planning Policy Framework.

Detailed assessments are carried out on the potential effect of the issues identified above, and more, as part of a report that together with a planning application goes before the borough's Planning Applications Committee for decision. This can include

approval, rejection, and the imposition of conditions and legal agreements.

Legal agreements, often known as Section 106 agreements are further conditions which require developers to contribute financially or through physical works to improve infrastructure for the area in which they intend to build.

If a development is judged to have a negative impact on local infrastructure, and which cannot be mitigated through a Section 106 contribution, the planning application would be refused.



Roehampton Outdoor Art Movement (ROAM)

We are a group of local residents, businesses and schools working together to create dynamic, accessible, creative and cultural programming for Roehampton.

We believe that the collective power of the group will help to make extraordinary things happen in the area.

Support us by following us on Twitter **@RoeArts** or Facebook **facebook.com/RoeArts**

ROAM is currently looking for estate-based artists to work with. If you live on or near to the Alton Estate and consider yourself to be an artist or creative practitioner please get in touch:

ROAMovement@gmail.com



New round of grant funding

The third round of the Wandsworth Grant Fund launched on 24 May, with the deadline for applications being 19 July.

The aim is to fund projects that support arts and culture, the environment, and attractive neighbourhoods, children and young people, citizenship and civic engagement, achieving aspirations and potential, and health and well-being.

The council has provided grant funding to organisations to organisations working in Roehampton such as Emergency Exit Arts, Roehampton Outdoor Art Movement (ROAM - see above), the Spare Tyre Theatre Company, as well as for the Feel Good Festival, organised by Alton-based social enterprise Regenerate, and the Kings and Queens banquet for older residents, organised by Regenerate-RISE. Applications will also be invited for the fourth round of funding, which will run from 6 September to 8 November.

For more information, visit: www.wandsworth.gov.uk/wgf

S O C I A L M E D I A

Alton regeneration on Facebook, Instagram and Twitter

The old Alton Area Masterplan page on Facebook has now been replaced with a new group, which you are welcome to join.



See and share photos, architects' images of new homes when they become available, and find out about meetings and events.

Type the words Alton estate regeneration into the search box on Facebook, then click on the group and ask to join. No other group members can see your profile or timeline, unless your page is public anyway.

It's a fast and free way to find out more about Alton's regeneration, though we will continue to print and distribute the newsletter.

Here's the web address, though you will need to log in to Facebook to go directly to the group:

www.facebook.com/groups/1683117041954730/

Also find us on Instagram. Follow us and if you have photos of the estate send them via direct message on the Instagram app.

We're at: www.instagram.com/altonestateregen

And on Twitter: **@AltonMasterplan**

Your ward councillors

The Alton estate is in Roehampton and Putney Heath ward.

Your Roehampton and Putney Heath ward councillors are:

Cllr Peter Carpenter pcarpenter@wandsworth.gov.uk

Cllr Sue McKinney smckinney@wandsworth.gov.uk

Cllr Jeremy Ambache jambache@wandsworth.gov.uk

You can also contact the Cabinet Member for Housing

Cllr Paul Ellis by email at pellis@wandsworth.gov.uk

You can also contact the Chairman of the Western Area

Housing Panel, Cllr Jane Cooper, by email at

jcooper@wandsworth.gov.uk

Phone: 020 8871 6207 or e-mail: roehampton@wandsworth.gov.uk

[@AltonMasterplan](https://twitter.com/AltonMasterplan) Alton Estate regeneration (and ask to join)

www.wandsworth.gov.uk/roehampton

