

Knitting the neighbourhood together

A neighbourhood serving all residents:

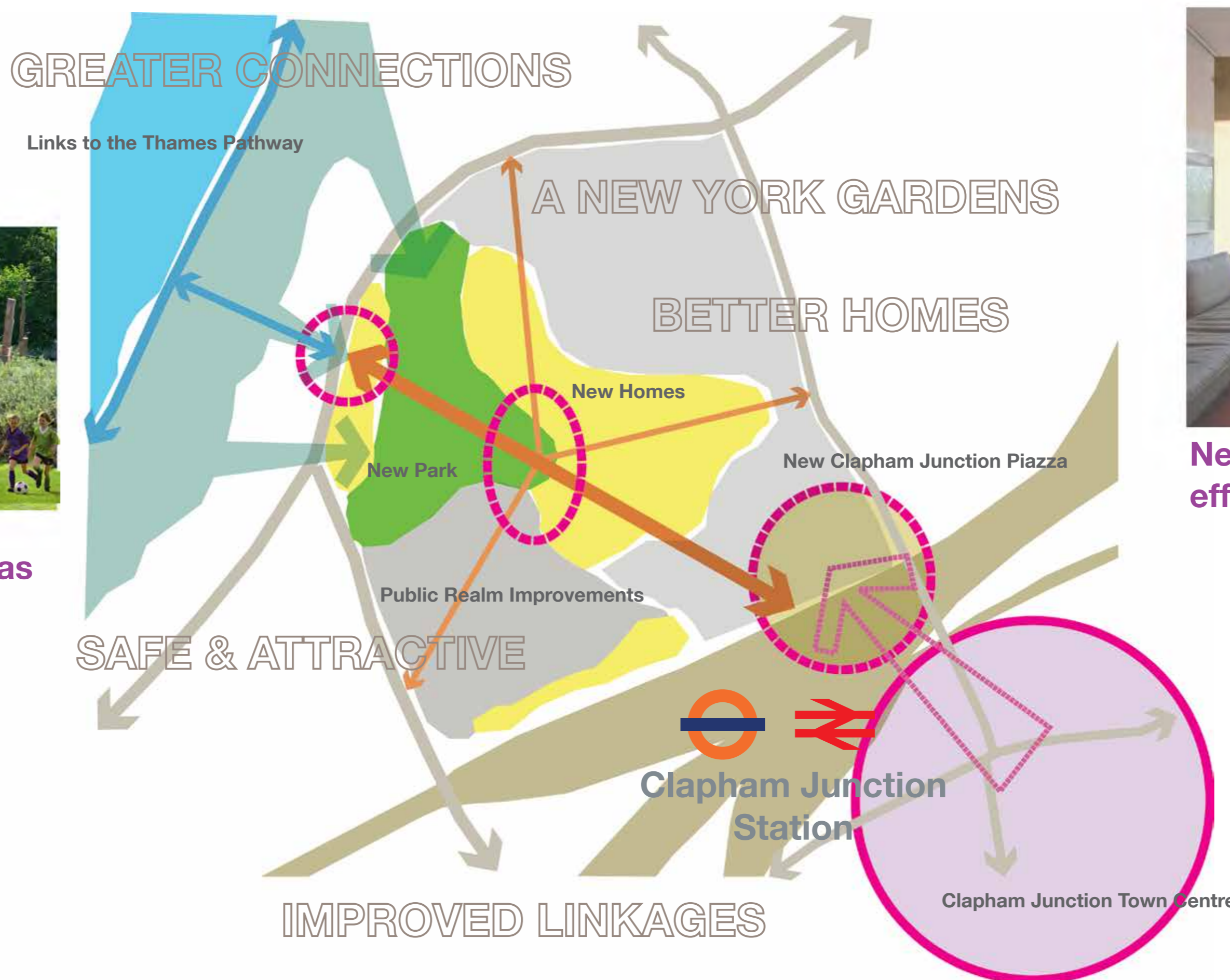
- More housing for local people and workers
- Better connections and physical environment
- Improving public transport
- Rehousing commitments to council residents
- Opportunities for local businesses and employment
- Replacing social housing lost



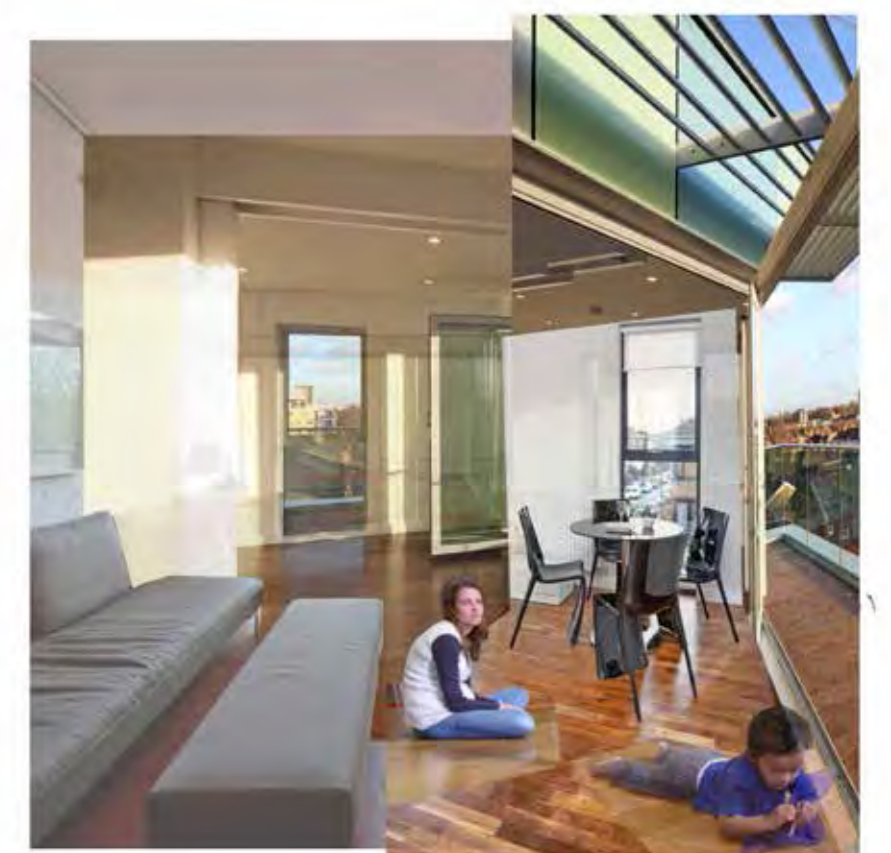
New and improved community, library and leisure facilities



A new Clapham Junction Piazza and improvements to Falcon Road area



New and improved park and play areas



New, quality and energy efficient homes



Safer and improved new streets through reintroduced street scene with active frontages



Greening and improving existing streets



Communal Gardens and Courtyards

What we have been doing since February 2014

Regeneration for existing council secure tenants

The Winstanley and York Road re-housing commitments

In June 2013 the council published a number of commitments to council tenants, these were:

- You will be offered an alternative home on a social rent within the new development or within the local area.
- The new home will have no less security of tenure than you have now, and you will retain your Right to Buy.
- The size of the new home will be based on your assessed housing need, meaning the size of your household.
- If you are under-occupying you will be offered an incentive to downsize to a property that meets your assessed need or the choice of a new home one bedroom over your assessed need.
- The development will be phased to minimise the use of temporary housing.
- The new properties will meet the Mayors of London's quality and size standards.
- There will be opportunities for tenants to purchase a new low cost home ownership property within the new development or elsewhere in the borough with help from the Council.
- If your tenancy is over one year old you will be entitled to compensation of £4,700 per household and reasonable moving and other disturbance costs.

Summer 2014 - Housing Needs Survey

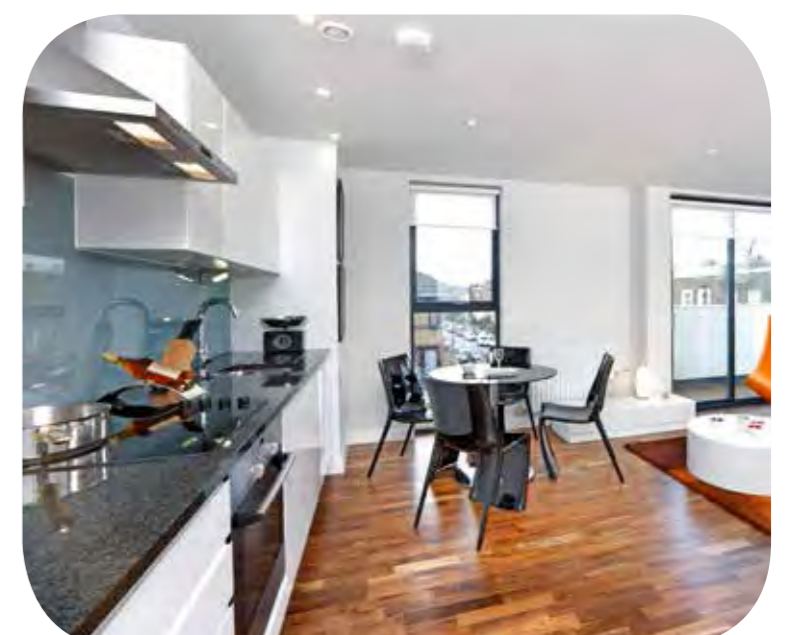
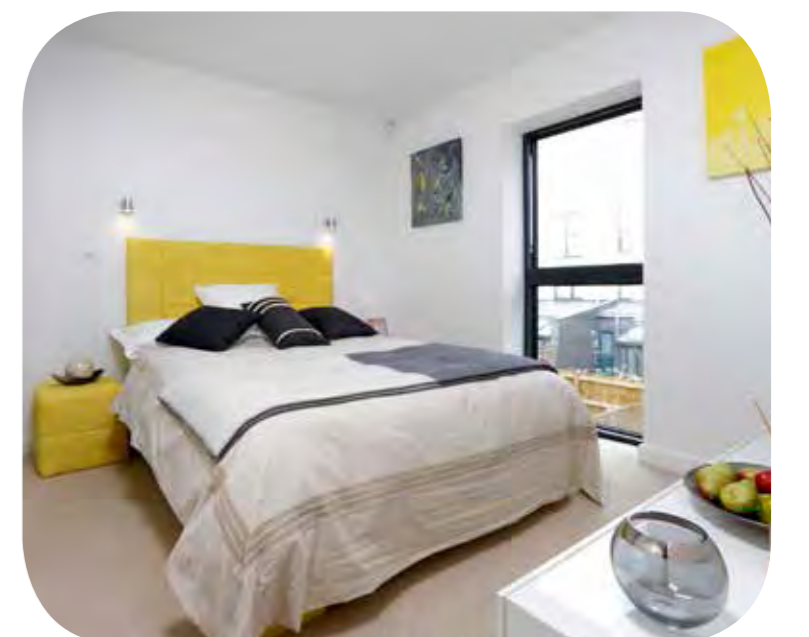
This was undertaken with all tenants who would be affected by the regeneration of the Estate.

The survey gave the opportunity to understand the housing needs of residents, allowing the regeneration team to start to think about and plan for how certain types of housing would be made available within the scheme, such as;

- **More larger size family units**
- **Adapting homes to meet specific needs**
- **Different types of accommodation for older people**

The survey also allowed the regeneration team to ask of the residents their aspirations for their future homes; whether that was remaining in the regenerated neighbourhood as a tenant or whether they were interested in home ownership, or if they wanted to take the opportunity to move closer to family and friends in different parts of the borough or indeed the country.

You can expect confirmation of the survey content in a feedback letter from the regeneration team soon.



MODERN AMENITIES AND SPACES

What we have been doing since February 2014

03

October 2014 – Council tenants rehousing information booklet

The council published the Council tenant rehousing information booklet which outlined how the allocation of properties would work.

The new properties would be allocated in accordance to your Housing need at the time of the move.

A further full housing needs assessment will be carried out close to the time of your move. The number of bedrooms in your new property will be determined by the size and composition of your household.

One bedroom properties

There will be no studio accommodation provided in the social housing provided in the regenerated neighbourhood.

- Single person households, lone pregnant women and couples will be allocated a self contained one bedroom property.

Additional bedrooms

You will be allowed an additional bedroom for each:

- Pair of children under the age of 10 regardless of sex;
- Pair of adolescents aged 10-20 of the same sex
- Where none of the above applies a person ages 10-20 years will be paired with a child under the age of 10 years of the same sex.
- Un-partnered adult aged 21 years or older
- Additional couple
- Remaining unpaired person

The criteria above will be considered having regard to medical and other professional reports. Each case will be judged on its own merits.

Under occupying households

If you are currently under occupying your property then the council has committed to providing a new home the size of which meets your assessed need or one room above your assessed need.



MODERN AMENITIES AND SPACES

Results of Housing Needs Survey 2014

All blocks on the Winstanley and York Road which would be affected in the scheme were surveyed. These blocks provide bedsits, one, two, three and four bed properties in a variation of flats, maisonettes and houses.

The numbers of each size of property currently provided in the affected blocks is as below:

Number of bedrooms	Bedsit	1 Bed	2 Bed	3 Bed	4 Bed
How many properties of this size	77	116	249	38	25

The Housing needs survey will allow us to meet your allocated need in the new development.

At this time we would be providing a variation of property sizes as below:

Number of bedrooms	Bedsit	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed
How many properties of this size	0	206	176	90	22	6	4	1

Please keep the Housing department and the Regeneration team updated on any changes to your household composition or need.

All new homes will meet the Lifetime Homes Standards including the 10% of homes to wheelchair standards.

All homes will meet the Mayor's Design Standards. The Mayor's Standards set sizes for new homes that are similar or larger than existing dwelling sizes. Some of the typical flat and house types from current developments are shown here.

2 PERSON FLAT
50m² / 538ft²
1 x BED

4 PERSON FLAT
70m² / 753ft²
2 x BED

6 PERSON FLAT
95m² / 1022ft²
3 x BED

5 PERSON HOUSE
104m² / 1119ft²
3 x BED

6 PERSON HOUSE
115m² / 1237ft²
4 x BED

Housing to meet specific needs

- Most homes will be built to Lifetime Homes Standards, and designed to be adapted to be suitable for independent living for older people
- 10% of the new homes will be designed to be suitable for wheelchair users
- Full assessment of individual needs of residents will be undertaken, and homes built and adapted to meet those needs

What will these homes be like?

These illustrations show some of the key features - This is an example of a 2 bed, 4 Person flat designed to Lifetime Homes Standards from another development



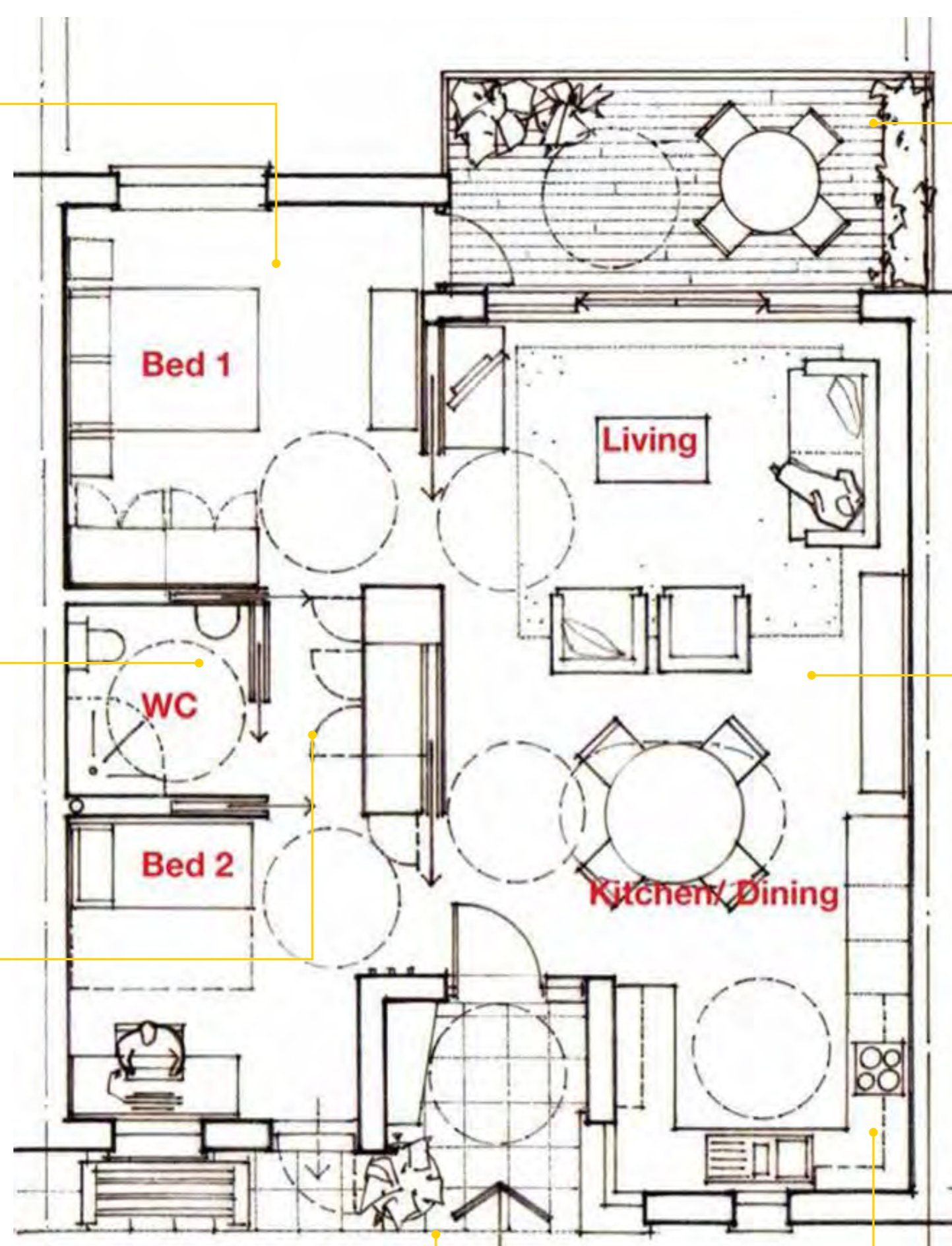
Adaptable to allow for hoist from bed to shower



Adaptable bath or shower room and grab rails



Circulation space and wider doorways for mobility frame or wheelchair users throughout.



Low level windows to see out of when sitting down



Houses and maisonettes to have living rooms and wheelchair accessible wc at entrance level



Well lit entrances with no steps and lift access to all homes



Adjustable height kitchen counter and cupboards in wheelchair flats

The current Lifetime Homes Standards is being reviewed and some elements maybe revised and included in new regulations.

Regeneration for existing Estate residents

The Winstanley and York Road re-housing commitments

In June 2013 the council published a number of commitments to leaseholders and freeholders, these were:

Resident leaseholders and freeholders

- You will be offered the market value of your property, plus 10% home loss payment.
- You will be able to reclaim reasonable valuation, legal and moving costs.
- There will be opportunities to purchase a property in the new development including low cost home ownership Housing

Non-resident leaseholders and freeholders

- You will be offered the market value of your property, plus 7.5% basic loss payment.
- You will be able to reclaim reasonable costs incurred as a result of purchasing a property elsewhere in the UK including valuation and legal fees.

In October 2014 the council published a leaseholders and freeholders rehousing booklet. This was to outline the Councils commitments more clearly and where possible, in greater detail.

New homes in the development

- Your new home will meet the Mayor of London's quality and size standards.
- Your new home will be provided with carpets or other flooring (including underlay or sound proofing), blinds or curtains.
- Your new home would have oven/hob, fridge freezer and washing machine/dryer fitted.
- Where possible we will try to accommodate residents' requests for a specific internal layout in the new homes (e.g. Open plan layout or special adaptations)

Valuation WHEN?

- The regeneration scheme will be completed on a phased basis so some parts of the estate will be rebuilt before others. This means the Council will only be required to purchase properties one phase at a time, rather than all at once.
- If your property is included in the next phase of development then the Council will arrange for your property to be inspected and valued.
- If the regeneration project goes ahead the first phase valuations would take place in 2016 at the earliest. The final phase valuations may not take place until much later in what might be a 15 year construction plan.

HOW?

- The Council's offer will be based on a 'no scheme world' and at market value.
- 'No scheme world' means that the value will be based on the assumption that the regeneration is not going ahead. This means the value the Council pays for the property will not go up or down as a result of the regeneration proposals.
- Market value reflects the condition of the property at the date of valuation and, for example, will reflect:
 - The internal condition and size
 - External condition
 - Internal improvements to the property such as new bathrooms and kitchens fitted
 - The location of the property and amenities within the area such as transport links, shops and services
 - The housing market in the immediate area, including recent sale prices for similar properties.

Compensation and Disturbance HOME-LOSS PAYMENT

- The Council will offer each affected homeowner a home-loss payment on top of the market value of their property. This will be an extra 10% payment (up to a maximum of £47,000) for council resident leaseholder/freeholder home owners and 7.5% (up to a maximum of £75,000) for non-resident owners.

Disturbance Payments RESIDENT HOMEOWNERS

- In addition to the home-loss payment you will be entitled to claim for certain reasonable costs associated with moving home, selling your existing property to the Council and purchasing a new home. Costs can include but are not restricted to:
 - Removal expenses
 - Legal fees arising from the sale of your property and the acquisition of a replacement property
 - Surveyor fees arising from the acquisition of a replacement property
 - Re-direction of mail
 - Alterations to furnishings, eg curtains
 - Disconnection and re-connection of services and appliances
 - Moveable fixtures and fittings
 - Special adaptations assessed as required in the new property
 - Mortgage redemption and arrangement fees.
 - Stamp Duty on your new property (up to the agreed value of your home sold to the Council)

BUYING A NEW DEVELOPMENT PROPERTY

Resident Homeowners

The Council is offering resident homeowners the option of purchasing a new property with an equivalent number of bedrooms in the new development or in the local neighbourhood. It is the Council's intention that the development will be phased to ensure those who sell their property to the council will have a new home to buy and move into straight away without having to spend time in interim accommodation. If you decide to purchase a new home in the new development the exact timing of the sale and your move will be discussed with you in detail with your allocated Re-Housing and Advice Officer.

The value of your new home is likely to be greater than the value of your present home and the Council will offer an equity share package which enables you to afford to purchase the new property.

The valuation of your existing property and the new property will be undertaken at the same time so you will have certainty around the levels of equity and the matter is dealt with in a fair and transparent way.

What is an Equity Share Package?

The Council's proposed equity share scheme has been designed to enable you to afford a property in the new development with a higher value than your existing property.

Under the scheme you could use the funds from the sale of your existing property (market value plus 10% home loss payment) to buy a new development property. This would mean, that if you have a mortgage your current level of borrowing would be maintained.

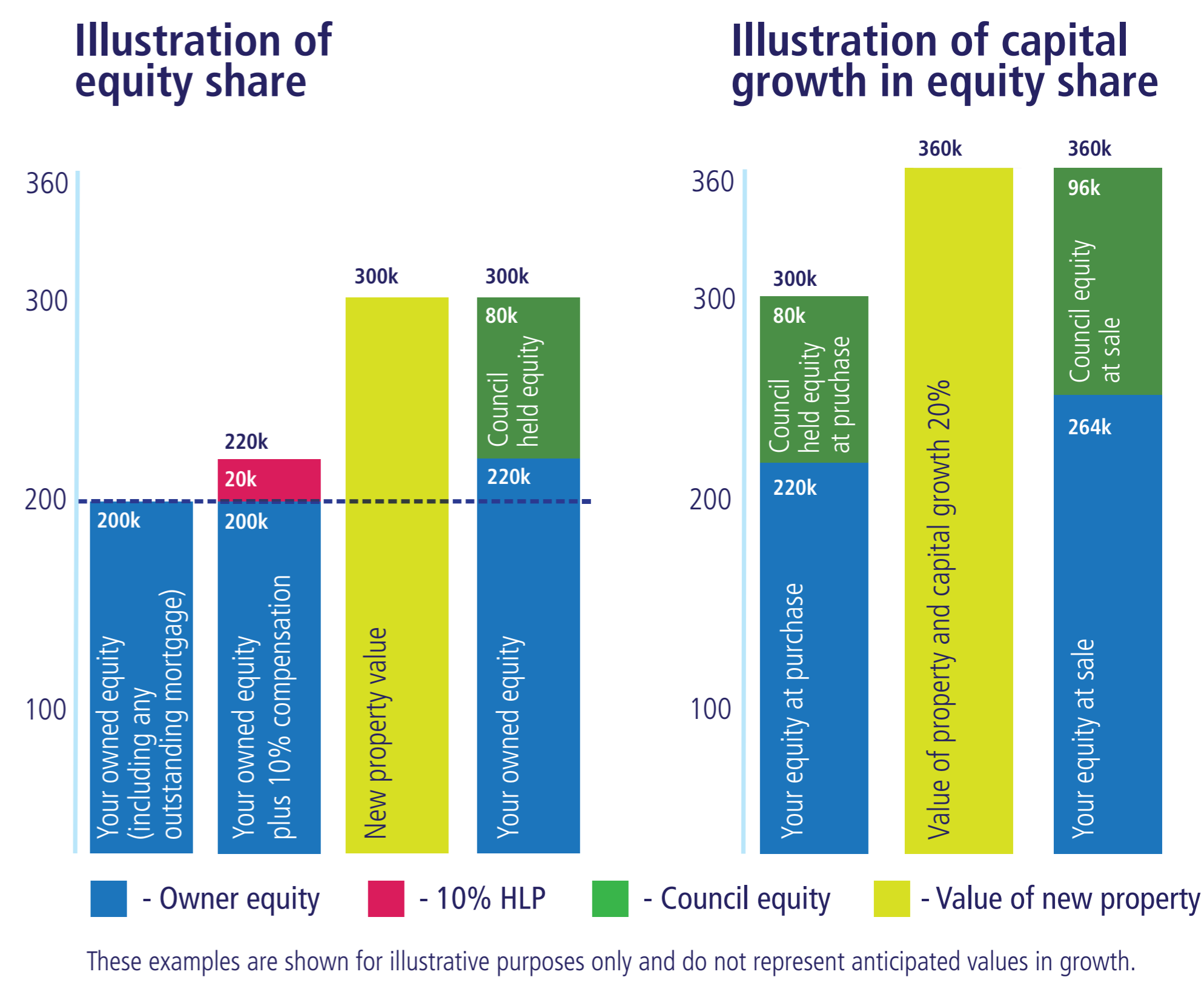
If the market price of the new property is higher than the amount you will receive from the Council for your existing property, and you cannot afford to buy the property at this price, the Council would hold on to the portion that you cannot buy. No rent or interest would be charged on the Council's share. This means that you can purchase the new, higher value property.

If you want to invest more of your own savings in the new property then the Council would take a lower equity share or indeed no equity share at all if you buy outright. You would also have the option of increasing your share in your property over time by gradually buying up the Council's equity share.

What happens if I want to sell my home purchased through the equity share package?

If you decide to sell the new property you would keep your share of the proceeds and the Council would keep its share. Any increase or decrease in value that may have occurred during your ownership of the property would be shared between you and the Council according to the proportion of equity owned by each party. So if you own 75% of the property you would get 75% of the value including any increase in value.

The charts below provide an illustration of how the equity share scheme would work:



What size home could you buy with the equity share scheme?

The equity share offer could be used to buy a property of an equivalent size (in bedrooms) to your existing property. You could also use it to purchase a smaller property than your existing home. If you wish to purchase a larger property in terms of bedrooms than your existing home then the Council would only offer equity share based on the current size of your property. This means effectively that you would be required to pay full market value on any additional bedrooms.

If you believe that your personal or financial circumstances that you would not be able to take advantage of the proposed equity share package, then do please get in touch with the regeneration team and they will be able to consider your options with you at this stage.

The equity share package will not be offered to nonresident homeowners. This is because the equity share offer is designed specifically to help residents of the estates to stay in the local community.

A consultation was held in October 2014 for residents of Inkster House and Penge House to comment on initial proposals for recladding and new windows, and for refurbishing the common areas of both towers.

What there is now

Internally the tenants flats will benefit from new kitchens and bathrooms as well as a full rewire.

There was positive feedback, especially for replacing the existing windows and cladding, reducing overheating and improving the entrances, ground floor areas and security.

There was fairly equal support for the two window options presented. More work needs to be done on costing the different options as the horizontal option may be more cost effective than the vertical option.

Horizontal windows (similar to existing)



Vertical windows and wintergardens



Penge House



Current 'hidden homes'

What do you like?

Glazed tiles with horizontal windows



Precast concrete with horizontal windows and ventilation panels



Openable ventilation panels behind louvres

Terracotta cladding with deep window reveals



Terracotta and vertical sunshading



Metal cladding with horizontal windows and sunshading



Sunshading

Wintergardens



Wintergardens

Improved tower bases

What there is now



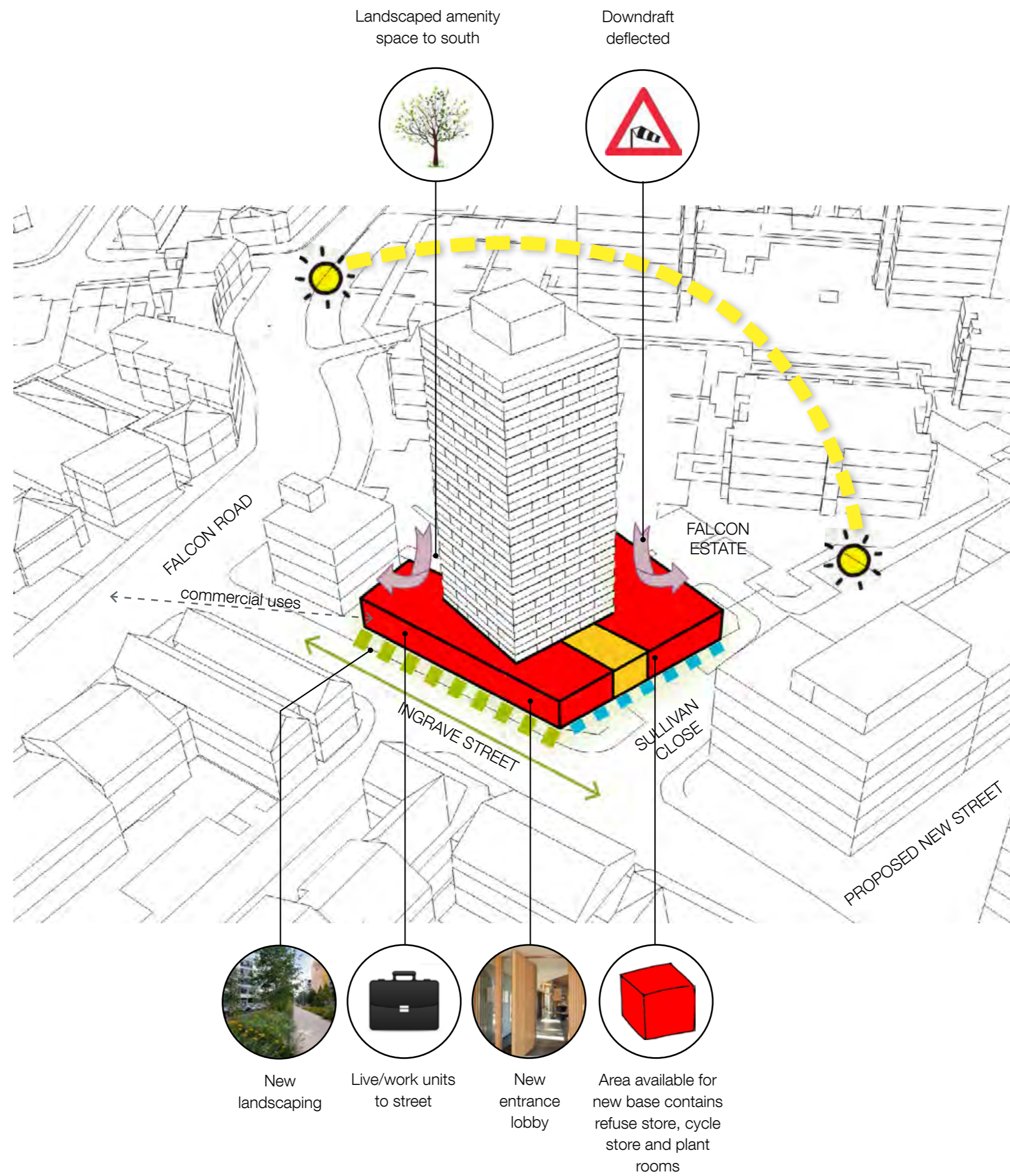
Inkster House entrance



Penge House entrance lobby



Penge House overflowing refuse store



Inkster House

- A new base to Inkster House to Ingrave Street, Sullivan Close and underused rear areas.
- A new, light-filled lobby to Ingrave Street
- An integrated, larger refuse store to help prevent unsightly bins and litter outside the building.
- Secure integrated cycle parking
- Renewed services
- Improved security, including possible second lobby to stairs and lifts
- Improved landscaping to create an attractive building entrance and secure, usable rear areas.
- New live/work units or homes to Ingrave Street instead of the current hidden homes. Live/work units would relate to the commercial activities on Falcon Road.

Examples of what you could have



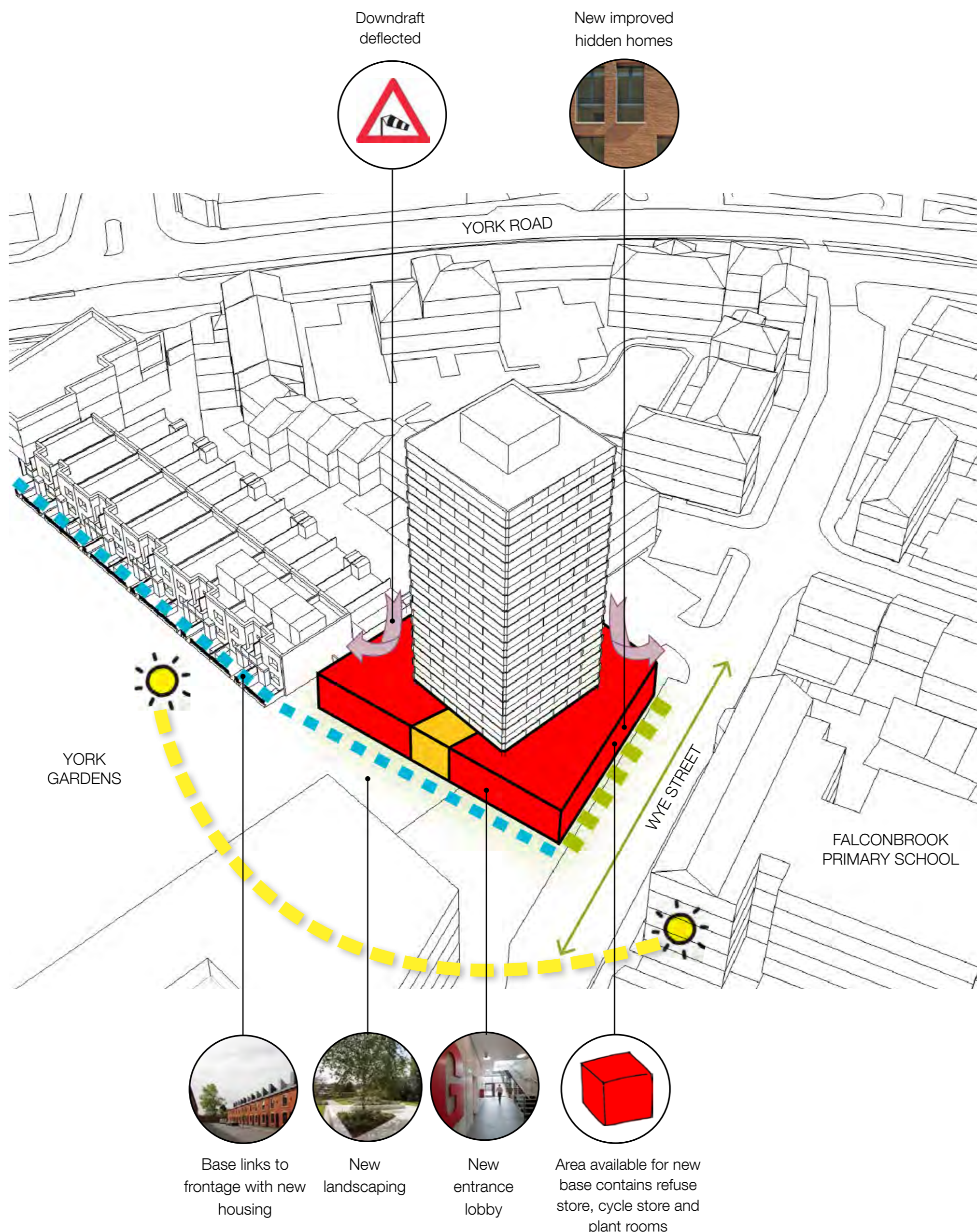
Light and secure entrance



Bright entrance lobby

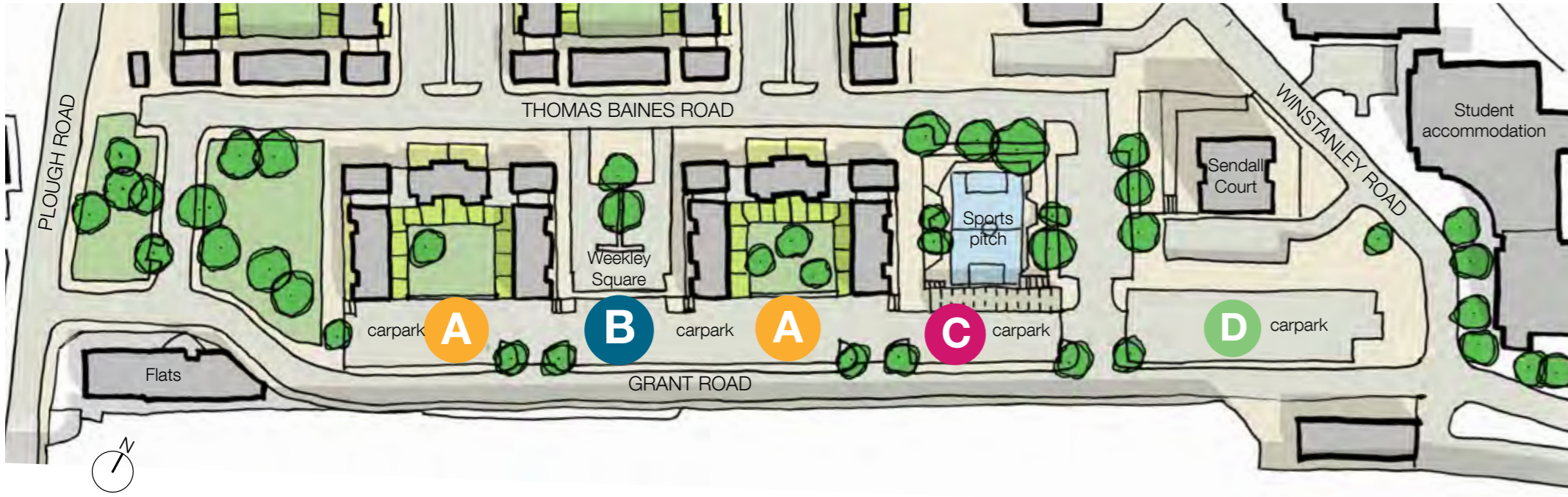


Secure cycle store



Penge House

- A new base to Penge House to Wye Street, the proposed new development and underused rear areas.
- A new, light-filled lobby
- An integrated, larger refuse store to help prevent unsightly bins and litter outside the building.
- Secure integrated cycle parking
- Renewed services
- Improved security, including possible second secure door to stairs and lifts
- Improved landscaping around the building to create an attractive building entrance and to secure, usable rear areas.
- New and improved ground floor homes with private outside space



Grant Road today



Garages to south of Sports Pitch



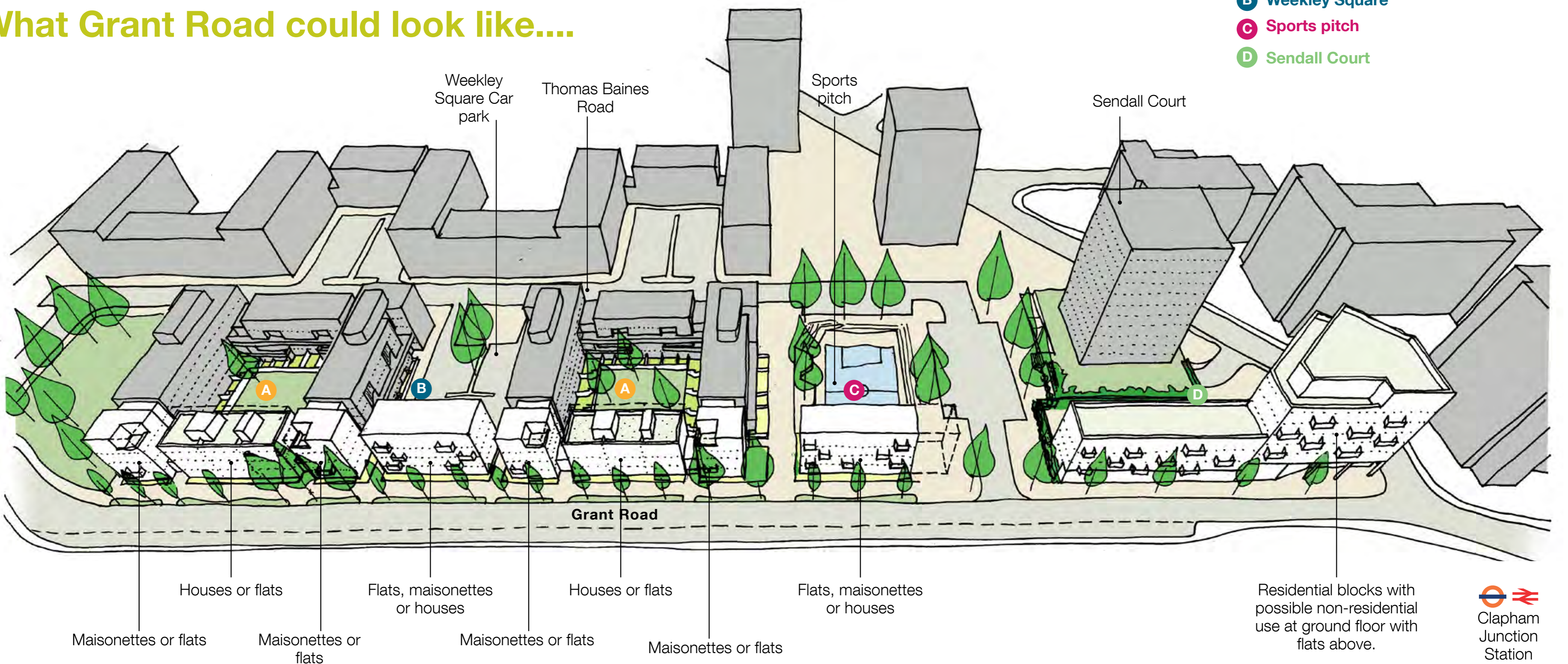
Car park along Grant Road

The poorly used parking spaces provide little protection or private space for existing residents and are a long term nuisance, including unauthorised parking. A design approach sharing regeneration benefits with existing residents and showing the possibility for new development along this road is shown here. This will help create a safe and overlooked approach to Clapham Junction Station and the Piazza.

Possible design approach

- Low rise buildings in front of raised communal courtyards provide a noise and visual buffer to Grant Road and the trainline
- Buildings provide for more protected and private outside space for existing and new homes whilst minimising impact on daylight
- Taller buildings are located where they will have a lesser impact on existing homes
- Spaces between buildings allow daylight to existing homes and courtyards and help to minimise overlooking
- Large windows and balconies face Grant Road to prevent overlooking
- All new buildings would be accessed from Grant Road or existing public pathways
- Improved landscaping to area around existing blocks and to existing courtyards as early as possible
- Work with Network Rail to improve the long brick wall to the station

What Grant Road could look like....



- A** Thomas Baines Road and Weekley Square
- B** Weekley Square
- C** Sports pitch
- D** Sendall Court



Existing view along Grant Road from the Clapham Junction end



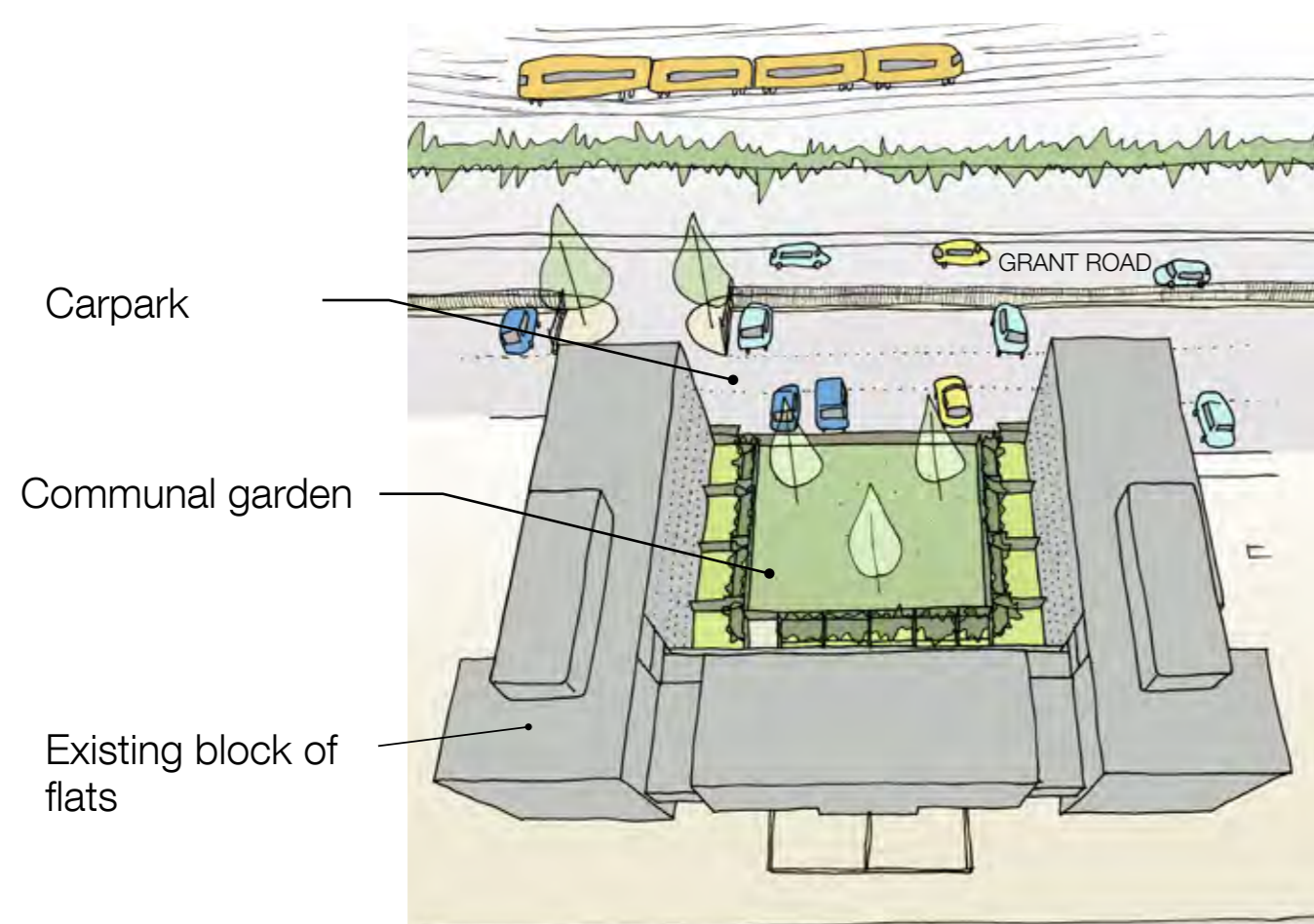
Proposed view along Grant Road from the Clapham Junction end

A Thomas Baines Road and Weekley Square

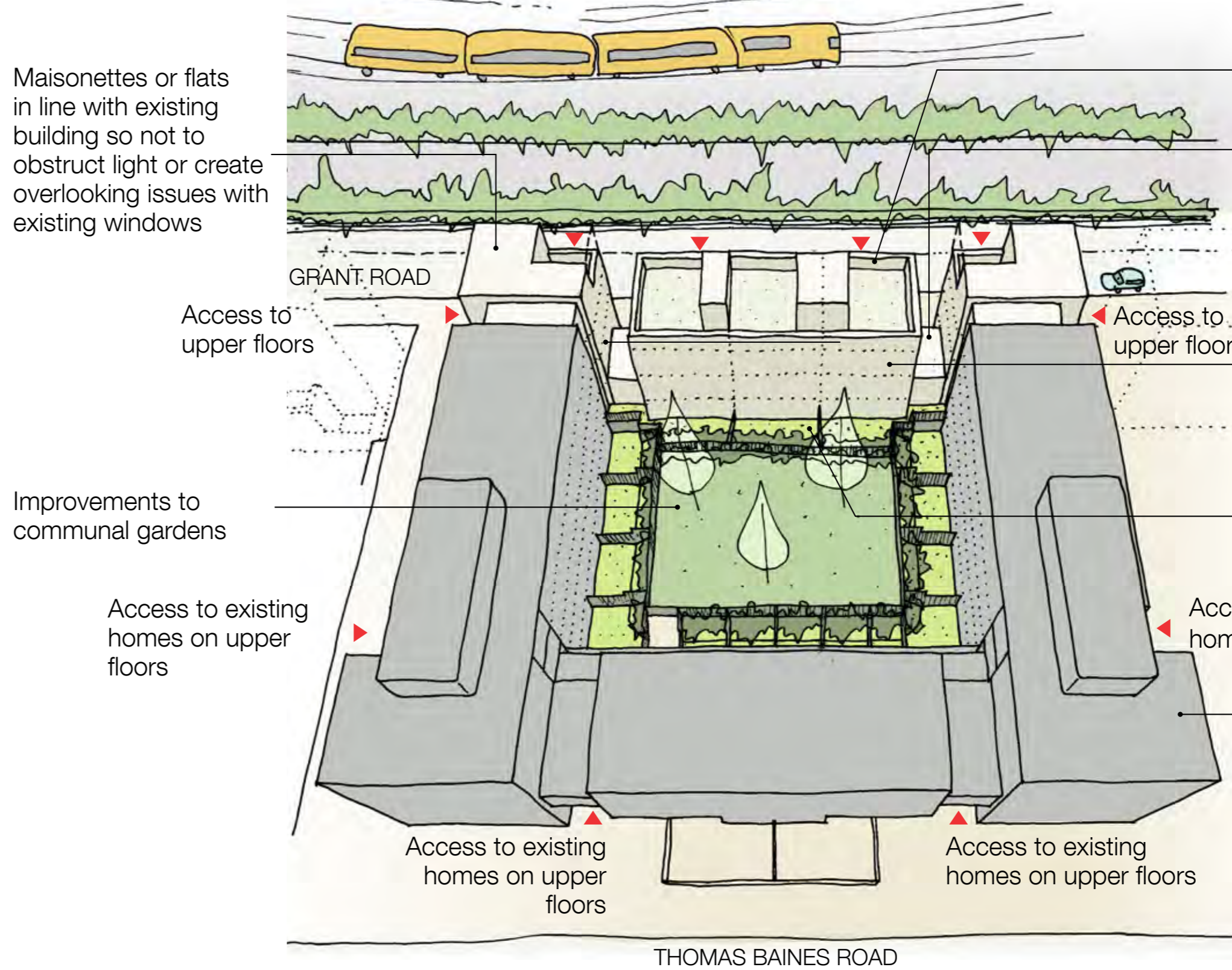
What is it like today....



View from Grant Road towards existing homes



What new development could be like....



Flats or houses with roof terraces. Balconies and main living room windows face Grant Road.

Single storey allows light into courtyard and existing gardens.

Homes planned to reduce overlooking. Main living room windows and balconies to face Grant Road.

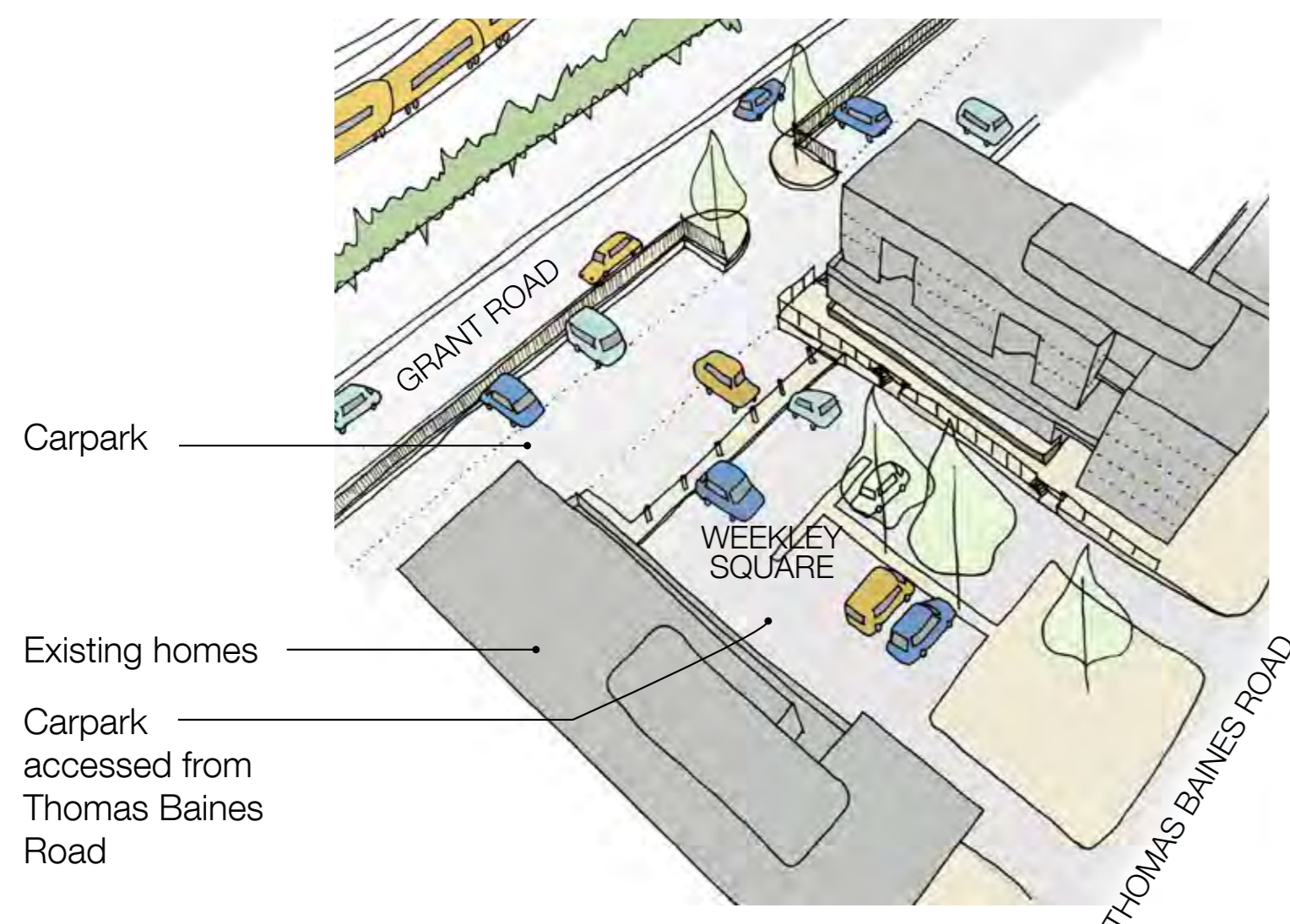
Rear gardens to proposed homes - backing onto existing communal garden

Access to existing homes on upper floors

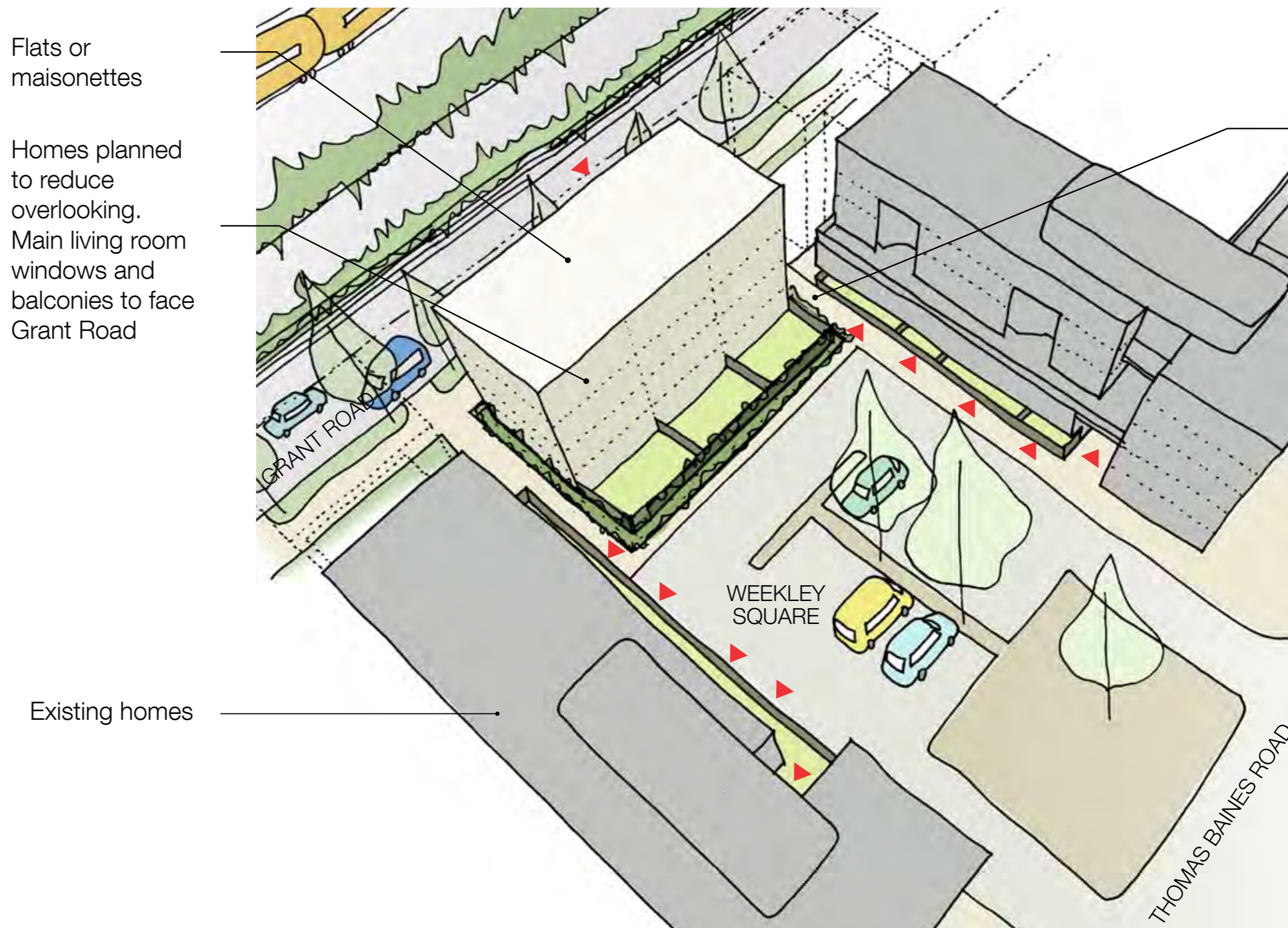
Existing Thomas Baines Road and Weekley Square homes

B Weekley Square

What it is like today....



What new development could be like....



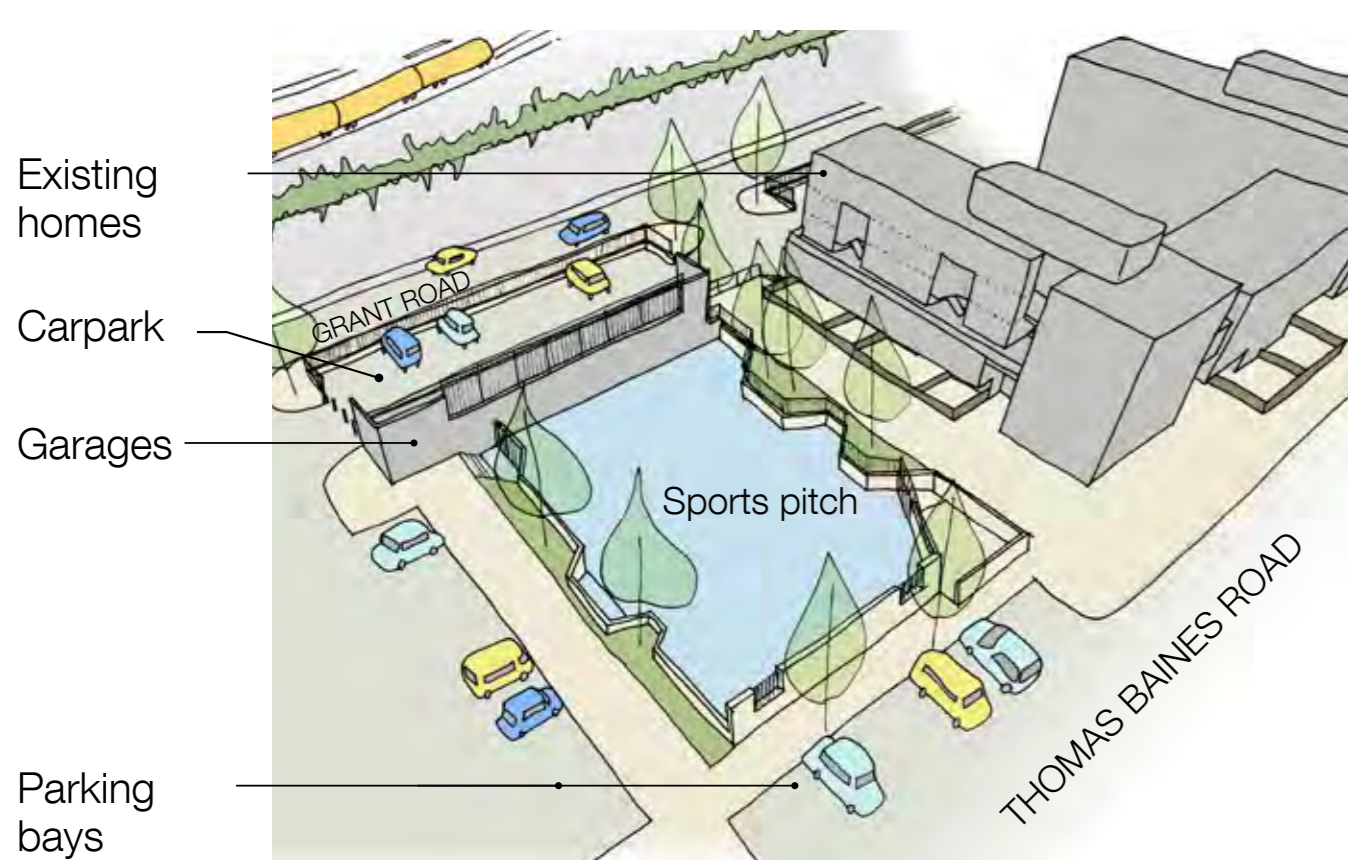
Space between existing and proposed homes to help prevent overshadowing and overlooking and ensure sunlight to Weekley Square.

C Sports pitch

What it is like today....



Sports pitch and garages

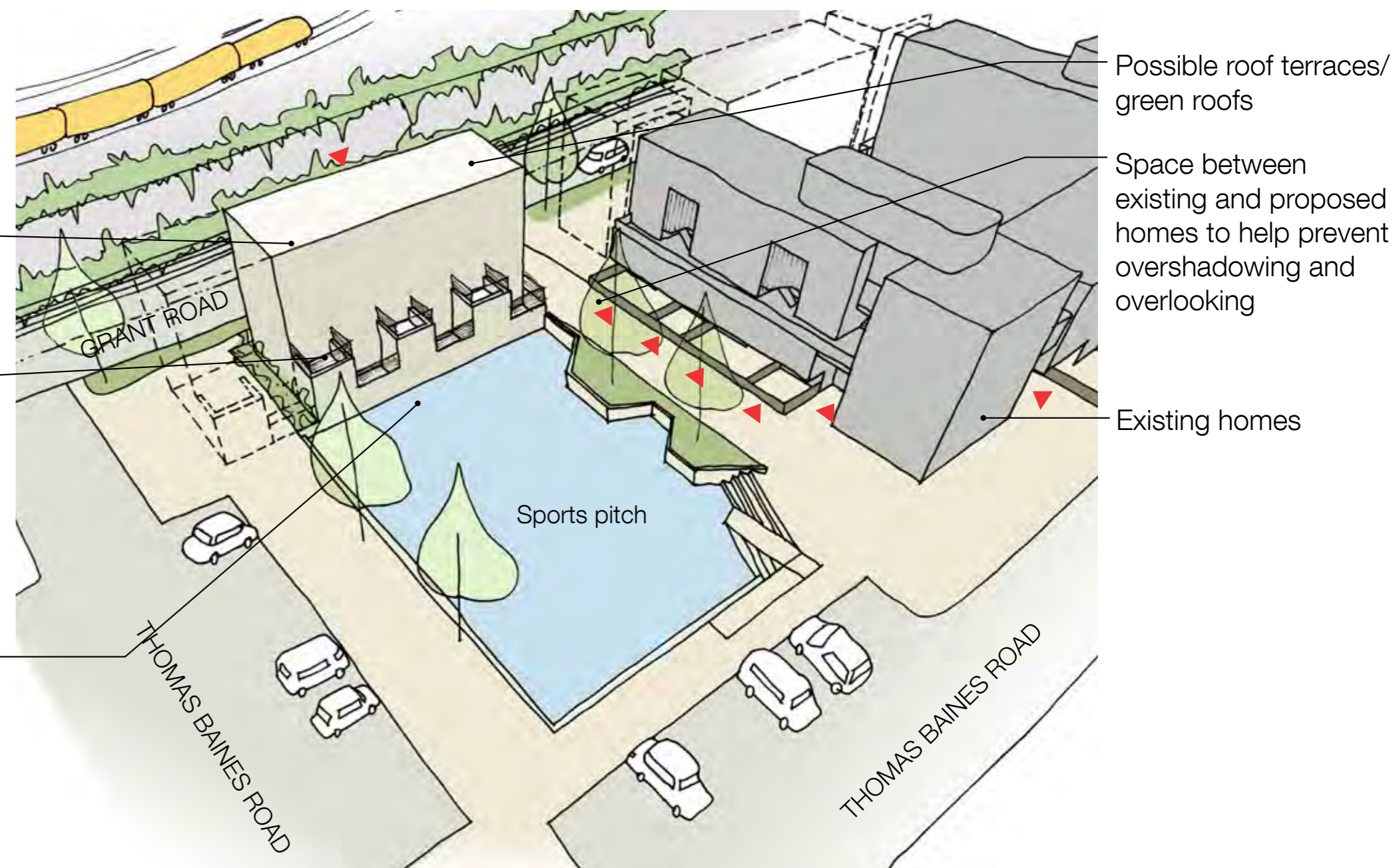


What new development could be like...

Four storey flats, maisonettes or houses. Option to relocate youth club providing structured use and supervision of sports pitch.

Rear ground floor screened courtyards to avoid windows directly facing the sports pitch, with first floor terraces above.

A screen would be installed to prevent balls affecting new homes.

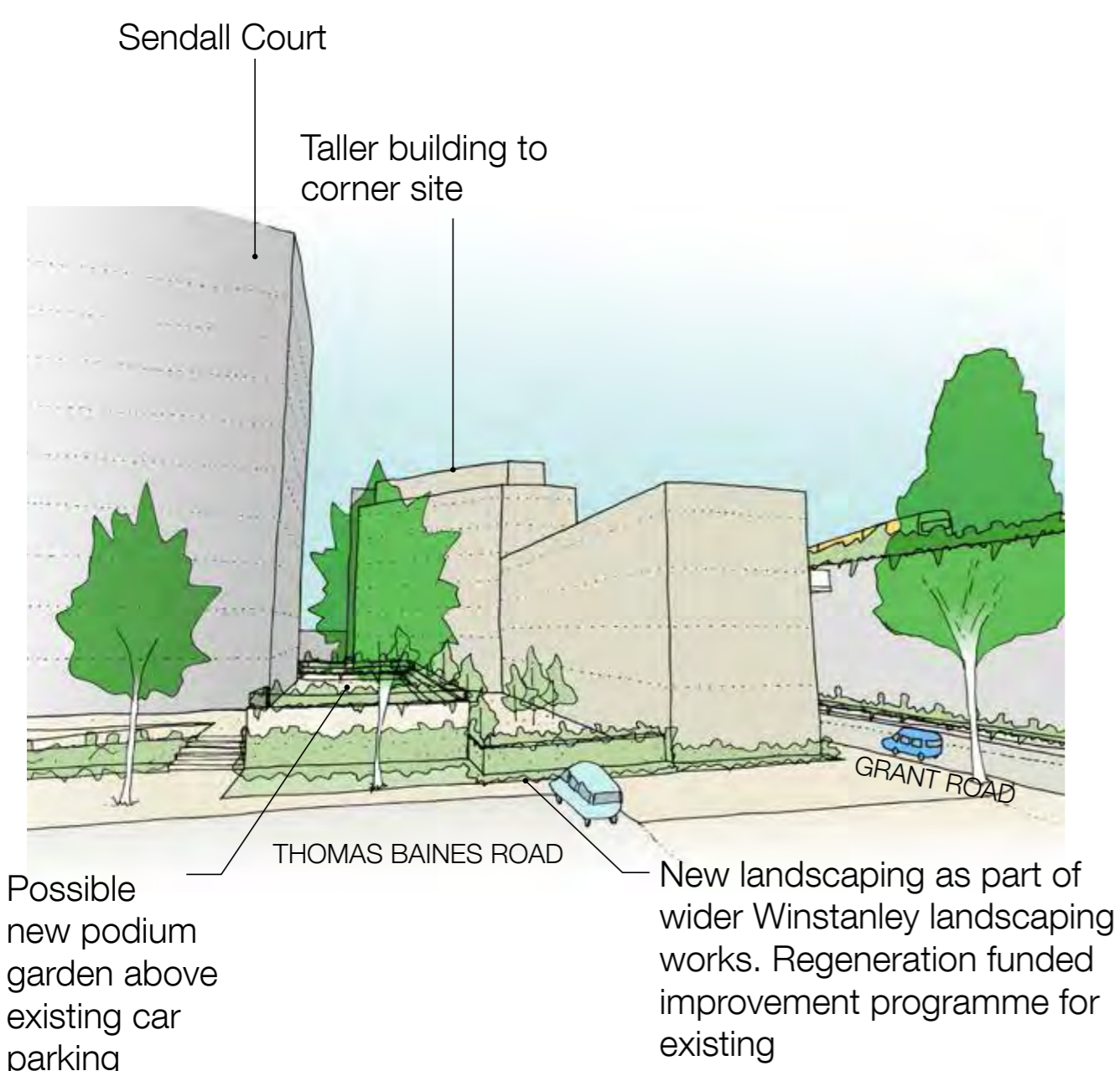


D Sendall Court

What it is like today....

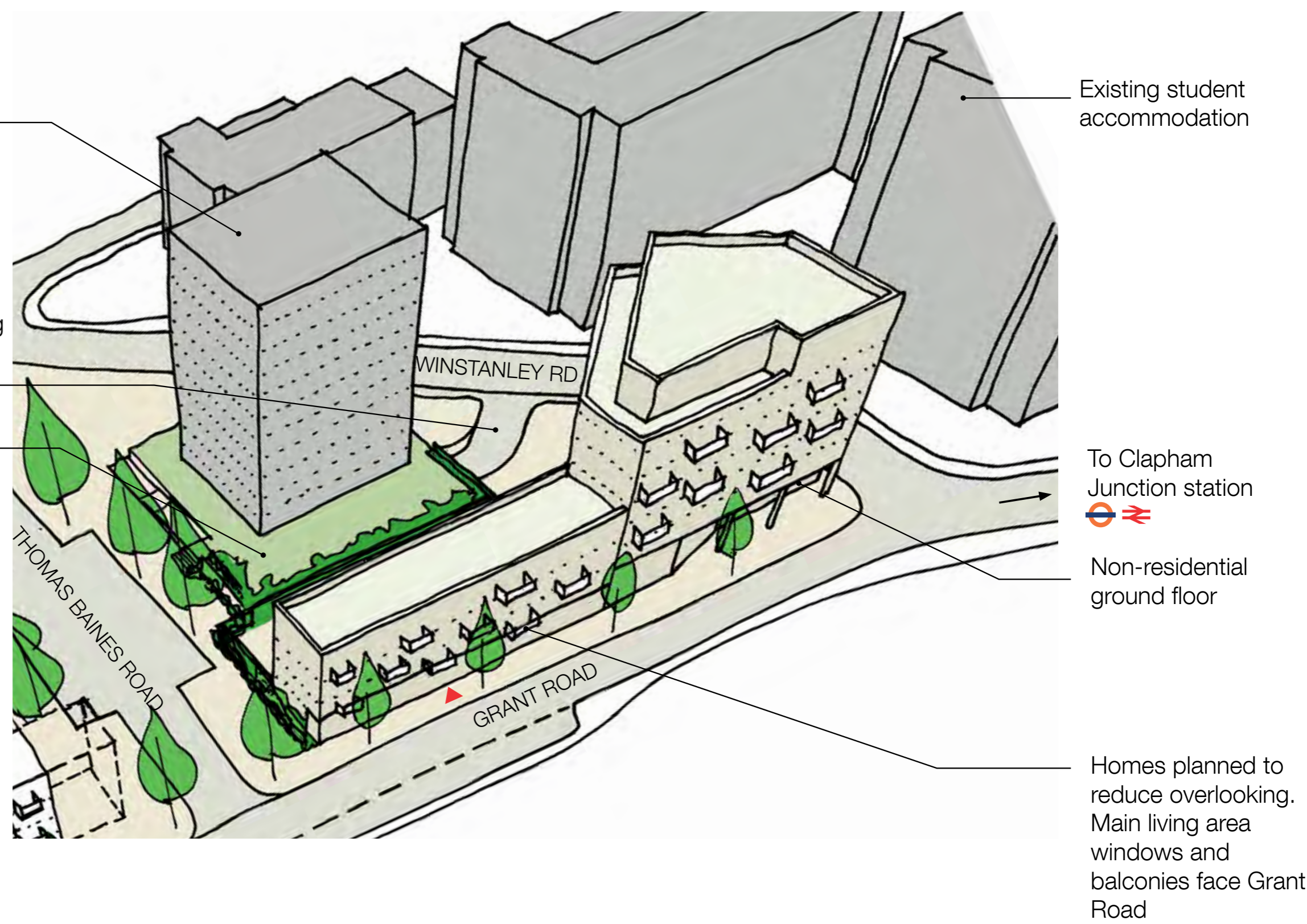


Existing sunken car park in front of Sendall Court, with unused car parking to front at Grant Road



What new development could be like....

Sendall Court
Entrance to existing sunken car park (could be gated)
Possible new landscaped podium above sunken carparking for Sendall Court residents (could be gated to restrict access)



The Winstanley Estate streets and public spaces can be improved with both relatively minor improvements and some bigger more exciting proposals, following further consultation with residents.

These boards describe some options for proposals to improve the streets and spaces.

What Huitt Square could look like



- Planter beds with seating spaces around retained trees
- Linking the square across an improved Winstanley Road
- Improving access to Clarke Lawrence Court
- Improved entrance from Plough Road
- Improved lighting along routes through square

What Livingstone Walk could look like



- Planter beds and seating spaces
- Linking the route across an improved Winstanley Road
- Planting as a green buffer to sunken parking area
- Improved entrance from Winstanley Road
- Improved lighting along route



What Fowler Close could look like



- Planter beds and seating spaces
- Imaginative play areas in the square
- Improving the route for pedestrians and cyclists
- Improved entrance from Plough Road

- Improving access and entrances
- Enhancing play and the sports pitch
- Improving seating spaces
- Improving key public spaces
- Improving pathways and lighting
- Good signage and way finding

The Winstanley Estate streets and public spaces can be improved with both relatively minor improvements and some bigger more exciting proposals

These boards describe potential options for proposals to improve the streets and spaces.



- Improving play area with natural play elements along the route
- Improving levels and access to play area along the route
- Improved lighting along the route

What the ball court edge and access to it could look like



- Planter beds and tree planting to parking area
- Improve edges and visual connection to ball court
- Shared surface to encourage pedestrian and cyclist activity

4

What the play area could look like



What Grant Road could look like



- Planter beds and tree planting as a buffer along Grant Road
- Possible front gardens to homes along ground floor edge
- Improving the footpath for pedestrians
- Improving lighting along the route and new Grant Road frontages

- Improving access and entrances
- Enhancing play and the sports pitch
- Improving seating spaces
- Improving key public spaces
- Improving pathways and lighting
- Good signage and way finding

What York Gardens could look like...



Possible new community, library and leisure centre with flats above
Glazed atrium as entrance to all facilities



Clear paths
Flexible open space



Possible site for Battersea Baptist Chapel



Possible site for Thames Christian College
Gateway entrance



1 O'Clock Club
Adventure play



Grassed area



The park meets the square



Public square



New planting

- Improving access and entrances to the park
- Making it safe and well overlooked
- Enhancing play and recreation areas
- Adventure play area and one O'clock Club reprovided
- A range of areas with varying landscape character
- Improving pathways and way finding/ signage through the park
- New Leisure Centre including Library and Community Centre

Bramlands is currently a left over and under used space and makes little use of its well connected location close to a major station....

What it looks like today....

There is an opportunity for change, creating a new vibrant area linking into the town centre



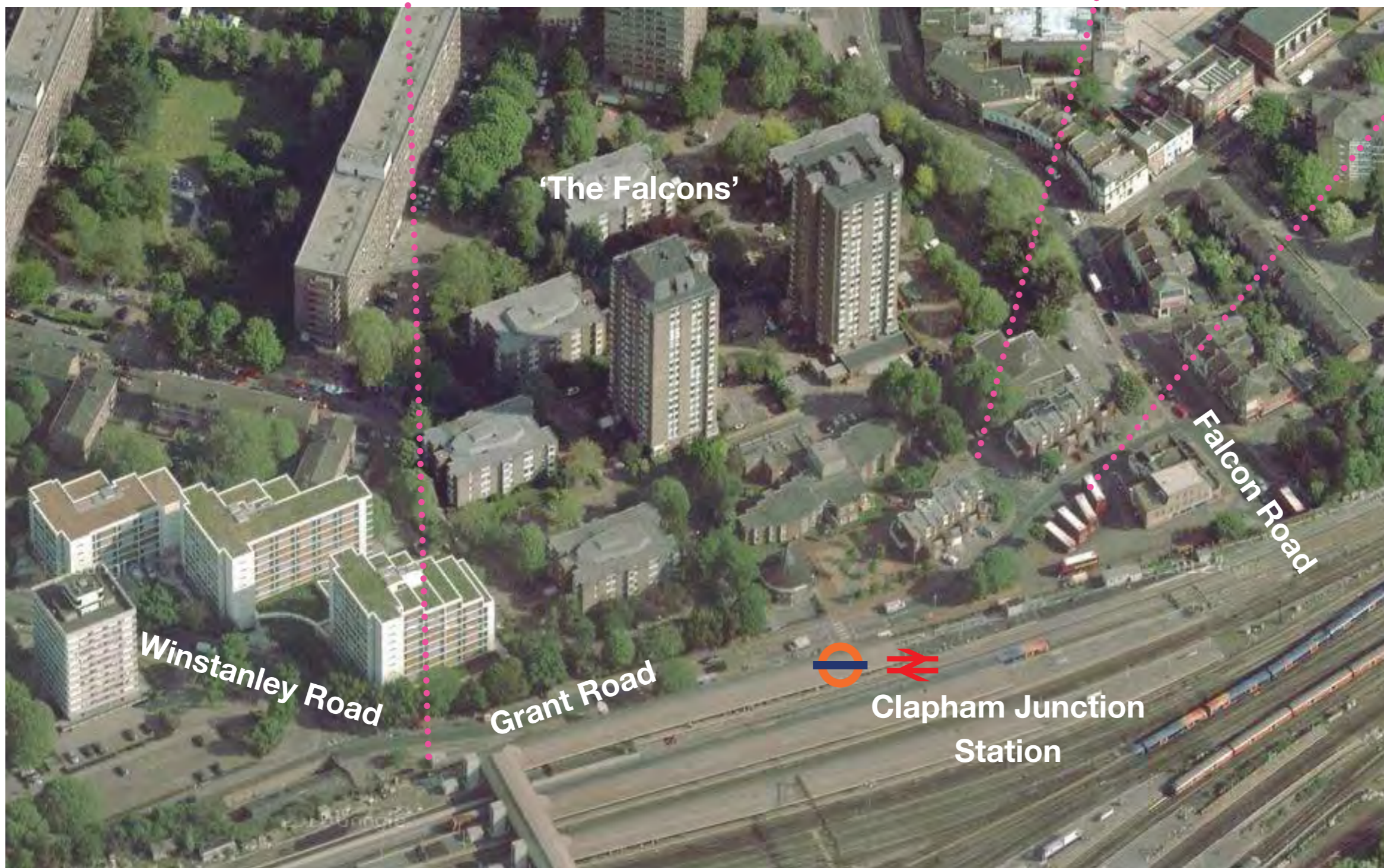
Underutilised public spaces along railway arches



Poorly designed public spaces and pathways to and from the station entrance



The bus stand creates a barrier and further cuts off the station entrance - visually and physically from Falcon Road

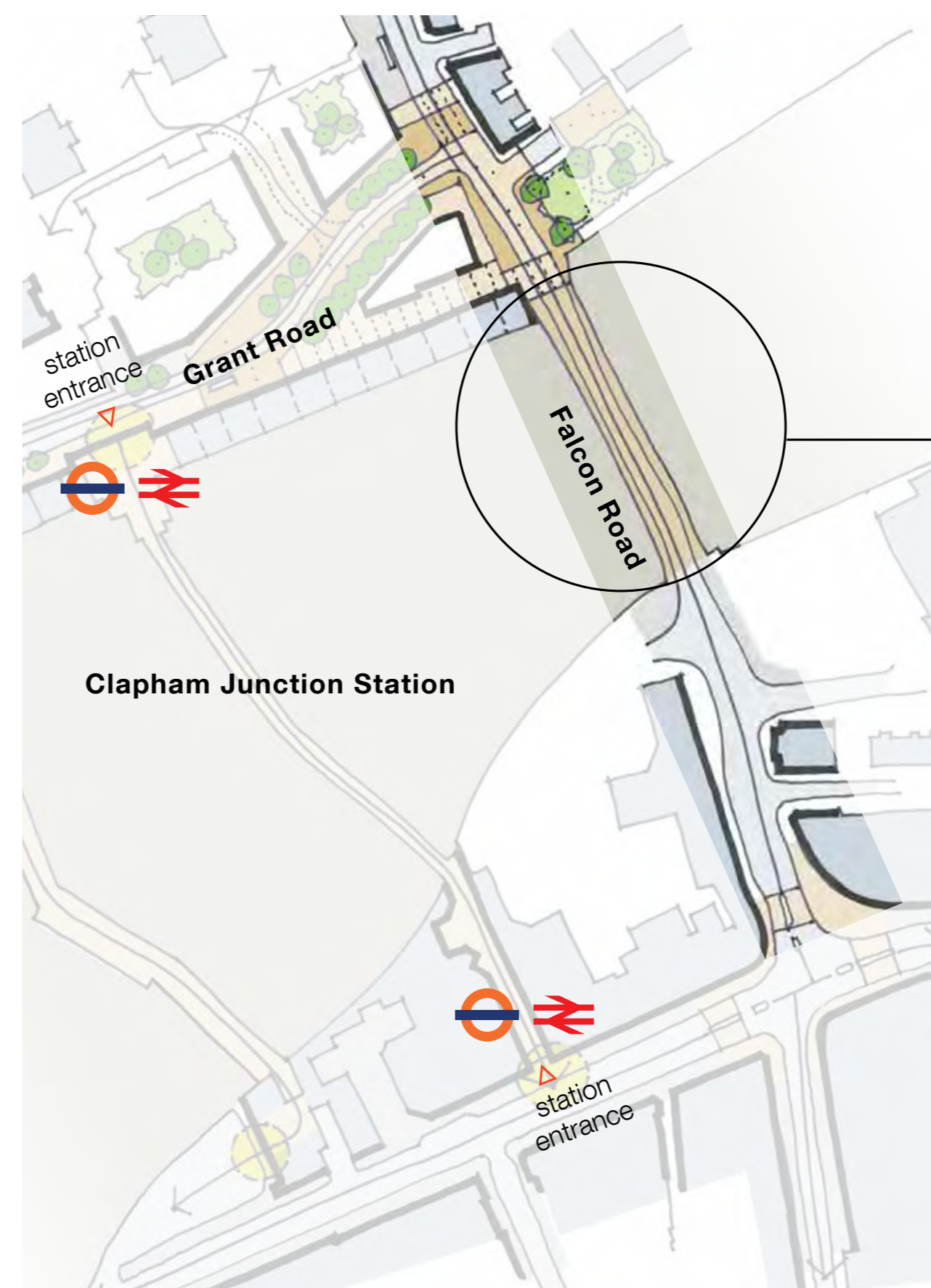


An Opportunity for change...

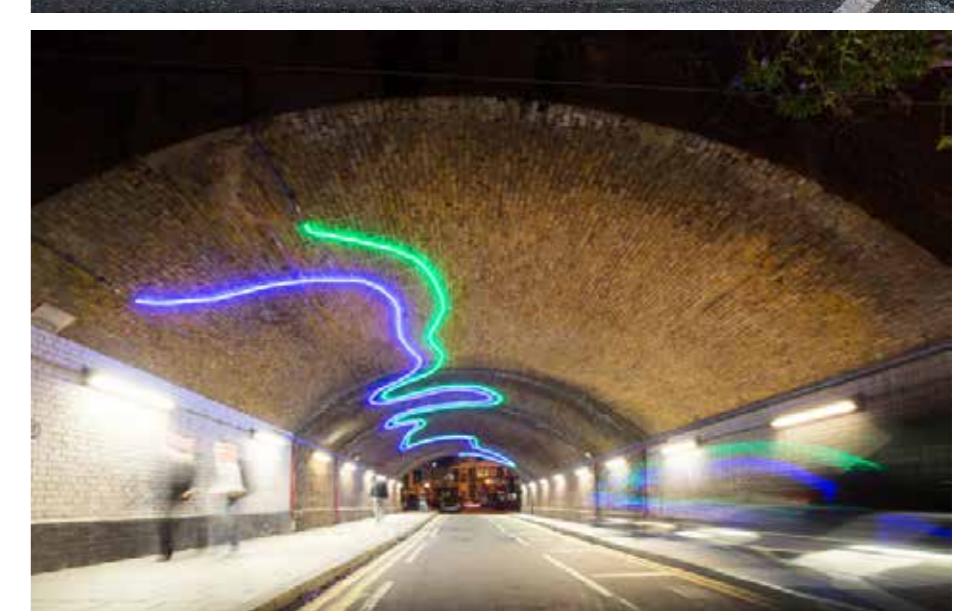
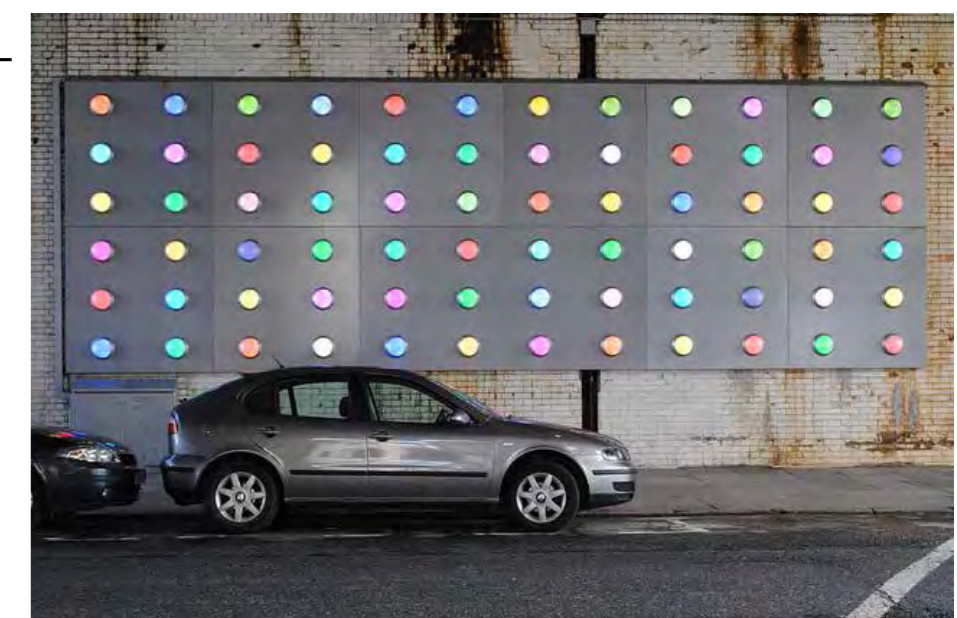
- Poor public spaces and streets
- Buildings do not help to create safe and well overlooked routes
- Bus stand forms a barrier to station entrance
- Railway arches are underutilised
- Footpaths along station entrance and Grant Road are car dominated
- Poor lighting and way finding
- Scope to improve Falcon Road and link into town centre

A new Clapham Junction Piazza

- The site is considered suitable for higher density development to create sufficient activity to sustain a safe, active and lively commercial centre
- London planning policy allows up to 1100hab rooms per hectare. This can be achieved through higher buildings and dense development
- Within the planning parameters of the London plan policy it is important to secure quality and safe public spaces with clear routes through the area to the important transport hub
- Potential for active commercial uses at ground level and lower levels of taller buildings
- Improved access to station entrance
- Network Rail to improve station arches with new retail offer due on site (2016)
- Ongoing discussions with Providence House and Church of the Nazarene



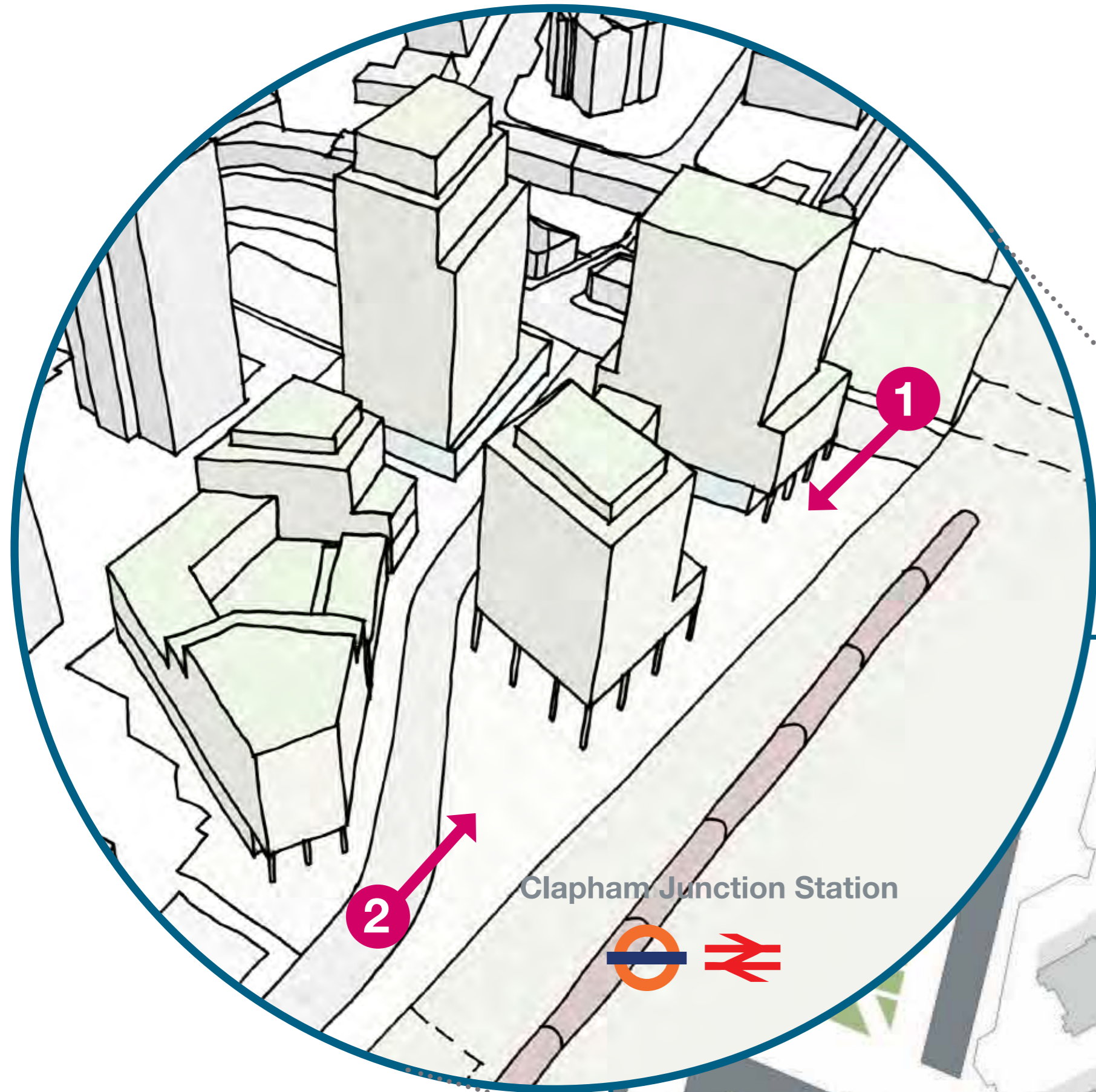
Falcon Road Underpass could be improved and better linked to the town centre



The visuals here show how the Bramlands could become a more exciting and vibrant town centre location, with the creation of the Clapham Junction Piazza.

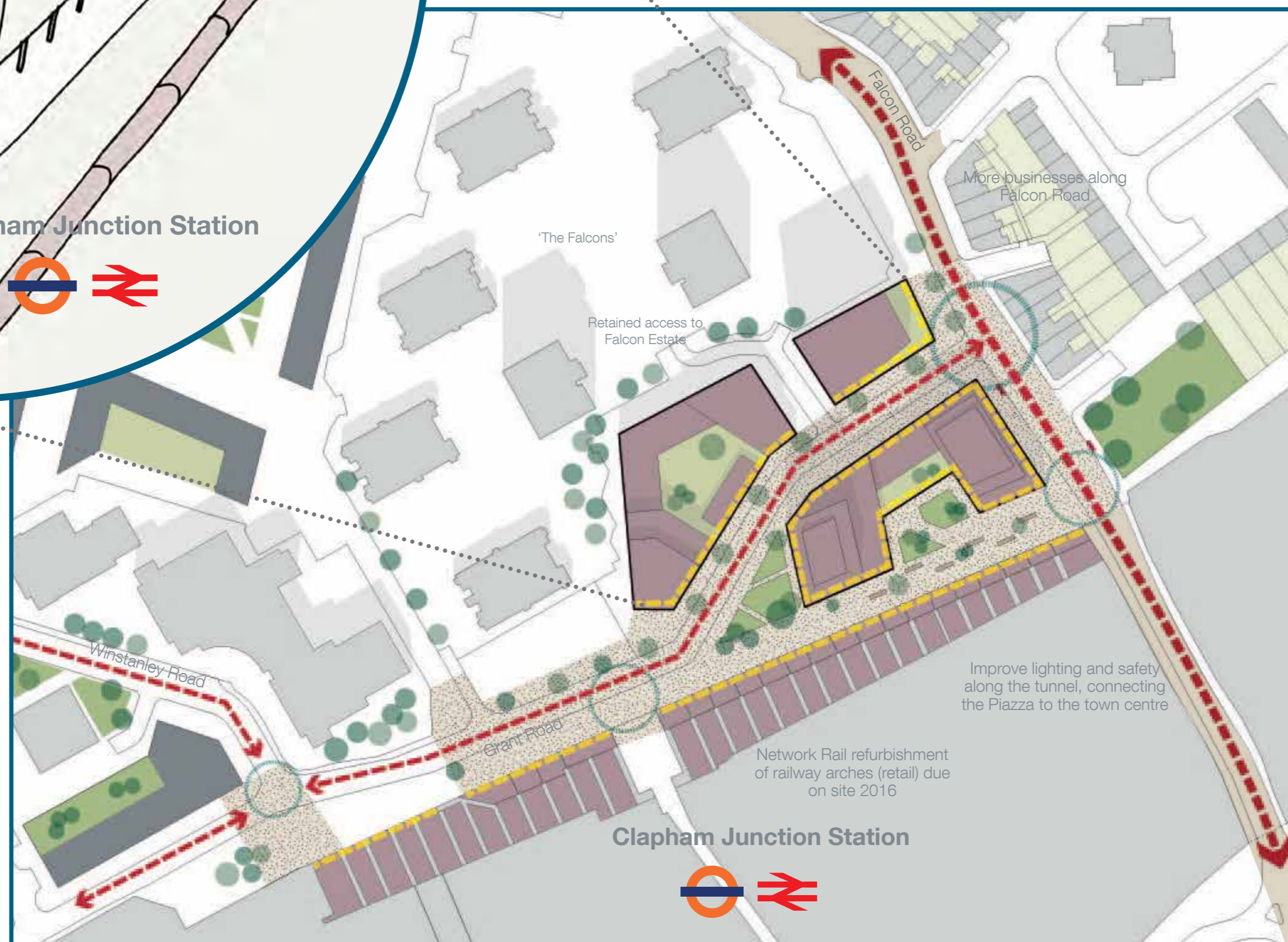
Retail uses along the arches and improved access to station entrance

Tree planting along well designed routes and landscaped public spaces



Residential above retail and commercial uses

Spill out areas for cafes and restaurants



Bramlands - proposed layout NTS

A new Clapham Junction Piazza

- A catalyst for investment and wider change
- Bringing new life to this area with major benefits for residents and station users
- A vibrant public space with shops, cafes, restaurants and cultural activities starting in 2016
- Creating opportunities for businesses and employment for local people
- Affordable housing for local people and workers
- Bringing new investment to the station area and Falcon Road
- Improving the tunnel to create an improved link to the town centre
- Planning now with Network Rail for the new train services, such as Crossrail 2, plus a proper bus interchange

Residential above retail and commercial uses

A new Clapham Junction Piazza

Improved access to station



Developing a Preferred Option



This illustration shows the potential new neighbourhood as it could look with all buildings included for demolition, as the most popular option voted for in the 2013 consultation period.

This image of the preferred option will continue to evolve as the council moves forward with residents, stakeholders, the community and its delivery partner.



Library



Sports Hall



Creche



Swimming Pool



Community Centre

• These are the uses that you said you would like to see in the consultation last year

• We are taking your views into account in developing proposals for this leisure and recreation space



Places to work & study



Cafe

COMMUNITY, LIBRARY AND LEISURE CENTRE



Outdoor spaces



Gym



Glazed Entrance



- A new and improved library
- An improved community centre and facilities
- Sports hall and swimming pool
- Well designed outdoor and indoor spaces
- Places to study, work and relax

Example of a Typical Courtyard Block 20

Front gardens to homes and maisonnettes on ground floor

Back gardens to homes open onto courtyard

Usable green/brown roof spaces as additional amenity space



- All homes have balconies or private gardens
- Height of blocks designed to ensure good sunlight and daylight to flats, streets and courtyards
- Maximum of 8 flats per floor and short corridors to each lift
- A mixture of private and shared spaces in courtyards
- Local play for young children in courtyards
- Possible photo voltaic panels on some roofs



Well defined entrances to stairwells and communal areas

Lower buildings on the southern edges to ensure good daylight/ sunlight into courtyards

Visual links and spaces between blocks to ensure daylight/ sunlight into courtyards and streets

January 2015
Housing & Regeneration Committee

Recommended to endorse next steps:
how to deliver preferred option together with the planning framework

COUNCIL MOVES AHEAD TO CONSTRUCT FIRST NEW HOMES OFF SITE



COUNCIL & DELIVERY PARTNER PREPARE AND DELIVER PREFERRED OPTION



February 2015 to Summer 2015

Council identifies suitable plots for off site housing delivery and select design team



Council prepares documents to select delivery partner



Housing Needs Surveys

Council continues to update housing needs survey to confirm size and design of new homes to meet residents needs

Summer 2015 - Spring 2016

Council consults on plans for satellite sites, obtain planning permission and select contractor

Council consults residents moving into first new homes with first offers to residents York Road Estate



Spring/Summer 2015 - Spring/Summer 2016

Council selects a delivery partner



Spring 2016 - Autumn 2017

Council's contractor builds satellite sites



Summer 2016 - Summer 2017

Work up planning permission on preferred option



Autumn 2017

First new houses estimated to be ready and first residents from York Road Estate can start moving in

Autumn 2017

Start building when sites become available