

WANDSWORTH BOROUGH COUNCILHOUSING AND REGENERATION OVERVIEW AND SCRUTINY COMMITTEE –
15TH NOVEMBER 2018EXECUTIVE –26TH NOVEMBER 2018Report by the Director of Housing and Regeneration on Alton regeneration scheme update,
SW15 (Roehampton and Putney Heath).SUMMARY

This report provides an update on the Alton Estate regeneration scheme (Roehampton and Putney Heath), and specifically to note the progress of the hybrid masterplan planning application by Redrow (the Council's development partner) which is due to be submitted in early 2019 and an update on phasing, consultation and the financial position. The report also makes a recommendation regarding reallocating capital expenditure to support the delivery of the Youth Services model in Roehampton.

The Director of Resources comments are set out in the report.

GLOSSARY

EINA	-	Equality Impact Needs Analysis
GLA	-	Greater London Authority
HRA	-	Housing Revenue Account
LDP	-	London Development Panel
MUGA	-	Multi-Use Games Area
SPD	-	Supplementary Planning Document

RECOMMENDATIONS

1. The Housing and Regeneration Overview and Scrutiny Committee are recommended to support the recommendations in paragraph 2. If they approve any views, comments or recommendations on the report, these will be submitted to the Executive or the appropriate regulatory and other committees for their consideration.
2. The Executive is recommended to: -
 - (a) note the update on the hybrid masterplan planning application, the programme for submission, consultation and phasing update as set out in paras 5 to 29;

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- (b) note the latest financial position as set out in paras 30 to 35 and the confidential report Paper No. 18-415A; and
- (c) agree that £548,000 of funding previously allocated to the refurbishment of the former Dilton Gardens Youth Club be allocated to the uses set out in paras 40 to 44 to support the approach to the provision of services for young people in Roehampton within the context of the Alton Regeneration as approved in September 2018 (Paper No. 18-297).

BACKGROUND

- 3. The regeneration of the Alton area, SW15 (Roehampton and Putney Heath) forms part of the Council's over-arching approach to raising aspiration across the borough as approved by the Executive on 8th October 2012 (Paper No. 12-645). The Council approved the Alton Area Masterplan in October 2014 (Paper No. 14-447) which was the outcome off an 18-month master planning process which included two periods of extensive consultation with the local community and stakeholders. Feedback from the consultations was used to create a shared vision for the development of the Alton area, and informed the production of the Roehampton Supplementary Planning Document (SPD) which was adopted in October 2015.
- 4. On 21st September 2015 the Executive approved (Paper No. 15-313) the commencement of a mini-competition through the Greater London Authorities London Development Panel (LDP) to procure a development partner to deliver the scheme alongside the Council (Paper No. 15-313). The procurement exercise took one year, and on 23rd January 2017 the Executive approved the appointment of Redrow Homes Limited ("Redrow") as the Council's development partner for the Alton Estate Regeneration Project (Paper No's 17-6 and 17-6A). The Regeneration Agreement with Redrow was signed on 11th June 2017.

Hybrid Masterplan Planning Application

- 5. Since their selection, Redrow and the appointed design team, have been building on the original masterplan objectives and developing a hybrid masterplan and planning application for the regeneration of the Intervention Area (for shorthand in this report though referred to as the "Alton Estate").
- 6. The hybrid application will establish the overarching principles of the masterplan and will include a detailed element (which makes up approximately 60% of the scheme by residential units) and an outline element which will be subject to a series of reserved matters applications to be submitted at future dates. Future phases will be guided by a comprehensive Design Code which will be set out in the hybrid application. There will also be a separate application for the refurbishment of the Minstead Gardens bungalows, where Listed Buildings Consent is also required.
- 7. The design evolution has ensured that the vision of the Alton Estate that was set out in the original Masterplan and which was approved by the Council and the subsequent SPD has been incorporated into the design principles around which the hybrid

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masterplan application has been framed. The Council's masterplan principles for the Alton Estate are:

- Improve the two local centres (i.e. Danebury Avenue and Portswood Place) and the services they offer
 - To modernise the housing stock where appropriate, improving the condition of housing for current and future residents, and improve the quality of the residential environment and layout of buildings and streets
 - Strengthen existing community buildings and create new facilities within the local centres
 - Provide new job and training opportunities to help local people get on in life
 - Re-connect streets, centres, communities and open space to the surrounding area
 - Repair streets, public spaces and pedestrian links to make them more convenient and usable
 - Extend a high-quality landscape throughout the Alton area
 - Reveal the highest qualities of the estate's heritage features
8. The hybrid application also builds upon the concept design that Redrow submitted at the bid stage and responds to a number of factors including the Council's specific requirements for Council Works, site topography, technical studies and heritage context. It has also responded to feedback received during the pre-application process from residents and local stakeholders (further details set out in paras 19 to 23 below and Appendix A) as well as the extensive consultation with the Greater London Authority, Transport for London, Historic England, the 20th Century Society, and various council departments including, the Council's Design Review Panel, Planning, Housing and Regeneration, Public Health, and Highways).
9. In summary, the hybrid application masterplan (an overview of which will be presented to the meeting) will deliver a comprehensive scheme comprising:
- **High Quality New Homes** – the application proposes the development of 1,103 high quality new homes of mixed tenure that all meet the Mayor of London's standards, have private amenity space and which have access to communal space. They also meet the Council's rehousing commitments and have been designed to be "tenure blind". The scheme will deliver the extension and full refurbishment of 30 listed bungalows at Minstead Gardens to restore their heritage value and provide a much-improved quality of sheltered accommodation.
 - **Access and Movement** – the application proposes to improve access and movement across the estate including to the junction between Danebury Avenue, safer pavements and level pedestrian crossings, improved bus facilities, accessible pedestrian and cycling routes (including a new north/south connection), improved loading and servicing facilities, and improved on-street parking.
 - **New Community Facilities** – the application proposes to deliver 5,439 square metres of replacement community space including a new multi-purpose community facility of high quality civic architecture which will include a library, a community hall and facilities for youth services and health services (currently known as Block A).

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The application also proposes to deliver a new Eastwood Nursery and Childrens Centre and community and health/community facilities at Portswood Place.

- **New Village Square** – the application also proposes the creation of a high-quality village square at the heart of the Alton Estate that is bounded by the new Library/Civic building and which could be used for markets and a range of other events and activities.
- **Improved Commercial Offer** – the application proposes to deliver a much-enhanced retail offer (3,142 square metres which is more than there is currently) which will include a new food store, shops on both sides of Danebury Avenue and supported by a new office space which has the potential be used by Council departments, affordable workspace for local businesses or local community groups.
- **New Landscape and Play Facilities** – the application proposes to preserve and enhance the spacious character of the current estate by opening up views to key landmarks, greener/safer streets, and improved play at Downshire Fields, Alton Activity Centre Village Square and door step play throughout.

10. Of the 1,103 new residential homes proposed, 256 will be Council owned affordable units. This includes 188 replacement homes at Council rent levels and 68 shared equity/shared ownership homes that will be offered to current resident homeowners to ensure they can afford to stay in the area.
11. The current and proposed housing mix in the main intervention area is summarised in the table below;

Tenure	Social rent		Shared Equity or Shared Ownership		All affordable		Private		Totals	
	Units	Habitable Rooms	Units	HR	Units	HR	Units	HR	Units	HR
Existing	156	554	0	0	156	554	132	510	288	1064
Proposed	188	639	68	251	256	890	847	2,353	1103	3243
Increase	32	85	68	251	100	336	715	1843	815	2179
Tenure split in New Scheme	17%	19.7%	6.2%	7.7%	23.2%	27.4%	74.8%	71.2%		

12. The affordable accommodation in the main intervention area will be c. 23% by unit number and approximately 27% by habitable rooms (these being larger units to meet identified need). In accordance with the Council's commitment to residents (and in line with Mayor of London's Good Practice Guide to Estate Regeneration), the main scheme will result in no net loss of social rent units and will replace all existing social rent and provide a further 32 than currently. Overall there will be a net addition of 100 affordable units.

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13. The table above does not include the refurbishment of 30 listed studio bungalows at Minstead Gardens which will become 28 x one-bed and 1 x two-bedroom homes that will each provide an additional habitable room whilst meeting current space standards. The table also doesn't include the replacement council rent homes and shared equity units being provided at Bessborough Road (ten units) and Fontley Way (which is at the feasibility stage but likely to deliver between 12-14 x three and four bed maisonettes) which are being developed to support the decant programme and meet the Council's "one move" commitment to existing tenants and homeowners. When these additional units and the additional habitable rooms for Minstead Gardens bungalows are included in the above calculations the percentage of affordable accommodation will make up approximately 25% of total units and 30% by habitable rooms.
14. This level of affordable housing is being achieved despite the high costs associated with such a complex estate regeneration project. These include the cost of high quality design, delivery of high quality community infrastructure and local retail facilities, and high buy back and relocation costs. The Council's non-negotiable commitments to ensure residents can remain and only move once also comes at a cost as does the fact that all tenants will remain Council tenants paying social rents and the shared equity offer. In addition, lower sales values (when compared to elsewhere in the Borough) means there is less land value to cross-subsidise the scheme.
15. It should also be noted that the Alton Estate is very much seen as an area for owner occupiers due to its location and pricing point and based on current values it is anticipated that all one and the majority of two bed units would currently be eligible for the Government's 'Help to Buy' scheme. There are also requirements in the Council's contract with Redrow for homes to be marketed initially to local people.
16. As part of the planning process discussions have already commenced on viability to establish the level of affordable housing that can be supported in this scheme. This will follow the 'Viability Tested Route' clearly set out in the Mayor's Affordable Housing and Viability Special Planning Guidance and will be supported by a detailed cost plan that illustrates the substantial cost in delivering the new and replacement homes and community infrastructure. The current assessment shows that the development is unable to viably support the level of affordable housing currently being proposed but the Council made the commitment to fund the construction of the 256 homes at the point it started to procure a development partners and this was to ensure that it is able to meet its rehousing commitments to existing residents and deliver an uplift in social rented homes. This viability process will be scrutinised by both the Council's and the GLA's planning teams and their appointed experts. If this review reveals that a higher level of affordable housing is justified in planning terms, then this will need to be provided. Ultimately, issues around planning viability will be a matter for the local planning authority and the Planning Applications Committee.
17. Redrow have started to prepare the planning application documents and are finalising several outstanding work-streams. These include viability, landscape, design codes, employment strategy, S106, EINA, cultural/placemaking strategy and management strategy as well as the next period of communications and engagement. Approval of

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these documents sits with a Steering Group that contains representatives from the Council and Redrow and whose remit is governed by the Regeneration Agreement. The current programme sees the hybrid application and the Minstead Gardens application being submitted at the end of January 2019 subject to approval by the Council's Steering Group representatives that it meets the requirements of the Regeneration Agreement. There will then be a period of public consultation on the application which will be widely publicised and where residents and stakeholders can provide further comment on the plans submitted.

18. Subject to planning approval and land assembly, construction of the first phase of the main scheme is expected to start in early 2020.

Scheme Development Consultation

19. From the outset the Council has been fully committed to engaging with and involving its residents and local stakeholders in the development of the regeneration plans. This included extensive consultation exercises in both the development of the masterplan and the SPD.
20. Following the appointment of Redrow there has been a further period of extensive consultation to ensure that residents (including those in the intervention area) and local stakeholder have had the opportunity to understand and be informed of the plans, influence the detailed design proposals and be informed on how the design had involved. This process has included a range of one-to-one's, meetings, events and exhibitions and residents have been kept informed via a range of communication channels including regular newsletters, information booklets, letters, leaflets, posters, freepost address, a dedicated phone line and website etc.
21. The main consultation events have been: -
 - July 2017 – The Feel Good Festival which provided an opportunity for key members of the project team to meet members of the local community and was visited by approximately 350 people.
 - September 2017 – A range of events and activities that revisited the masterplan to understand what worked well and identify areas that could be further improved through the detailed design process. This included a month-long public exhibition in Roehampton Library, themed workshops on a range of key topics (attended by 88 people), open public drop in events (approx. 140 people) and direct engagement with stakeholders (including youth and faith groups).
 - May 2018 – A booklet was sent to every tenant and homeowner in the intervention area which set out the rehousing and phasing plan. The booklet restated the Council's offer to those effected and encouraging attendance at the June events. This was followed up with one-to-one's and door knocking. A letter was also sent to all shopkeepers on Danebury Avenue outlining the phasing plan and the Council's commitment to existing shopkeepers (See para 28 to 29 below).

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- June 2018 – A series of public exhibitions and ‘pop-up’ exhibitions on the latest design proposals (over 300 people and 59 feedback forms completed) and targeted youth consultations. This also included the production of a booklet which was provided at the events and sent to every tenant and homeowner in the intervention area
 - September 2018 – The Get Active Roehampton Festival at which Redrow had an exhibition which included a summary of the scheme and objectives, key design changes, information on Fontley Way, responses to FAQ’s raised during the June consultation and an update on the Cultural Strategy.
22. Prior to submission it is also planned that there will also be additional targeted events with residents neighbouring the relocated bus turnaround area and the Alton Activity Centre.
23. All feedback provided during these consultations has been recorded and will be summarised in the Statement of Community Involvement that will accompany the hybrid planning application and will describe how comments received have influenced the design development. A further summary of the consultation exercises can be found in [Appendix A](#).

Phasing Plan

24. Phasing any regeneration scheme is complex but more so given the Council’s commitment to allow residents to remain and only move once. A phasing plan has been developed which sets out the order in which new homes and facilities are built which then allows existing buildings to be demolished. This is broadly broken down into three phases with an estimate that it will take around ten years to complete.
25. As per the Council’s commitments, all re-housed tenants and resident homeowners will be offered the option of a new home. These will all meet the Mayor of London’s quality and size standards and have private amenity space (either a balcony or private terrace) as well as access to secure and well-designed communal areas. All re-housed Council tenants will be offered homes which meet their housing need at the time they move which will address overcrowding issues and the rent will be set in the same way. Resident leaseholders who wish to stay will be offered the opportunity to purchase a property the same size as their existing home on a shared equity basis. Unlike shared ownership, residents will not pay rent or interest on the Council’s share of equity. The early moves and early buy-out opportunities also remain for all Council tenants and leaseholders.
26. The phasing and re-housing plan was communicated to all residents and homeowners in the intervention area in May 2018. In summary: -

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Phase	Homes Included	Proposed area where tenants and resident homeowners will be offered replacement homes
Phase 0	<ul style="list-style-type: none"> - 1-29 Danebury Avenue (Coop block only) - 1-14 Portswood Place and 2a Minstead Gardens 	Bessborough Road (Sherwood Lodge) (10 homes)
Phase 1	<ul style="list-style-type: none"> - 2-84 Harbridge Avenue (even numbers only) - 1-45 Allbrook House - 1-28 Kingsclere Close 	Block A (40 homes) and Fontley Way (12-14 homes)
Phase 2	<ul style="list-style-type: none"> - 1-115 Harbridge Avenue (odd numbers only) - 31-243 Danebury Avenue (odd numbers only) - 	Block Q (116 units)

27. The phasing plan has also been designed to ensure that the library, health uses, youth facility and the Eastwood Nursery and Childrens Centre can move into their new facilities without a break in service provision.
28. Regarding Danebury Avenue retail facilities, the application proposes to create an enhanced parade of shops on both sides of Danebury Avenue and the phasing plan had been developed to ensure that there will be no break in retail provision for local residents. The phasing allows for a new supermarket/chemist to be built in Phase 1 and for approximately 1,000 square metres of new retail space on the north side of Danebury Avenue to be completed 2024 onwards. This will enable the relocation of some of the current businesses from the existing Danebury Avenue parade.
29. The Council wrote to all the existing Danebury Avenue businesses in May 2018 and acknowledged that while there will be inevitably be some disruption for existing retailers, the Council acknowledges that many of the local businesses are longstanding and make a valuable contribution to the local community and economy, is keen to discuss the proposals and potential requirements for a new unit. For those that do move into the newly developed scheme, the Council has committed to;
- Freezing rents at the same level per square foot as the current unit at the time for the first three years of the lease.
 - Discuss any support required for fit-out costs of the new unit including considering any compensation that may be due.

Financial Model

30. The Council awarded the contract for the Alton regeneration to Redrow following an EU compliant procurement via the GLA's London Development Panel (LDP) framework (as set out in Paper No. 17-6).
31. The Regeneration Agreement was signed in June 2017 and sets out the principles on which the partnership between the Council and Redrow is based, the objectives of the redevelopment and how financial viability would be determined. The Regeneration Agreement also sets out a range of Council Works which were set out in the procurement and are to be delivered as part of the regeneration. This included the requirement for the 256 replacement Council affordable homes which the Council is funding the cost of and the range of replacement community, retail and office space, which are required to meet the Council's regeneration objectives and to achieve planning consent, which are all scheme costs and will be borne by the development.
32. Since the original bid on which the contract was tendered the regeneration proposals have changed in order to reflect feedback from the consultation, the development of the phasing plan and the detailed development of the scheme. As expected there have necessarily been a number of changes in developing detailed design proposals, meeting quality required through planning, quantum of development, unit sizes of the affordable (to respond to the most recent needs assessment of existing residents), location of uses, site assembly costs, topography, technical constraints, heritage factors as well as changes with regard to Community Infrastructure Levy and s106. These factors have all varied the scheme and increased costs. The impact of this, plus construction cost inflation and relatively unchanged values since the bid, is to vary the land value receipt to the Council and increase the cost of the replacement and additional Council housing units.
33. The Regeneration Agreement requires a Financial Model to be agreed which is unrelated to planning viability. The original award of the scheme was based on a sample scheme which covered a part of the masterplan area. An updated Model based on the latest scheme has been developed by Redrow and provides the financial position at this point in time across the whole scheme calculated at today's costs and values. The cost and valuation assumptions have been reviewed and checked by the Council's cost and valuation consultants to ensure the assumptions are in line with those assumptions upon which the Redrow tender was submitted. The review of the draft model concludes that the assumptions to date are reasonable and the scheme overall remains viable in line with Regeneration Agreement requirements. Further commentary is contained in confidential appendices to Paper No. 18-415A.
34. The Model is still being finalised and refined to align with the final planning application and there are some elements (such as CIL and S.106 contributions) that remain estimates. The final model will be audited by Grant Thornton, the Council's financial advisors, to ensure it aligns with the contractual terms of the Regeneration Agreement before the planning application is submitted. However, information from the draft model has fed into the HRA Business Plan which is also on the agenda (Paper No. 18-

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419) for budgeting purposes.

35. Once planning is submitted then the financial model will also be subject to there being no changes to the scheme as proposed during the planning process and that is approved by the Local Planning Authority (LPA) and GLA. The Council will also need to receive updated viability and cash flow statements at appropriate stages as set out in the Regeneration Agreement. It is proposed that the final cost plan, which represents the scheme for planning as well as the audited Financial Model, are used as the new baseline position upon which a robust change control procedure is applied moving forward.

Satellite Sites

36. To support the rehousing programme and the Council's commitment to a 'one move' policy, the Council is working with Redrow as a contractor to bring forward the two satellite sites at Bessborough Road and Fontley Way for either social rent or shared equity (as set out in Paper No. 18-161).
37. In June 2018, the Planning Committee approved an application for ten new two and three-bedroom homes at Bessborough Road. A unilateral undertaking has been agreed and detailed design work is progressing. It is intended that construction will begin in Spring 2019, though it should be noted that there are a number of risks associated with the development such as the discovery of protected bats on the site and third-party rights.
38. It was agreed that Fontley Way will be progressed to planning stage and an initial budget has been allocated. An initial feasibility study has been completed that has identified as the preferred option a scheme of 14 x three and four bedroom maisonettes in a single block over 4 stories as the most appropriate form of development to meet identified decant requirements/unit numbers, respond to the existing context of the site (being next to Richmond Park, existing estate housing, limited access to public transport, and to minimise future construction and maintenance costs. The preferred option for this site will be refined through discussions with the Planning Department and consultation with residents. An initial cost plan has been produced to set an initial total estimate of £6.93m (and which has fed into the HRA business plan update) but this will be updated at key stages of the during design development. Formal budget approval for post planning and construction costs will be sought as part of the HRA approval process in January 2019 to enable a start on site in Summer/Autumn 2019.

Western Area Housing Office Relocation

39. To ensure the continuity of local housing management services on the estate and wider area, it was decided to temporarily relocate the Western Area Housing Office to the Roehampton Parish Hall. Temporary planning approval for change of use has been agreed and the works have been tendered and approved (SO83(A) HReg 355). The site has been vacated and works commenced in September 2018 and are due to be completed by March 2019.

Youth Services Provision - Roehampton

40. The Council approved (Paper No. 18-297) a new approach to provision for young people in Roehampton area within the context of the Alton Regeneration. This includes the rehousing the Base and the core activities of Roehampton Youth Club within a new, modern, high quality space - together with other community facilities including an enhanced library space, new community hall and a doctor's surgery - in a new multi-purpose civic building currently known as Block A adjacent to a new village green and in the heart of the estate. This provision will form part of an integrated community provision within an overall strategy for young people provision in the area that will include: -
- (a) re-design of the open space at the Alton Activity Centre to provide a multi-use games area and updated play structures for all ages;
 - (b) engagement of children and young people in the existing leisure offer (including the existing leisure centre) with additional offers designed for them
 - (c) outreach via a mobile provision to remote parts of the estate and established community settings;
 - (d) access to good quality, modern and inspiring resources.
41. The new approach to youth provision is a change from the previous assumption that all the activities provided at Roehampton Youth Club be re-provided at Dilton Gardens as it is less accessible and non-neutral part of the estate, without proximity to transport links. As such there is no longer a requirement for the Housing Revenue Account capital budget of £1.85 million to bring the former Dilton Gardens Youth Club building back into use.
42. However, to enable the Roehampton Youth Centre to be demolished and while construction of Block A is underway, a majority of the activity and provision for children and young people will be relocated to the Base but works are required to reconfigure the space to enable this to happen. There will also be a period where the existing Multi Use Games Area (MUGA) behind the Youth Centre will not be available and before the improvements to the Alton Activity Centre are complete. The enhanced outreach provision, supported by the bus/mobile provision, is also proposed to commence immediately to support this transition period and establish the new long-term service model.
43. It is proposed that £548,000 of the existing HRA budget allocated to Dilton Gardens is amended to invest in the following area: -
- (a) Work to the existing Base facility to temporarily re-provide some of the activities and facilities offered to young people using the current Roehampton Youth Club until Block A is complete. These facilities include a fully fitted training kitchen, a music studio, an ICT suite, an arts corner and 'Chill Out' multi media area. The refurbishment will ensure that the Base is able to host a wider range of activities and facilities in order to meet the needs of the users of both centres. The refurbishment will include the following; partitioning an area to create a flexible

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space which can be utilised for small group sessions; combining two small interview rooms into one larger room to create a multi media / music room; extending the kitchenette to create a larger kitchen, to enable the teaching of cooking and other life skills; updating the ICT facilities, including new PCs, printers etc; updating and replacing existing furniture; and redecorating the entire building. Estimated cost of the refurbishment is £195,000; and

- (b) Fund the purchase of a youth activity van/minibus with a flexible space within it housing ICT, multi-media, mini studio, equipment with which to provide outreach activities across the Alton Estate and the surrounding areas. It is proposed that this mobile provision will be deployed in some of the more remote parts of the estate, to engage with young people from these areas and signpost and facilitate their access to the new provision in the Base and in the long term the new youth facility in Block A. The provision will be staffed, where possible, by the workers currently based at the Roehampton Youth Club, thus maintaining the existing positive relationships that have been developed. The facility will widen the reach of the service and will also facilitate young people's use of other facilities, services and resources that are located in an around estates, e.g. Richmond Park, the sports pens at Dilton Gardens, Wanborough Drive and Putney Vale and the new provision at the Alton Activity centre. The estimated cost of mobile provision is £103,000 plus £5,000 on cost per year. The on costs will be met from existing approved revenue budgets.

44. To invest up to an additional £250,000 in improving / re-purposing the Witley Point MUGA following consultation with children, young people and residents to create a user-friendly space that promotes an inclusive and accessible play offer. This would create a significantly enhanced facility in Alton East and could be completed, subject to resident consultation, scope of works and preparation of a business plan, in 2019.

LEGAL IMPLICATIONS

45. The report has been commented on by Pinsent Masons who provide advice to the Council on regeneration schemes.

COMMENTS OF THE DIRECTOR OF RESOURCES

46. The Director of Resources comments that the latest position confirmed by the financial model has been included in the recent update of the Housing Revenue Account business plan (Paper No. 18-419 elsewhere on this agenda) which confirms that based on the current estimates and assumptions all proposals remain financially viable. This will need to be kept under review throughout the life of the project to ensure continued viability. As stated in the business plan update the financing of the regeneration schemes, alongside other commitments in the Housing Revenue Account, will require significant levels of new borrowing over the next ten years currently estimated at £495 million.
47. The cost of the reprovision of Fontley Way, which is currently estimated at £6.93 million, is included in the assumptions within the Housing Revenue Account business

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plan but only has sufficient budget approved to planning. Subject to ongoing feasibility additional budgets for the construction will need to be included as part of the capital bids which will be presented for approval in January 2019.

48. The cost of the reprovision of the youth services provision which will ensure continued provision for residents of the estate will be met from within the existing approved budgets for the replacement of the community facilities.

EQUALITY IMPACT NEEDS ANALYSIS

49. The Equality Act 2010 requires that the Council when exercising its functions must have "due regard" to the need to eliminate discrimination, to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and to foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
50. Equality impact assessments have been prepared for the Alton Area Masterplan 2014 (Paper No. 14-447) and the Roehampton Supplementary Planning Document (Paper No. 15-347). The overall conclusion was that, based on the information available at the time, there was no reason for any major negative impacts on any equality strands to be identified.
51. At the point that Redrow were selected (Paper No. 17-6) it was noted that as the project moves into planning and delivery stages, Equality impact assessments will be conducted at appropriate intervals and at key milestones to ensure that the Council's obligations under the Public Sector Equality Duty are fully met.
52. As such and updated EINA is being prepared that will review the updated masterplan and recent needs assessments of those within the intervention area and will be submitted for consideration as part of the planning application process.
53. The report approved by the Council in relation to the Provision for Young People in Roehampton (Paper No. 18-297) was accompanied by a EINA.

CONCLUSION

54. Following an extensive period of consultation, planning and development, the hybrid masterplan and planning application for the Alton Estate area is being finalised and is to be submitted early in the new year. This will mark a key milestone in delivering a high quality scheme and the significant regeneration benefits to the local area (including new community facilities, enhanced retail offer, improved landscape and play) as well as also meeting the Council rehousing commitments to existing tenants and resident homeowners while also seeing an uplift in the number of affordable homes that there are currently in the intervention area. While still subject to further review and audit, the review of the draft Financial Model concludes that the assumptions are reasonable and the overall scheme is viable in line with Regeneration Agreement requirements. This is all being delivered to a high quality where costs are rising but within a housing market where values are not increasing.

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The Town Hall,
Wandsworth,
SW18 2PU.

BRIAN REILLY
Director of Housing and Regeneration

7th November 2018

Background papers

There are no background papers to this report.

All reports to Overview and Scrutiny Committees, regulatory and other committees, the Executive and the full Council can be viewed on the Council's website (www.wandsworth.gov.uk/moderngov) unless the report was published before May 2001, in which case the democratic services officer can supply it if required.