

Winstanley and York Road Regeneration

Update Booklet



Working with Residents to Improve and Regenerate

December 2015



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Introduction



Over the last three years, Wandsworth Council has been working closely with local residents and stakeholders to develop a far reaching regeneration project for the Winstanley and York Road Estates. This booklet is designed to update the local community on the progress we've made to date and to explain the next steps in this long-term programme.

The core aims of this project are to provide much-needed new homes in an improved physical environment and to help everyone who lives in this neighbourhood to prosper and get on in life. We want to tackle the social issues estate residents care about and to improve the local economy so today's and future generations have more opportunities to reach their potential.

From the start we have made clear commitments to rehouse existing Council residents and to phase the development so local people do not have to leave the area until new homes are built. We will also ensure the overall number of social rent and affordable homes in the area increases so more families can enjoy living here in the years ahead.

There is still a long way to go but residents can now look forward with confidence to living in modern, energy efficient homes in an area which feels safe, welcoming and better integrated with the surrounding neighbourhood. If you have any questions about how this project will affect you and your family then please do contact our Regeneration Team using the contact details on the back.

Yours sincerely

A handwritten signature in blue ink that reads "Ravi Govindia". The signature is written in a cursive style.

Ravi Govindia

Leader of Wandsworth Council



The story so far

In the summer of 2013 a specialist masterplanning team was appointed to work alongside the Council's Regeneration Team and the local community to develop ambitious new plans for the improvement of two estates and the Bramlands area. The team included property consultants GVA and architects Levitt Bernstein.

Options

Following an extensive period of consultation, four options for improvement were presented to the local community. They ranged from refurbishment and environmental works, to a more comprehensive redevelopment of parts of the estates involving large areas of demolition.

The majority of local residents supported options which involved a greater level of change, including replacing some existing housing blocks with modern housing built around a traditional street layout, providing more doors onto the street, smaller numbers of homes accessed from each door and legible overlooked routeways through the area.

Preferred Option

The feedback from the 'options consultation' was used to shape and inform a 'Preferred Option' for the estates. This outline development proposal combined the most popular elements from the four different options as well as new ideas put forward by estate residents and stakeholders.

This Preferred Option was presented to the community in February 2014 and then endorsed by the Council's executive committee one month later.

Latest plans

The Preferred Option has been developed further since the last update exhibition in November 2014. Here is an overview of the latest proposal.

Key numbers:

- 709 post-war properties are due to be demolished including social rent and owned properties
- 530 new social rent homes will be built in the regeneration area
- Approximately 150 more social rent homes will be built on nearby sites
- 109 new shared equity homes for resident homeowners will be built as required
- Approximately 1400 new affordable, private rent and private for sale homes will be built across the estates

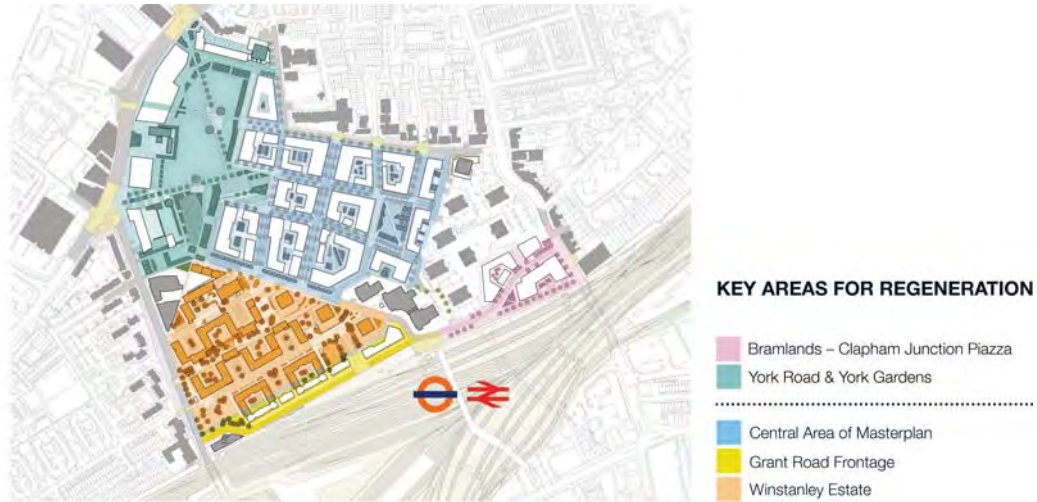
Key features:

- New homes will be provided within modern housing, built around a traditional street layout and providing safer, legible and overlooked routes through the area
- A new leisure centre together with an improved library and community centre, and facilities for young children such as the One O’Clock Club and adventure playground
- Play areas and other open spaces will be integrated with the new housing
- There will be new local shops and cafes in the new development, as well as a new piazza at Bramlands
- Local education and health services will be reviewed to ensure they can meet future demand as the area grows



Area focus

The masterplan identified the following key areas for regeneration and improvement



Grant Road and Winstanley

The vision for Grant Road includes a wider footpath along both edges of the road. Tree planting and a green buffer along the street edge will help to create a safe, attractive and defined pedestrian priority route between the station and Plough Road.

The new homes fronting onto Grant Road will improve overlooking and the safety of this route. The new homes will be provided in scale with existing buildings creating enclosed private courtyards with good quality daylight.

Environmental and safety improvements will be undertaken across the remainder of the Winstanley Estate



'Central Area'

Key objectives:

- Not like a post-war housing estate
- High quality, family-friendly, street level environment
- Improved public and green spaces
- Tree-lined streets and pavements
- High quality housing and amenity space
- Reduced number of homes accessed by each communal entrance door
- Increased number of street facing front doors
- High standards of daylight/sunlight to homes, streets and community open spaces
- Buildings not uniform in height with potential for limited marker blocks
- Integrated new play areas and local shopping uses



Bramlands Area

The preferred option includes building new homes along Grant Road and a new 'Station Piazza' between the entrance to Clapham Junction station and the corner of Falcon Road. This area, known as Bramlands, is an exciting opportunity to create new housing, businesses, and new, high quality, active open space outside the station.

What is there today?

A bus stand currently occupies a large area in front of the station entrance, and the spaces under the railway arches appear unsafe and underused.

The Station Piazza

The new public square will provide a more welcoming gateway for visitors to Clapham Junction with clear, tree-lined routes leading from the station entrance.

There will also be spaces for the public to meet and gather around cafes, facilities and shops.

New mixed-use developments will allow residential accommodation at upper levels and retail and commercial uses at lower levels, providing employment opportunities to many.

Improvements to the landscaping and public realm will help to reduce pavement clutter and provide

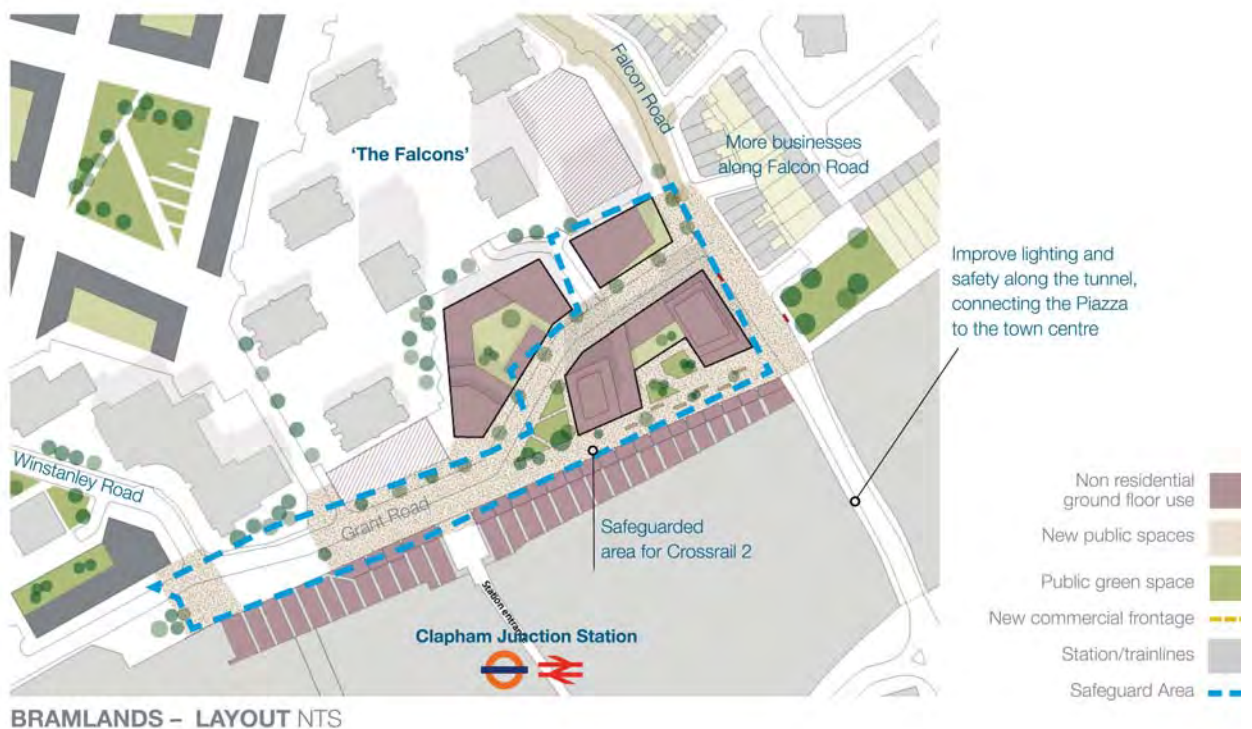
easier, clearly defined crossings for pedestrians and cyclists.



Left: Non residential activities opening onto public spaces and key access routes to the station, creating a lively open space for all.



THE NEW PIAZZA



A better-lit, safer Falcon Road tunnel crossing, possibly displaying local art or media, will improve accessibility and connectivity between Bramlands and the Town Centre.

Crossrail 2

A large part of Bramlands has been 'safeguarded' as part of Transport for London (TfL)'s initiative to protect areas that might be needed for the new Crossrail 2 project.

If Crossrail 2 proceeds then a new Crossrail station would be provided at Clapham Junction which would help to improve connectivity.

The Council is working with TfL to clarify what space will be needed for the Crossrail 2 construction site and the impact this has on the timing of development.

Discussions are also continuing with TfL to agree a long term solution for bus services in the area, including the possibility of increasing the numbers of buses that serve the area and relocating the bus stand area.

York Road and York Gardens

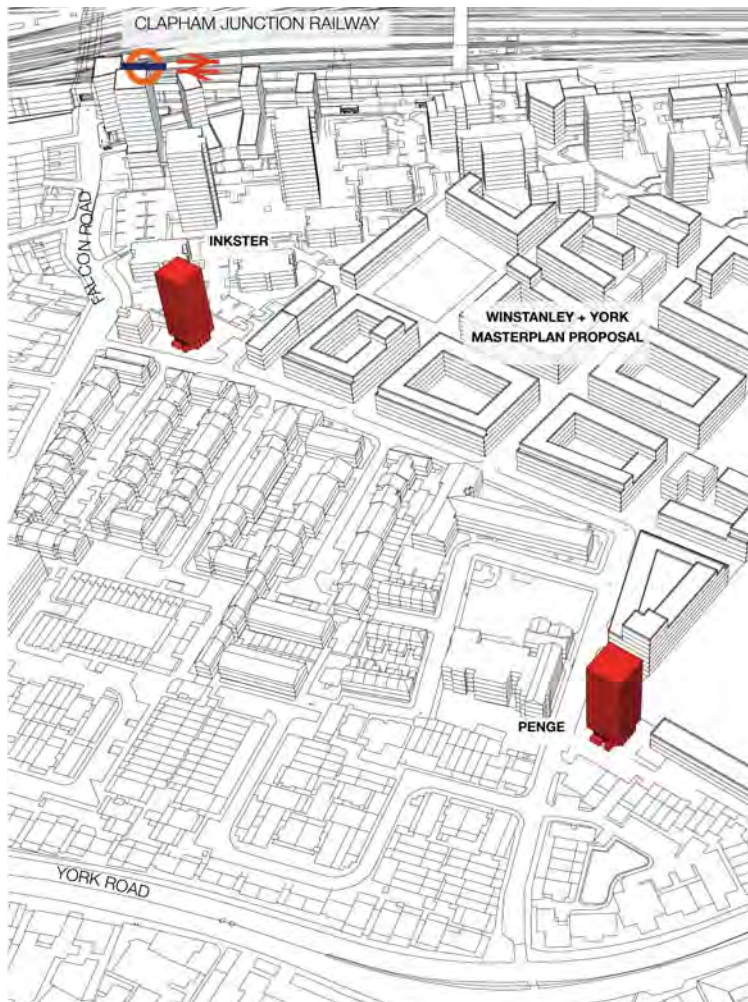


Key objectives:

- An innovative local hub including a Library, Community Centre and a new Leisure Centre
- Clear and improved connections and views between Thames riverside area / York Road and York Gardens and beyond to Clapham Junction station
- 'Slim' towers taking account of the Council's tall buildings policy
- Active frontages and entrances along York Road and York Gardens edge
- New and improved crossings for pedestrians and cyclists

The vision for York Gardens is for a new and improved active park serving the local neighbourhood. It would offer spaces for the community to come together, relax and play. The park will include the re-provision of the children's centre and play space. It is intended that the new library and leisure centre front onto the park. The new park would be no smaller than the existing York Gardens park.

Inkster House and Penge House Refurbishment



The Council has agreed to move forward now with the refurbishment and improvement of Inkster House and Penge House. Plans are currently being prepared for these blocks.

We expect the refurbishment to start in Autumn 2016.

The Council plans to develop and extend the ground floors, clad the external facade, replace and change the configuration of the windows and improve the communal areas. Structural surveys of the towers will also reveal whether wintergardens (enclosed balconies) can be added.

Our plans will create buildings which are:

- Attractive, safe and secure with spacious, bright and well-planned entrances and lifts
- Well built and environmentally friendly
- Efficient to run with lower energy costs

Council tenanted properties will also benefit from newly fitted kitchens and bathrooms, and the properties will be fully rewired.



Next steps - procuring a delivery partner

The Council is about to begin the search for a skilled and experienced development partner to help deliver the regeneration scheme in the years ahead. This will be a competitive selection process with several companies submitting bids which must be assessed in accordance with European Union (EU) procurement law.

This will be lengthy and complex process, taking approximately a year to complete. According to the EU rules, the Council has to treat each bid in confidence to avoid giving any company an advantage. With a development project as complicated, large-scale and sensitive as this, it will be vital that every detail is carefully scrutinised to identify the best possible partner.

A joint venture approach

The Council will look to create a 'joint venture' with the selected partner specifically for the purpose of taking forward the development.

This process means the Council will have greater control over the project and will be in a better position to protect and enhance residents' interests and deliver the regeneration objectives. This was considered the most appropriate approach given the size and complexity of the Winstanley and York Road regeneration, and the lengthy timescale it will take to deliver.

TIMELINE

- Jan 2016**
Start procurement
- Jun 2016**
Exhibition of proposals
- Nov 2016**
Select preferred partner
- Nov 2016**
Develop planning application

Public engagement

The aim is to start the selection process early in 2016 and to form the joint venture by November 2016. Strict European Union procurement and competition rules will limit the amount of information that can be published during this period.

The Council will host a public exhibition on the estate in summer 2016. Bidders will be expected to clearly explain their experience of working with local residents in other similar estate renewal schemes, examples of practice that has worked, and to give clear measurable commitments to involving local people throughout the ongoing regeneration process.

The new Regeneration Team site office in Pennethorne Square will be open throughout the procurement to ensure residents can continue to ask questions and consider their rehousing options. There will be regular drop-in sessions at the site office or residents can make appointments to meet with specific team members.

A range of other consultation events will be held on varying topics to address specific needs of different groups of residents and to seek their views on how they would like different aspects of scheme to be delivered.

First planning application

The first task of the new Joint Venture partnership will be to draw up a planning application for the first phase of the development. The Council wants residents to play a full role in that process, as by this stage the restrictions of the selection process will no longer apply.

To make this stage as productive as possible the Council will arrange free training and site visits for residents who want to learn more about the design, planning and development process. The training is expected to take place in early summer 2016. Please contact the Winstanley and York Road Regeneration Team if you are interested in getting involved.

Project timeline

The regeneration scheme will be completed in phases so some parts of the estate will be rebuilt before others. The plan is to build new homes before the outdated blocks are demolished, so households can move straight into their new permanent home. This approach means that most tenants and leaseholders will only be required to move once.

The Council's aim is to deliver the scheme as quickly as possible, and the outline timeline below gives an approximate indication for the completion of the first new homes.

	Main site	Satellite sites
2015	<p>June 2015 - onwards Tenants offered 'early move' options Housing needs surveys and in-depth conversations with residents of the Winstanley and York Road estates</p>	<p>June 2015 - January 2016 Satellite sites identified and design teams selected</p>
2016	<p>January - Autumn 2016 Council procures a Joint Venture (JV) partner</p> <p>Autumn 2016 Work starts on Inkster and Penge refurbishment</p> <p>Winter 2016 JV works up first planning permission for regeneration area</p>	<p>January - Summer 2016 Obtain planning permissions and select contractor</p>
2017	<p>Summer 2017 Building commences on main site including the new leisure centre, community centre, library and Grant Road</p> <p>Winter 2017 Completion of Inkster and Penge refurbishment</p>	<p>January 2017 Phasing Plan published</p> <p>January 2017 Pre-move interviews with residents ahead of first decant</p> <p>Early 2017 Building work starts on Hope Street, Gideon Road, Tyneham Close & Lavender Hill</p>
2018	<p>Autumn 2018 First homes ready on main site</p>	<p>Summer 2018 First moves into new homes on satellite sites</p>

The Secure Council Tenant Offer

When would I have to move?

The Council will be able to provide a more accurate timescale for when individual households will have to move, once a detailed development phasing plan has been produced in conjunction with the procured delivery partner. It is expected that this plan detailing the order in which each part of the estate will be rebuilt, will be available by the beginning of 2017.


It is estimated that the earliest that any household will have to move will be the end of 2017, with the earliest demolition in 2018. Residents will be given a precise moving date at least 3 months in advance of such a move, in a pre-move rehousing interview.

Rehousing commitments

Regardless of how the regeneration plans may adapt and develop as they are delivered, the Council continues to have the following clear commitments, as detailed in the October 2014 Council tenant rehousing information booklet:



- You will be offered a new home on a social rent within the regeneration area.
 - The social rent of your new build property in the scheme - whether on the off-site or on the main regeneration area - assuming it is of the same size in terms of bedrooms, will be the same as your current rent at the time of moving from your existing property.
 - If you are moving to a different sized property in order to meet your assessed need, you will take the social rent from a property of that size in the existing blocks, to the new build properties.
 - Social rents continue to be set well below the market or equivalent affordable rent levels.
- 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 at the time of the move.
 - The number of bedrooms in your new property will be determined by the size and composition of your household, as detailed in the tenants rehousing booklet (October 2014).
 - There will be no studio accommodation – single person households, lone pregnant women and couples will be allocated a self contained one bedroom property meeting current space standards.

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- Medical and other professional reports will be considered when judging each case.
 - If you are currently under-occupying your property, the Council will provide you with a new home the size of which meets your assessed need, or is one room above your assessed need. You will be offered incentives to downsize to the correct size property.
 - The development will be phased to minimise the use of temporary housing, with the intention being for one move straight into your new home.
 - The new home will meet the Mayor of London's quality and size standards.
 - If your tenancy is over one year old you will be entitled to a statutory Home Loss Payment of £5,300 per household to compensate you for the move.
 - You will also receive a disturbance payment for other reasonable moving and decorating costs incurred, such as:- removal costs; the disconnection and reconnection of services and appliances; the removal and reinstallation of moveable fixtures and fittings; new window dressings (up to a value to be determined); redirected mail; and incidental administrative costs incurred by a change of home (e.g. change of driving licence address).
 - Any rent arrears (or other monies owed to the Council) would be deducted from the overall compensation payment.
 - You may be eligible for further compensation, as detailed in the tenants re-housing booklet (October 2014).

There are circumstances where people will not qualify for a new home in the redevelopment:

- If you are not a lawful occupant of the property (the named tenant is not occupying the property as his one and only principle home).
- If you are privately renting from a Council leaseholder.
- If you have had a notice of seeking possession served against you for a breach of tenancy conditions (e.g. antisocial behaviour or rent arrears) and you have failed to comply with agreed terms of the court order.

New development homes

- Your new home will be provided with carpets or other flooring (including underlay or sound proofing), blinds or curtains as required.
- You will have the option to have an oven/hob, fridge freezer and washing machine/dryer fitted.
- We will work with residents where possible to inform aspects of the internal layout of the new homes (e.g. where adaptations are required, where there is the opportunity to have an open plan living area etc.).
 - If you consider adaptations will be required to your new home, then the Council will carry out an occupational needs assessment.
 - Any adaptations would be made prior to you moving in.
- You will be able to express a preference of floor levels; however properties will be prioritised on a need basis, with ground floor properties most likely being allocated to those with mobility or other relevant health conditions.

Show homes will be built at appropriate stages of the project and you will be able to view your new home on plan and in a model. Approaching the time of completion, you will be able to visit your new home.

Moving outside the regeneration area

The Regeneration Team would be happy to assist you in finding a suitable tenancy in another part of Wandsworth, in another London borough, or outside London, if you wish to explore this option. A new local home would be reserved for you until you secure alternative accommodation that meets your needs.



The Leaseholder and Freeholder Offer

When would I have to move?

At this stage, it is very difficult to confirm when you will have to move.

We will provide a more accurate timetable once a development partner has been chosen and the phasing plan has been agreed.

It is expected that this phasing plan - which will detail when each part of the estate will be rebuilt - will be available by the beginning of 2017.

It is estimated that the earliest that any household will have to move will be the end of 2017, with the earliest demolition in 2018.

Residents will be given a precise moving date at least three months in advance of such a move, in a pre-move rehousing interview.

However, there is the option to sell your home to the Council at an earlier stage if you wish, as detailed in the 'Early Moves' section of this booklet.

Property Valuation

We will value your property based on its open Market Value, and on a 'no scheme world' basis. This means that the professional valuing your property will ignore the regeneration being planned, and your home's value will not go up or down as a result.

The Market Value attributed to your home will reflect the internal and external condition of the property at the date of valuation, internal improvements, the location and amenities within the area, and the housing market in the immediate vicinity at the time of valuation.

Even if you ask for a valuation, you do not have to accept it and you do not have to progress with the process. If you disagree with our valuation, you can obtain your own valuation using an independent chartered surveyor (contact the Royal Institute of Chartered Surveyors on 0870 333 1600 or via www.rics.org), subject to the agreement of fees by GL Hearn.

If the valuations differ, our valuer, GL Hearn, will then discuss the valuation with your appointed surveyor to try and reach agreement as to the value of the property. If agreement cannot be reached, then a third party - probably an independent surveyor - would make a final decision on the purchase price.

If you are a resident homeowner and you intend to remain on the estate you do not need to take any action at this time - you will be contacted by the Regeneration Team in due course to discuss your options.

Rehousing and Compensation Commitments

Regardless of how the regeneration plans may adapt and develop as they are delivered, the Council maintains the following commitments to resident and non-resident homeowners, as detailed in the October 2014 Leaseholders & Freeholders rehousing information booklet.

Commitments to Resident Homeowners

Resident Homeowners are those who live in the property as their home.

As a resident homeowner, you will be:

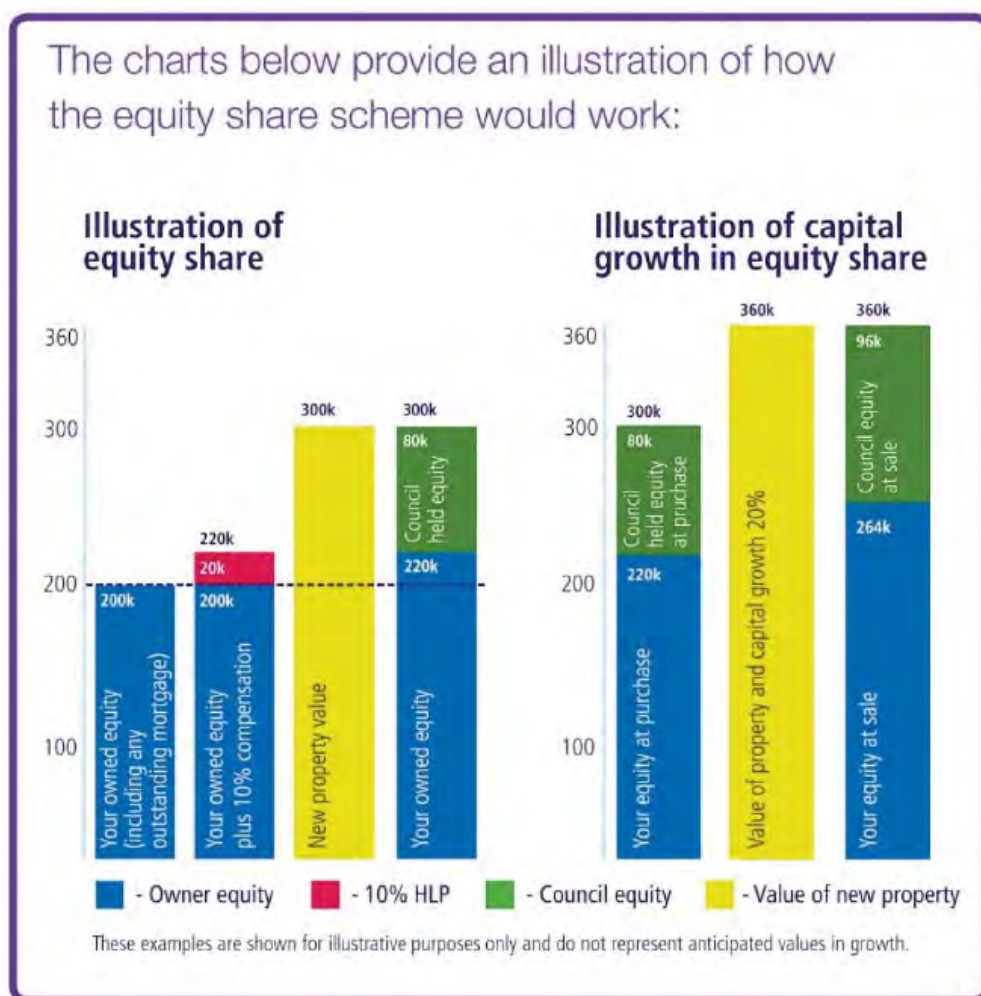
- offered the market value of your property, plus an additional 10% Home Loss Payment (up to a maximum of £53,000).
- able to reclaim reasonable valuation, legal and moving costs (i.e. costs associated with moving home, selling your existing property to the Council and purchasing a new home). These include removal expenses, legal and surveyor fees arising from the sale and acquisition of a replacement property, re-direction of mail, alterations to furnishings, disconnection and re-connection of services and appliances, the removal and reinstallation of moveable fixtures and fittings, special adaptations assessed as required in the new property, unavoidable mortgage redemption fees, and stamp duty based on the value of your existing property.
 - There is no definitive list and claims are governed by the Compulsory Purchase Order (CPO) compensation code.
 - Loss claims will also be negotiated via the Council's retained valuers, GL Hearn, and any items of claim would be discussed directly with them.
- able to purchase a new development property, with an equivalent number of bedrooms, on an 'equity share' basis. It is intended that the development will be phased so those selling their property to the Council will be able to buy and move into their home immediately, without spending time in interim accommodation.

The equity share scheme

The value of your new home is likely to be greater than the value of your present home, and so the Council's equity share package has been designed to enable you to afford to purchase the new property.

The funds from the sale of your existing property (market value plus 10% HLP) would go towards buying the new, higher value property in the scheme. If you are unable to afford to purchase a greater share of the new property or buy it outright, then the Council would hold on to the portion you cannot buy. No rent or interest would be charged on the Council's share. If you have a mortgage your current level of borrowing would be maintained. You would also have the option of buying up the Council's equity share of the property over time.

If you decide to sell the new property on the open market, any increase or decrease in value that may have occurred during your ownership would be shared between you and the Council according to the portion of equity owned by each party.



The equity share offer could be used to buy a property of an equivalent or smaller size (in bedrooms) to your existing property. If you wish to purchase a larger property, then the Council would only offer equity share based on the size of your current property, and you would be required to pay full market value on any additional bedrooms.

If you are unable to purchase a new home suitable for your needs then the Council will explore alternative housing options with you. This would involve an assessment of your needs and financial circumstances (at the time that the property is required for development), as well as the Council's statutory obligations to find you a suitable home.

New development homes

- will meet the Mayor of London's quality and size standards.
- can be provided with carpets or other flooring (including underlay or sound proofing), blinds or curtains.
- could have an oven/hob, fridge freezer and washing machine/dryer fitted.
- where possible could have a specific internal layout or special adaptations requested by the residents.

Commitments to Non-Resident Homeowners

Non-resident Homeowners are those who live elsewhere and/or rent out their property.

As a non-resident homeowner, you will be:

- offered the market value of your property, plus an additional 7.5% Basic Loss Payment (up to a maximum of £75,000).
- able to reclaim reasonable valuation, legal and moving costs (i.e. costs associated with the purchase of a new property in the UK).

The equity share package will not be offered to non-resident homeowners, as it has been designed specifically to help residents who live on the estates to stay in their neighbourhood.

The Council is under no formal obligation to re-house any tenant who is sub-letting the property, or to any other occupant in your property.

The Council will only conclude the purchase of your property once it is vacant. It is your responsibility to provide vacant possession in a timely and legitimate manner.



Additional Commitments to Leaseholders and Freeholders

At the Housing and Regeneration Overview and Scrutiny Committee in November 2015, the Council provided clarification and detail for leaseholders and freeholders on certain areas of the commitments of the regeneration scheme.

Equity share

The shared equity offer has been prepared to assist resident owners to afford to continue to own a property and live in the area and, in so doing, contribute to retaining continuity and stability of the existing community. The clarifications below have been provided following questions from some resident owners as to some of the more detailed aspects of the equity share offer.

- An equity share unit lease will have restrictive covenants which prevent leaseholders from subletting their property.
 - This means that the 'no rent and no interest' offer is only available to those leaseholders who continue to reside in the property as their principal and only home.
 - However, within the restriction there will be exceptions to the no subletting policy where, for instance, the owner needs to move away for a certain period due to a change in their circumstances (for example, a work contract, caring for a relative etc.).
 - Equity share owners who wish to sub-let under exceptional circumstances should contact the Council for approval in writing.
 - A more detailed policy will be drawn up in advance of marketing the shared equity offer, which will set out a fuller list of exceptional circumstances.
- An equity share product would terminate on sale of the property to the open market, with each party taking from the sale their portion of the equity.
- Should the resident leaseholder pass away, then in certain circumstances dependent close relatives living in the property may be permitted to inherit the shared equity offer, particularly where the dependent might otherwise be made homeless. Resident owners will be expected to apply to the Council and name potential successors in advance.

Defining resident and non-resident owners

For the purposes of their treatment in line with the offer outlined above, resident and non-resident owners will be defined as follows:

- Resident owners should be resident in their home on the date on which the Council enters into a Joint Venture arrangement with a private sector developer. Resident owners should continue to be resident in the home from that date forward until the date when an agreement is reached with the Council to sell the property to the Council or to move into a new home within the development.
- A detailed exceptions policy will be prepared to cover circumstances where residents may temporarily not be occupying their home. This will include:
 - having to be abroad as a result of employment by armed forces;
 - a fixed term work contract in a location where it is not reasonable to expect them to reside in the property;
 - an education or training course in a location where it is not reasonable to expect them to reside in the property; and

this should be their only owned UK residence, and be available for their occupation on termination of an assured short term tenancy.





Early Moves

Tenants - Early Moves

All tenants have the option to request to move now - or at any point before their property is required for demolition.

We recognise that some residents may not wish to wait for new homes in the regenerated estate but would prefer to move now. If you do choose to move now, this would be voluntary and you would either be relocated within existing Council housing stock or that of another social landlord within Wandsworth.

If you wish to move outside Wandsworth borough, or even outside London, we will try to assist in finding you a suitable tenancy elsewhere. The Regeneration Team will work with our 'Moves and Mobility' team to explore these options with you.

Any new home will be on the same social rent basis as your current one unless you choose to move to a property owned by a Registered Social Landlord or out of the borough. This means that if you choose to move to a larger property your rent may increase on a comparable basis.

If you do decide to move before your scheduled demolition phase you will be offered the same Home Loss and Disturbance Payments as all other residents (as detailed in the 'Tenant's Offer Booklet' of October 2014). All existing tenancies will be eligible for the following:

- £5,300 home-loss compensation (minus any monies owed to the Council)
- Removal costs
- Disconnection and reconnection of services
- Disconnection and reconnection of appliances, including movable fixtures and fittings, e.g. light fittings
- New window dressings (i.e. curtains/blinds up to a predetermined value)
- Redirection of mail (up to a nominated date)
- Incidental administrative costs incurred by change of home – change of driving licence, etc.
- Other reasonable expenses, to be considered by the Regeneration Team in line with Compulsory Purchase Order compensation code

If you request a move outside of the regeneration area or turn down an offer of accommodation this will not affect your entitlement to a new home in the regeneration area.

However, if you accept the offer of a move, and associated compensation and disturbance payments, you will not be offered new-build accommodation in the regeneration scheme.

If you do wish to consider moving early, please contact the Regeneration Team who will send you an application form and help you explore your options.

Leaseholder and Freeholder - Early Moves

If you are a resident or non-resident leaseholder or freeholder whose property is in one of the 13 affected blocks we are now a willing purchaser of your property.

We will be purchasing the properties of both resident and non-resident owners at the market value price at any time up to the start of, and during, the regeneration project.

The Council will arrange for a valuation of your property through our agent GL Hearn, and we will offer the market value plus the compensation package - as set out in the leaseholder and freeholder rehousing booklet.

The offer states the following conditions:

- Resident homeowners:
 - A 10% home loss payment (up to a maximum of £53,000)
 - Reasonable costs associated with moving home, selling your existing property to the Council and purchasing a new home. The replacement property should be purchased within a year of the sale to the Council.
- Non-resident homeowners:
 - A 7.5% home loss payment (up to a maximum of £75,000)
 - Reasonable costs associated with the purchase of a new property in the UK. The replacement property should be purchased within a year of the sale to the Council.

If you are interested in selling your property at an early stage, please contact the Regeneration Team who will arrange for your property to be valued.

The shared equity offer is not available to homeowners selling to the Council early.

Satellite sites for Phase 1 Moves

In order to enable existing residents to move directly into their new home the redevelopment of the estate will be phased, with sufficient new homes built before existing homes are vacated by residents.

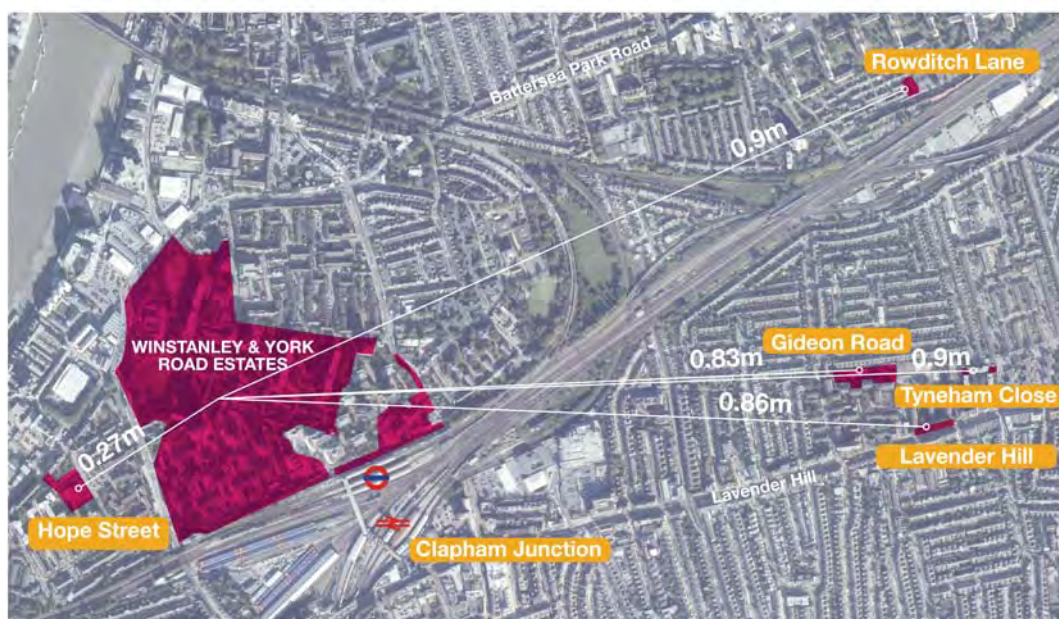
However, those residents whose homes are due to be demolished in the very first phase of the scheme would need to move to newly built homes outside the regeneration area. We expect to know which block this will be as part of the phasing plan in late 2016.

If you are in this group, you will have the option to return to a new home in the regeneration area at a later date - likely to be approximately 3-4 years into the regeneration project.

We have identified five potential "satellite sites", which will be of the same quality and size standards as those in the regeneration zone and also based within the Battersea/Clapham Junction area. They are:

- Gideon Road
- Lavender Hill
- Tyneham Close
- Hope Street
- Rowditch Lane

The first residents to be moved to these satellite sites will be relocated in 2018. On moving to the new build properties they will receive the full compensation, as detailed in the 'Resident's Offer' pages of this booklet. Removal costs will be met on both occasions.



The Regeneration Team



Philip Morris (second from left)
Winstanley and York Road Regeneration Project Manager

Charlotte Haley (far right)
Winstanley and York Road Regeneration Project Officer

Antonia De Lima (far left)
Winstanley and York Road Regeneration Project Assistant
(principal contact for Winstanley residents)

Louise Hanning (centre)
Winstanley and York Road Regeneration Project Assistant
(principal contact for York Road residents)

Rahul Prasher (second from right)
Logistical and Administrative Assistant

Contact us

Please contact us if you have any queries or want to find out more about the residents offer, voluntary early moves or the timeline for development.

Email: winstanleyyorkroad@wandsworth.gov.uk

Telephone: (020) 8871 6802

Visit: www.wandsworth.gov.uk/winstanleyyorkroad

Follow us on Twitter: @WinstanleyYork

Alternatively, you can make an appointment to see us or visit us in our new site office at 10 Lavender Road.

Resident Association

Sandra Evangelista

Resident Participation Officer

Email: SEvangelista@wandsworth.gov.uk

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