

Winstanley and York Road Update



Decisions



Structure of Joint Venture means that for some key decisions the Council officer board members are required to obtain council approval to decide to agree at JV Board.

Decisions being made here:

- Agree to submission of the hybrid scheme planning application
- Agree phase 0 Business plan and to the issues contained within
- Agree guarantees and indemnities as noted

- The Council is also being asked to agree to apply for CIL relief

Development of the Scheme



- Council decide to explore regeneration options with local people – November 2012
- Resident commitments issued – June 2013
- Initial options appraisal process – July 2013 to February 2014
- Preferred option for development chosen – Feb 2014
- Council decides to create Joint Venture to pursue development – Feb 2015
- Council selects Taylor Wimpey as preferred development partner – Feb 2017
- Council agrees to enter Joint Venture – June 2017
- Masterplan development – July 2017 to October 2018
- Planning permission granted for phase 0 Grant Road – August 2018

Key principles for development



Core principles maintained from Options appraisal through to masterplan.

- Resident commitments
- New build council home and secure tenancy for existing secure tenants
- Home built to residents housing needs
- New shared equity home for resident owners
- One move to new home
- Homes built to Mayor of London's standards

Key principles for development

- Develop along York Road and move park into estate
- Park to be maintained but moved to heart of area
- New leisure centre and library fronting new park
- Re-housing to take place in centre of site around the park
- Equal park frontage between the private and affordable housing
- Mixed tenure blocks
- Housing returned to streets with more doors onto the street
- Smaller cores
- Re-housing at 8 storeys and below
- More homes and housing choice
- Minimum of 100 additional affordable rent
- Minimum of 100 additional shared ownership
- Minimum of 300 PRS
- New homes on Grant Road
- New health centre
- Better play and public spaces

Initial consultation – Questionnaire



Initial Proposal? (Minor Change)

Benefits

Blocks refurbished
New corridors and cladding
New Station Piazza

Issues

Does not tackle wider estate issues - ASB, Pennethorne Square, Safety and Permeability on the estate.
Some disruption



OPTION 2? (More Change)

Benefits

New homes for existing residents
Better Streets
More homes
Greater mix of tenures
Improved park
New community facilities

Issues

More people directly affected
More disruption
Longer timescale
More homes in the area



OPTION 1? (Moderate Change)

Benefits

New homes for existing residents
Better Streets
More homes
Greater mix of tenures

Issues

More people directly affected
More disruption
Long timescale
More homes in the area



OPTION 3? (Greatest Change)

Benefits

New homes for existing residents
Better Streets
More homes
Greater mix of tenures
A new park+ recreational facilities
New community facilities

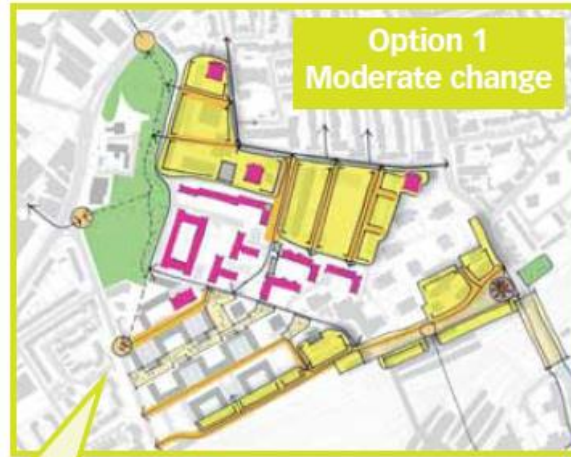
Issues

More people directly affected
More disruption
Longest timescale
More homes in the area

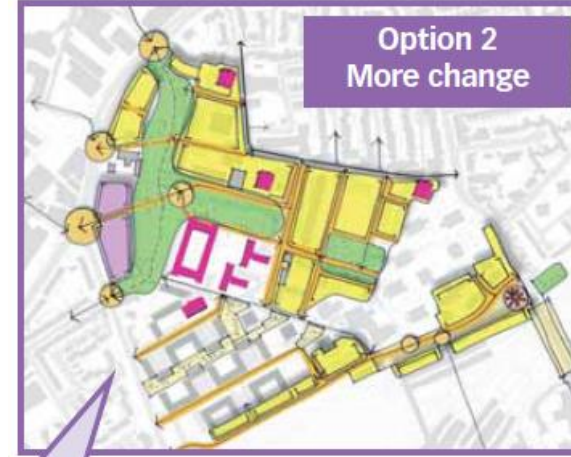
Initial consultation – Options results



11% Chose this as their preferred option



9% Chose this as their preferred option



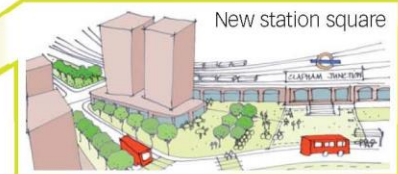
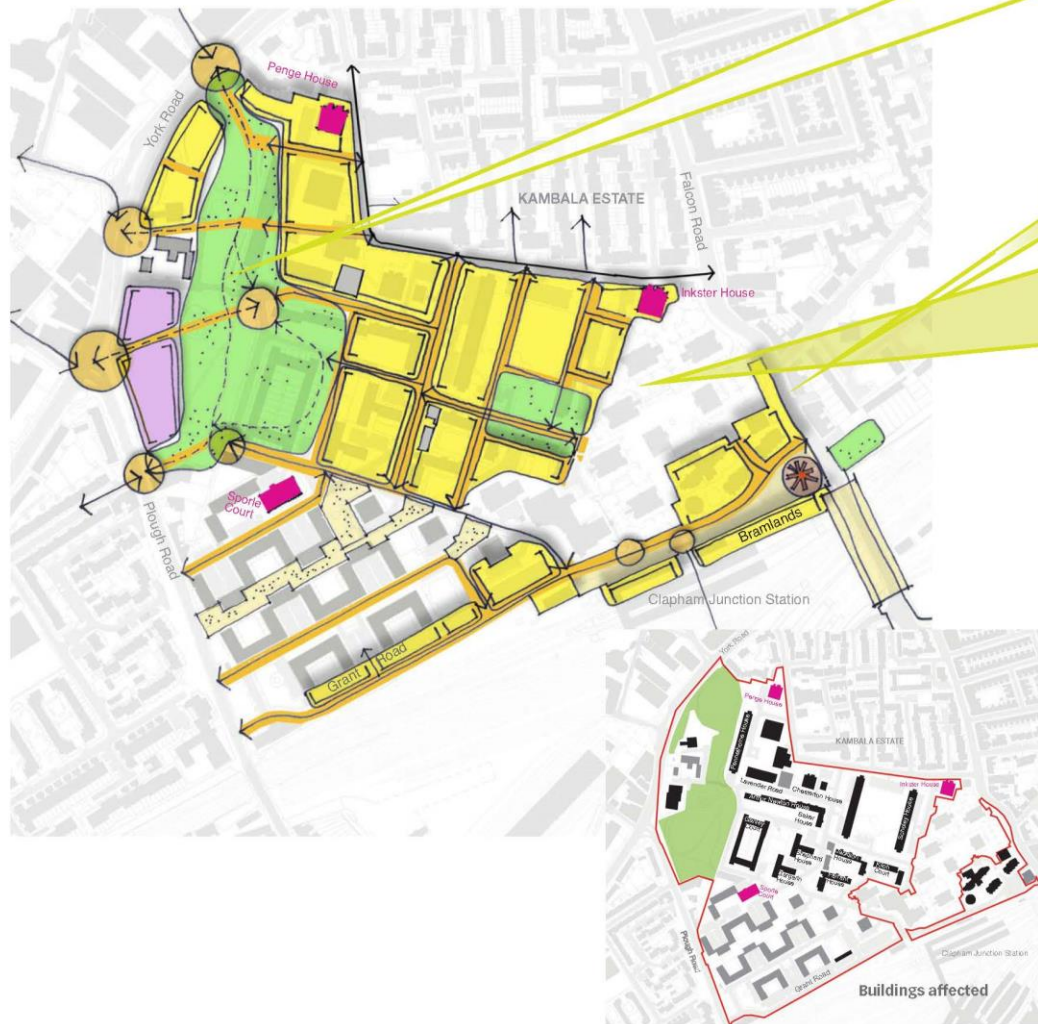
13% Chose this as their preferred option



57% Chose this as their preferred option

Initial consultation – the preferred option

Masterplan Option 3 – greatest change



Key to the maps

- Retained buildings
- Refurbishment
- Demolish buildings
- Station square
- New homes
- New routes
- Improved entrances
- Public space improvements
- New leisure, community centre and library with housing above

Demolished buildings

- | | |
|---------------------|-------------------|
| Winstanley Estate | York Road Estate |
| Arthur Newton House | Holcroft House |
| Baker House | Scholey House |
| Farrant House | Pennethorne House |
| Jackson House | House |
| Kiloh Court | Lavender Road |
| Ganley Court | Chesterton House |
| Gargarin House | |
| Shepard House | |

Plus Bramlands, Battersea Chapel and Thames Christian College

Refurbished buildings

- | | |
|-------------------|------------------|
| Winstanley Estate | York Road Estate |
| Sporle Court | Inkster House |
| | Penge House |

Potential Benefits

- New and improved homes for existing residents
- Better and safer streets
- New homes along Grant Road
- New station square
- More homes and housing choice
- Improved Winstanley Road
- Better play and public spaces
- A new leisure facility
- New health centre
- New park and recreational facilities
- New community facilities including library

Potential Issues

- Longest timescale and greatest disruption
- More homes in the area
- More people directly affected

The Hybrid Application



The Hybrid Application – Key Elements

- New Leisure centre
- New library
- New community centre
- New childrens centre
- New nursery
- New health centre
- New park
- Job and training opportunities



The Hybrid Application – Housing numbers

Main scheme – 35% affordable units, 37% by habitable room

- 530 social rent
- 100 affordable rent
- 222 intermediate
- 86 shared equity
- 1751 private (of which 420 (24%) eligible for help-to-buy)

Current phases including off-sites – 47% affordable units, 50% by habitable room

Block Five



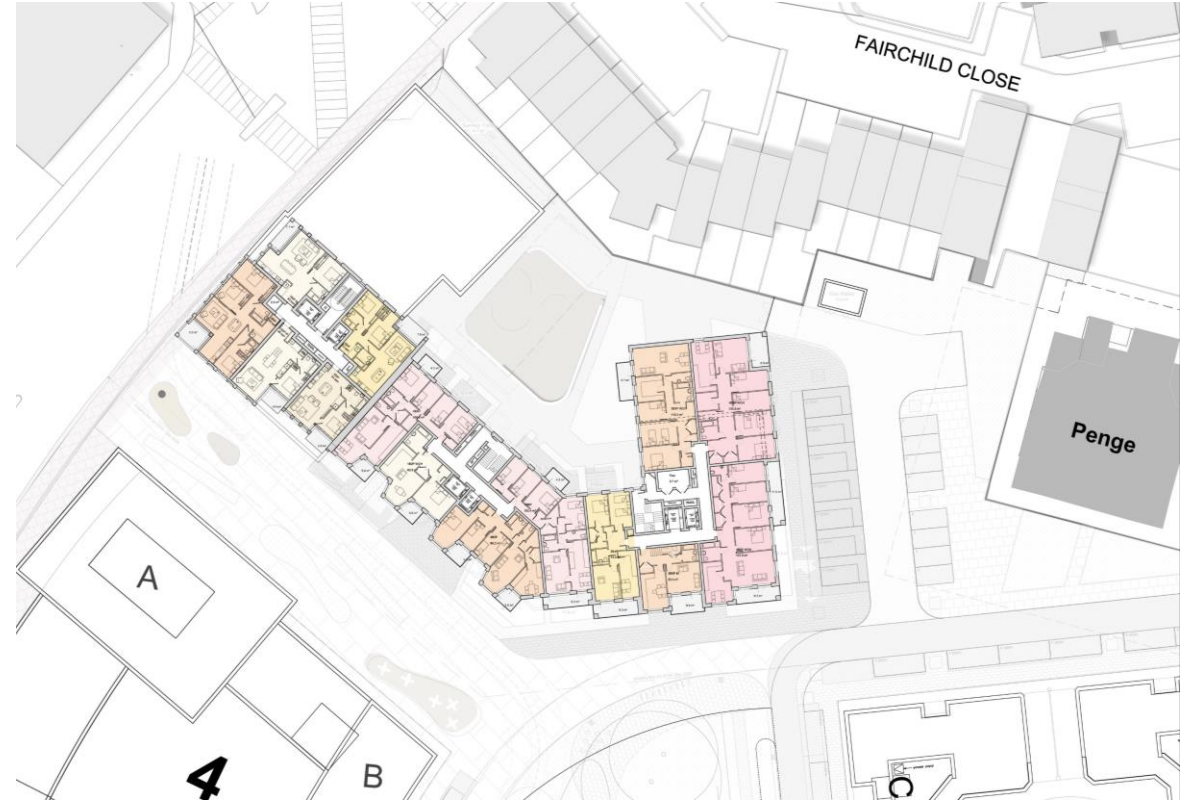
Block 5



Block 5



Ground Floor Plan



Upper Floor Plan

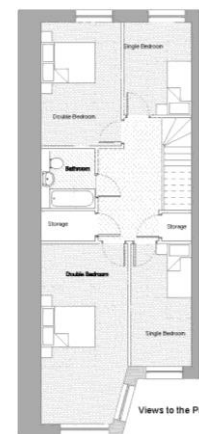
Block 5



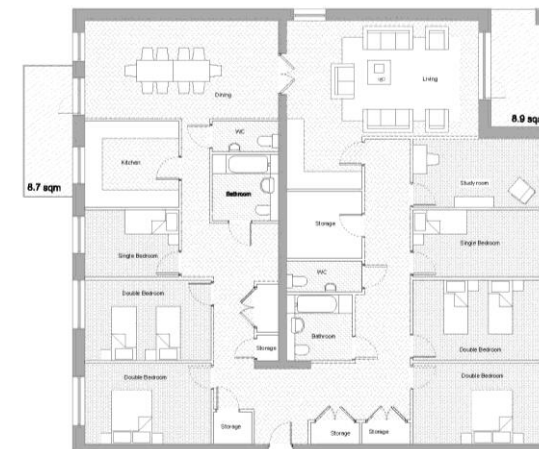
Example 2 bedroom flat (reprovided homes, social rent or equity share) – 73m²



Example 3 bedroom flat (reprovided homes, social rent or equity share) – 110.3m²



Example 4 bedroom 6 person maisonette (reprovided homes, social rent or equity share) – 154.2m²



Example 6 bedroom 10 person wheelchair unit (reprovided homes, social rent or equity share) – 225.0m²

Unit type	Affordable	Private	Totals
1 bedroom, 2 person	10	28	38
1 bedroom, 2 person (Wheelchair unit)	2	9	11
2 bedrooms, 4 person	26	17	43
3 bedrooms, 5 person	13	9	22
3 bedrooms, 5 person (Wheelchair unit)	3	-	3
4 bedrooms, 6 person	9	-	9
4 bedrooms, 6 person (Wheelchair unit)	2	-	2
5 bedrooms, 7 person	2	-	2
5 bedrooms, 8 person	1	-	1
6 bedrooms, 10 person (Wheelchair unit)	1	-	1
	69	63	132

Block 6



Block 6



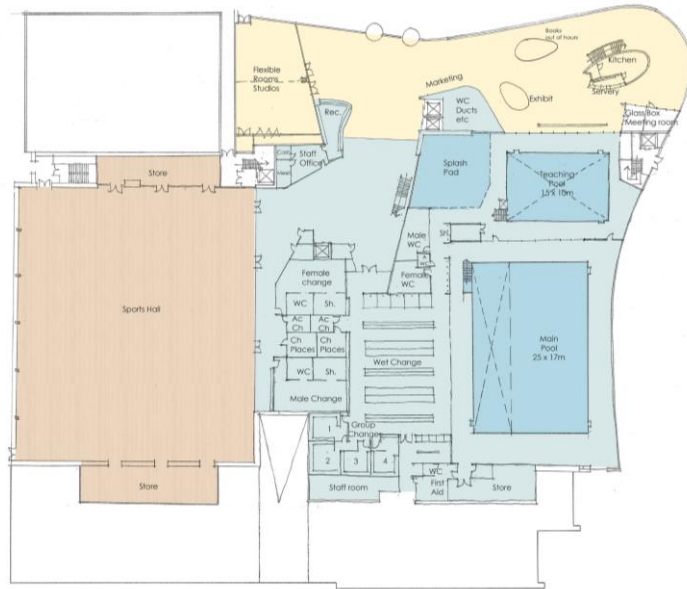
Ground Floor Plan



Upper Floor Plan



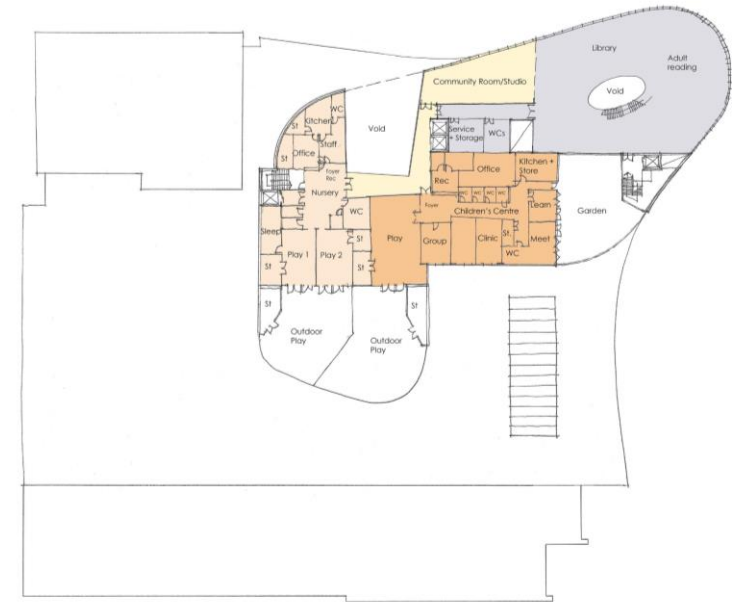
Leisure centre



Ground Floor



First Floor



Second Floor

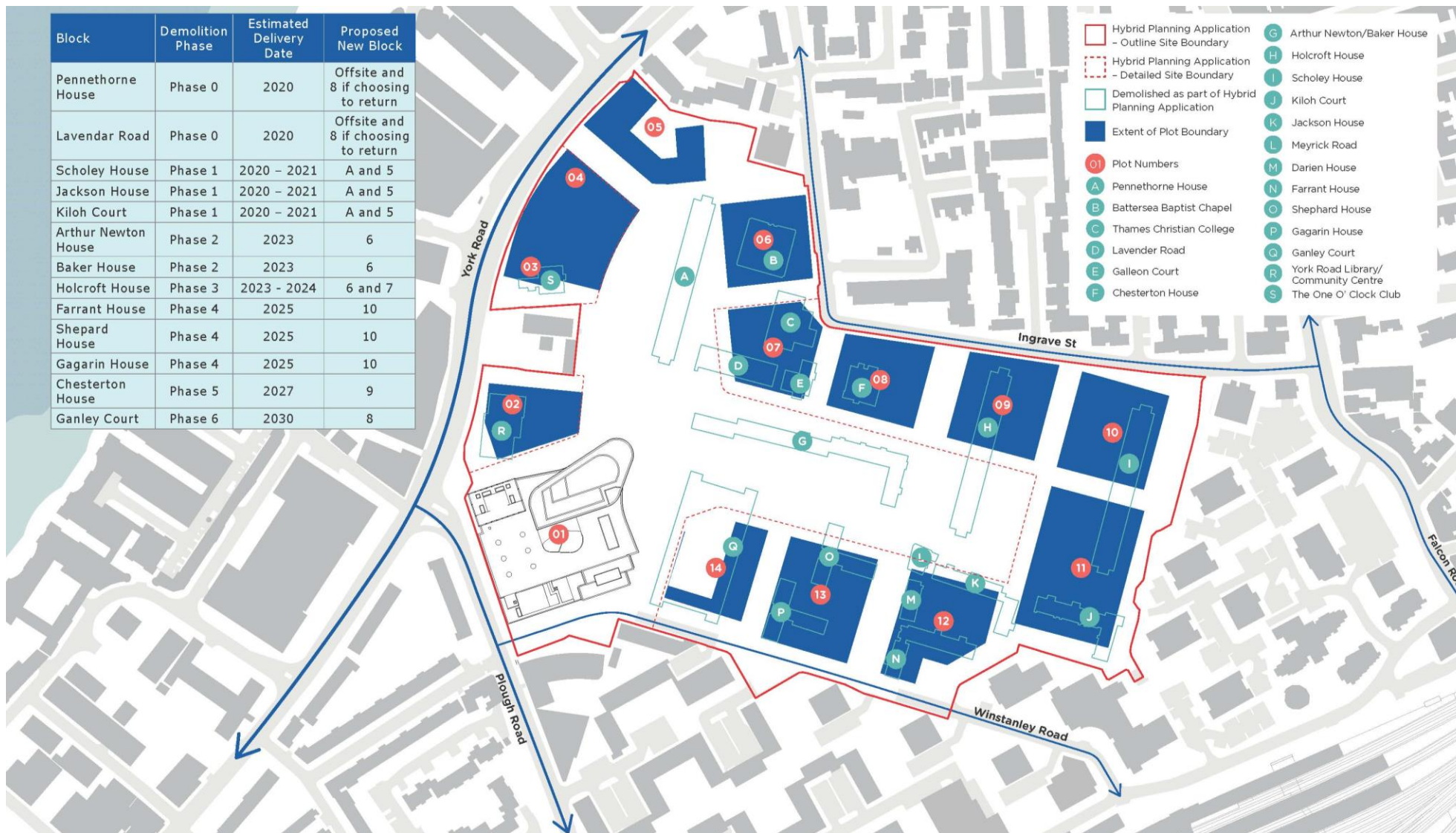
Leisure centre



Phasing plan



Block	Demolition Phase	Estimated Delivery Date	Proposed New Block
Pennethorne House	Phase 0	2020	Offsite and 8 if choosing to return
Lavender Road	Phase 0	2020	Offsite and 8 if choosing to return
Scholey House	Phase 1	2020 - 2021	A and 5
Jackson House	Phase 1	2020 - 2021	A and 5
Kiloh Court	Phase 1	2020 - 2021	A and 5
Arthur Newton House	Phase 2	2023	6
Baker House	Phase 2	2023	6
Holcroft House	Phase 3	2023 - 2024	6 and 7
Farrant House	Phase 4	2025	10
Shepard House	Phase 4	2025	10
Gagarin House	Phase 4	2025	10
Chesterton House	Phase 5	2027	9
Ganley Court	Phase 6	2030	8



Park















Landscape Character Streets

Section through York Gardens Drive

















Park Phasing



-  Open grass areas
-  Playground
-  Existing building
-  Private gardens/ courtyards
-  In construction
-  1 Land North of Grant Road
-  2 York Gardens
-  3 York Gardens playground
-  4 Pennethorne square
-  5 3-11 Ball pit
-  6 Holcroft/ Scholey House playground
-  A Falconbrook pumping station

Park Phasing



-  Open grass areas
-  Playground
-  Existing building
-  Private gardens/ courtyards
-  In construction
-  Construction compound
-  1 Land North of Grant Road
-  2 York Gardens
-  3 York Gardens playground
-  4 Pennethorne square
-  5 3-11 Ball pit
-  6 Holcroft/ Scholey House playground
-  0 Falconbrook pumping station
-  A PHASE 1



















Park Phasing



- Open grass areas
- Playground
- Existing building
- Private gardens/ courtyards
- In construction
- Construction compound
- Temporary landscape
- 5 3-11 Ball pit
- B Phase 2
- a Block 1
- d Block 5
- e Block 6
- o New York Gardens playground
- p Temporary landscape/playground
- q Temporary landscape
- Temporary paths

Park Phasing



-  Open grass areas
-  Playground
-  Existing building
-  Private gardens/ courtyards
-  In construction
-  Temporary landscape
-  3-11 Ball pit
-  Phase 2
-  Phase 3
-  Block 1
-  Block 5
-  Block 6
-  Block 7
-  New York Gardens playground
-  Temporary landscape/playground
-  Temporary landscape
-  Play/ way-finding element
-  Temporary paths





















Park Phasing



- Open grass areas
- Existing building
- Private gardens/ courtyards
- In construction
- Temporary landscape
- Phase 3
- Block 1
- Block 5
- Block 6
- Block 7
- New York Gardens playground
- Temporary landscape/playground
- Temporary landscape
- Play/ way-finding element
- York place
- Temporary paths

Park Phasing



-  Open grass areas
-  Existing building
-  Private gardens/ courtyards
-  In construction
-  Temporary landscape
-  Phase 3
-  Phase 4
-  Block 1
-  Block 5
-  Block 6
-  Block 7
-  Block 9
-  Block 10
-  Block 11
-  New York Gardens playground
-  Temporary landscape/playground
-  Temporary landscape
-  Play/ way-finding element
-  York place
-  Temporary paths





















Park Phasing



- Open grass areas
- Existing building
- Private gardens/ courtyards
- In construction
- Temporary landscape
- Phase 4
- Phase 5
- Block 1
- Block 5
- Block 6
- Block 7
- Block 8
- Block 9
- Block 10
- Block 11
- Block 12
- Block 13
- New York Gardens playground
- Temporary landscape
- Play/ way-finding element
- York place
- Temporary paths

Park Phasing



-  Open grass areas
-  Existing building
-  Private gardens/ courtyards
-  Block 1
-  Block 2
-  Block 3/ 4
-  Block 5
-  Block 6
-  Block 7
-  Block 8
-  Block 9
-  Block 10
-  Block 11
-  Block 12
-  Block 13
-  Block 14
-  New York Gardens playground
-  Play/ way-finding element
-  York place
-  Park plaza

Feedback



90% of respondents agree or strongly agree that the creation of new homes, including additional affordable homes for local people, is important to the regeneration of the area.

87.5% of respondents agree or strongly agree that a state-of-the-art leisure and community centre is important to the redevelopment, with the rest being neutral about this exciting opportunity.

74% of respondents do not believe that there are sufficient library and learning facilities in the local area

"The landscaping and sports facilities look appealing and will help to create attractive community spaces."

92.5% of respondents agree or strongly agree that job opportunities and the delivery of commercial floor space is important to ensure the development delivers on all opportunities of regeneration.

83% of respondents think bringing the bus services into the neighbourhood would be good for the area.

"Having had a look I feel more confident with the changes. I have had a chance to speak to someone on site today who answered my questions to his best. I enjoyed the event in the park."

The Panel support the rationale for developing tall buildings to the York Road frontage with the Leisure Centre Tower at 32 storeys being the pinnacle of the cluster of emerging tall buildings. - DRP quote.

"Convenient open hours to the leisure centre and library are key. No group should be excluded."

I like the masterplan because they want everything to be new and improved. I want slides and two swings in every little park so no one has to wait in line for long."

"I feel that it's very important to keep the cultural mix of the area intact, so affordable homes are a must!"

"We want better access to community activities which are child friendly and cheaply priced."

The Panel are supportive of the main moves in the masterplan and acknowledges the amount of work undertaken since the last review on 4th May 2017 which was very encouraging. - DRP quote.

"I would like to see positive care from the community for the older generation. This would include encouraging use of the leisure centre."

Phase 0

First Phase development given the go ahead by unanimous approval at March 2018 Wandsworth Planning Committee.

Blocks A, B & C



Phase 0 – Block A



Finance



- Joint Venture is a corporate vehicle (a limited liability partnership in which the Council and the Partner each hold a 50/50 equity interest.
- Council and the Partner will jointly manage the JV and its assets and will each be entitled to an equal share of the profits of the JV.
- When land is transferred into the JV in return for this investment the Council obtains a loan note. The Council also receives loan notes for sunk costs incurred prior to creation of the JV and for the first phase of acquisition costs which the Council will fund
- The Partner will receive loan notes for matched funding to develop the scheme
- Each parties loan notes will be on the same commercial terms
- It is envisaged that the JV will require finance from third party in order to undertake development activities.
- The Council will provide up to £150m towards funding the re-provision of existing social rent housing and re-provision of shared equity housing for resident owners.

Next steps



- December 2018 – Hybrid Planning application submitted
- December 2018 – Start on site – Phase 0 Grant Road
- December 2019 – Assuming successful planning approval then start on site Block 5 on main scheme
- and start on site Block 1 (Leisure Centre/Library building)
- November 2020 – Phase 0 complete, first new Council housing provided
- By November 2021 – Block 5 finished
- By November 2022 – Leisure centre/Library complete



Engagement – Summer Festival 22nd July 2017



Engagement – Land North of Grant Road 2nd & 4th November



Engagement – Update Exhibition 20th 22nd & 24th February 2018





Engagement – Summer 2018 Exhibition and Consultation

