

**AS PROVIDED FOR UNDER SECTION 100B(4)(B) OF THE LOCAL GOVERNMENT ACT 1972, THE CHAIRMAN OF THE HOUSING AND REGENERATION OVERVIEW AND SCRUTINY COMMITTEE IS OF THE OPINION THAT THIS ITEM SHOULD BE CONSIDERED AT THE MEETING AS A MATTER OF URGENCY, BY REASON OF SPECIAL CIRCUMSTANCES. THESE CIRCUMSTANCES ARE THAT THE COMMITTEE HAS REQUESTED SIX MONTHLY UPDATES AND BY REPORTING TO THE NEXT MEETING OF THE COMMITTEE, WHICH IS NOT UNTIL 19TH SEPTEMBER 2019, WOULD MEAN THAT IT HAS BEEN TEN MONTHS SINCE THE LAST UPDATE.**

PAPER NO. **19-165**

WANDSWORTH BOROUGH COUNCIL

HOUSING AND REGENERATION OVERVIEW AND SCRUTINY COMMITTEE –  
17TH JUNE 2019

EXECUTIVE –24TH JUNE 2019

Update report by the Director of Housing and Regeneration on the Alton and Winstanley Road Estates regeneration schemes.

SUMMARY

This report provides an update on the Alton Estate (Roehampton and Putney Heath), and Winstanley-York Road (Latchmere) regeneration schemes.

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
ICT	-	Information and Communications Technology
JV	-	The Winstanley-York Road Joint Venture LLP
MUGA	-	Multi Use Games Area

## ***Alton and Winstanley-York Road regeneration schemes update.***

### **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 contents of this report and the progress made on both schemes; and
  - (b) agree the approach to the retail offer set out in paragraphs 26 to 36.

### **BACKGROUND**

3. In March 2012, the Executive agreed (Paper No. 12-218) an ambitious programme of work to improve the physical environment and to raise the aspirations and improve the life chances of those living in the most deprived areas of Latchmere, Roehampton and Putney Heath Wards. Reports to the Housing and Finance and Corporate Resources Overview and Scrutiny Committees and the Executive in November 2012 (Paper Nos. 12-645, 12-679 and 12-680) agreed to select masterplanning teams to bring forward masterplans for both Winstanley and York Road and for the Alton Estates.
4. The Council approved the Alton Area Masterplan in October 2014 (Paper No.14-447). This represented the culmination of an 18-month master planning process that included two periods of extensive consultation with the local community and other stakeholders. This resulted in a vision for how the Alton area may change and develop over the coming years. The Alton Area Masterplan was underpinned by a financial viability assessment to ensure that the proposals within the masterplan were deliverable. It was intended that the Council would deliver the masterplan in partnership with the private sector.
5. In January 2015, the Council agreed (Paper No.15-7) that the preferred delivery approach was to procure a delivery partner who would develop all the private and Council works through a framework development agreement. Council works comprise 256 replacement and additional Council and shared equity homes, landscaping and public realm works, replacement and new community facilities (including a new Roehampton Library, the Portswood Place Community and Wellness Centre and the Community Pavilion), and commercial works (retail floorspace and dedicated workspace).
6. In September 2015, the Council approved (Paper No.15-313) the commencement of a mini-competition through the Greater London Authority's London Development Panel (LDP) (a framework agreement established under the Public Contracts Regulations 2006, reg.19) to select a developer partner to work with the Council through a development agreement to deliver the Alton Area regeneration scheme.
7. In January 2017 (Paper 17-6) to accept the offer received from Redrow to be the

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development partner for the Alton regeneration and delegated to Officers the agreement of the final terms of the Regeneration Agreement on the basis of the tender received subject to any necessary minor amendments. Bidder B as set out in Paper No. 17-6A pursuant to the mini-competition conducted under the London Development Framework and to authorise the Director of Housing and Regeneration, in consultation with the Director of Finance and with the Council's legal advisors, Pinsent Masons, to conclude the terms of the Regeneration Agreement and associated legal documents on the basis of the tender received from Bidder B subject to any necessary minor amendments. The Regeneration Agreement was signed on 11th June 2017.

8. Following an options assessment and consultation process with local stakeholders and residents at Winstanley and York Road, a report was presented to the Housing and Finance Corporate Resources Overview and Scrutiny Committees and Executive in March 2014 (Paper No. 14-158). The report endorsed the Preferred Option for regeneration and improvement at Winstanley and York Road which had developed from the masterplan options process and set targets for the next stage of scheme development. Subsequent reports in January 2015 (Paper No. 15-8) and June 2015 (Paper No. 15-197), endorsed a Planning Parameters Document for the scheme and approved the commencement of a competitive dialogue public procurement process to be advertised by a contract notice published in the OJEU to select a development partner to work with the Council through a JV arrangement to deliver the Winstanley and York Road regeneration scheme.
9. In September 2015 and November 2015, (Paper Nos. 15-314, 15-427) set out the detail of the procurement arrangements and confirmed that the further development, approval and management of the public procurement process and of all the procurement and contractual documentation to be put in place for the JV arrangement should be delegated to the Director of Housing and Community Services in consultation with the Director of Finance. The report also confirmed that the key objectives of the project to regenerate the area to the benefit of existing and future residents of the Borough.
10. In February 2017, the Council agreed to select Taylor Wimpey as the preferred bidder for the scheme following the completion of the procurement process. It also confirmed the Council's representatives on the joint venture board. As a result, discussions commenced to finalise the details of the Joint Venture arrangement in line with the successful bid. In July 2017, the Council agreed to enter a Joint Venture arrangement (Winstanley – York Road Regeneration LLP) to deliver the Winstanley and York Road regeneration scheme.
11. In June 2018 (Paper 18-161), approval was secured to undertake consultation with secure tenants affected by the regeneration proposals when considered appropriate and to serve Initial Demolition Notices on identified properties in both schemes when appropriate.
12. In November 2018, the Council agreed (Papers 18-414, 18-415) to note the updated hybrid masterplan for Alton, to approve the submission by the Joint Venture of the hybrid planning application for Winstanley and York Road approve the Phase 0 Business Plan at Appendix 5, as the basis for the Joint Venture proceeding with construction first phase

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of the scheme on Grant Road. This report provides a half year update on the progress of the Council's two major estate regeneration schemes at the Alton Estate, Roehampton and Winstanley-York Road estates, Battersea. The last update report was in November 2018.

## **ALTON REGENERATION UPDATE**

### **Planning update**

13. The Council's partner, Redrow Homes Limited ("Redrow") had previously targeted a planning submission date of January 2019. This target has slipped slightly to allow further time to finesse certain aspects of the masterplan to ensure the highest quality application. The process of submitting the hybrid planning application started on 28th May. The application was submitted during the week ending 7th June and the formal planning consultation is will run for 30 days and will commence in June and will conclude in July.
14. In summary, the hybrid application masterplan will deliver a comprehensive scheme comprising:
  - (a) **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;
  - (b) **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;
  - (c) **New Community Facilities** – the application proposes to deliver 5,527 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). The application also proposes to deliver a new Eastwood Nursery and Childrens Centre and community and health/community facilities at Portswood Place;
  - (d) **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;

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- (e) **Improved Commercial Offer** – the application proposes to deliver a much-enhanced retail offer (3,402 square metres, which is more than there is currently) that will include a new food store, shops on both sides of Danebury Avenue and supported by a new office space (643 square metres) which has the potential be used by Council departments, affordable workspace for local businesses or local community groups; and
  - (f) **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 publicly accessible play at Downshire Fields, Alton Activity Centre Village Square and door step play throughout.
15. Subject to comments arising from the consultation and any comments from the Greater London Authority, it is expected that the application will be considered by the Planning Applications Committee in Autumn 2019.

### **Update on satellite sites at Bessborough Road and Fontley Way**

- 16. The Council is working with Redrow as a contractor to bring forward the two satellite sites at Bessborough Road and Fontley Way as Council homes to meet the Council's one move policy.
- 17. Bessborough Road has planning permission for 5 x three-bed maisonettes, 2 x three-bed flats and 3 x two-bed flats. Development is due to start on site in September 2019.
- 18. Hoardings for the site will be designed up in conjunction with year six students from Heathmere Primary School. The detailed design of the on-site play facility has been deferred so consultation can take place with the future residents of the building.
- 19. Consultation took place on the proposed Fontley Way development on 14th and 16th March, with 35 attendees over the two sessions. The sessions proposed the delivery of 14 new family homes comprising 12 x three bed and 2 x four bed maisonettes.
- 20. All of the ground floor maisonettes will have access to their own private garden area, while the upper level units will have access to a private balcony. There will be a communal garden to the rear of the block which will only be accessible to the residents of the block. The development will deliver additional play facilities that will serve the wider area.
- 21. The demolition of the existing building is scheduled to be undertaken in the summer holidays. A planning application is due to be submitted in June. The development is due to take 18 months and should be delivered by the end of 2021.

### **Youth Service update**

- 22. Paper No. 18-415 allocated up to £548,000 to support the delivery of youth services in

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the area and to support a changed model of service delivery, in part, triggered by the loss of the existing youth centre building as a result of the scheme.

23. The key areas of investment were: -

- (a) work to the existing Base facility in Danebury Avenue to temporarily re-provide some of the activities and facilities offered to young people using the current Roehampton Youth Club until the replacement Base building is completed. 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 works to the Base were completed in early June and the new service is now operating from the building;
- (b) 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 Commissioning Team will acquire a suitable vehicle shortly. A pilot outreach ICT bus service will operate during the summer holidays for four weeks, during which the operational requirements of the service and its effectiveness will be reviewed;
- (c) To invest up to £250,000 in improvements to Witley Point Multi Use Games Area (MUGA). Following conversations with planning officers, Children's Services, Estate Services and local community groups, the following brief was developed: -
  - New fencing
  - Improved planting and shrubbery
  - New facilities (signage, notice board, bins etc.)
  - Spot lighting
  - Improved path network
  - Toilet facilities
  - Children's play

24. Engagement sessions have been held with three different groups of young people between 11 and 19 years old at the Roehampton Youth Club on the Alton Estate, the Chelsea Kicks community football session at the Ashburton Youth Club and at Heathmere School with pupils from Year 6. Both groups of children commented on the proposed plans and made recommendations to improve the designs. Concerns were raised about the current lack of lighting and young people said that this made the place feel "dark and scary", especially in the evening during winter months. They also suggested incorporating more sports and play including a variety of pitch markings, climbing boulders and table tennis tables. Furthermore, they suggested ways to make the site accessible to different age groups such as young children and adults, including

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better paving, secure bike racks and better signage.

#### **Western Area Housing office**

25. Works to the Roehampton Parish Hall to allow it temporary use as offices by the Western Area Housing Team and others have now been completed and the team moved in on 15th April. The works have considerably improved the reception and interview areas used by the public.

#### **Approach to retail offer**

26. The scheme will be phased to allow continuity of retail provision. A planning showing the masterplan and phasing is attached at Appendix A. The phasing of the development allows for a new supermarket and chemist to be built in Phase 1 in late 2021 (beneath Block O) and for circa 1,000 square metres of new retail units on the north side of Danebury Avenue in Phase 1a (beneath Block N) to be completed in mid-2025. This would allow for the relocation of some of the businesses from the existing Danebury Avenue parade.
27. A key part of the regeneration's objectives is to improve the commercial and retail offer whilst ensuring continuity of convenience or neighbourhood uses. With this in mind, the Council has secured the re-provision of the supermarket and pharmacy in Phase 1.
28. The Council's intention is for the new retail on the north side of Danebury Avenue (Block N) to provide convenience shopping that meets the needs of the local community and the balance and nature of those uses should be informed by consultation with residents on which uses they feel should be retained or provided. This consultation will take place around two years prior to the expected completion of the new shop units (mid 2023 in anticipation of the units being completed in mid-2025).
29. The Council wrote to all the existing Danebury Avenue businesses in 2018 and confirmed that for those retailers that do move into the developed scheme (and as reported in Paper No. 18-415), the Council has committed to:
  - (a) freezing rents at the same level per square foot as the current unit at the date of the letter for the first three years of the lease; and
  - (b) discuss any support required for fit-out costs of the new unit including considering any compensation that may be due.
30. Each trader will have different needs and drivers for them and their business, and the Council is committed to discussing potential options with each of them. The Council has already committed to a rent freeze and will explore whether any additional measures might be required to support those traders whose uses are identified as being required in Phase 1a.
31. The Council will also develop a package of support for those traders that may wish or require to be relocated as part of the regeneration. It is too early in the process to

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develop these in detail at this stage but the Council's commitment to work with traders to support them is clear.

32. Based on the current programme, the timelines towards completing the new shop units are as follows.

<b>Date</b>	
Jun-23	Consultation with residents on preferred uses in Phase 1a.
Dec-23	Consultation complete and balance of uses formally agreed by the Council.
Jun-24	Council make CPO resolution to acquire residential and commercial units required on the south side of Danebury Avenue (Phase 2), (subject to considering and being satisfied that a case for a CPO exists).
Feb-25	Public inquiry for Phase 2 CPO.
Jun-25	Phase 1a shops completed and available for those traders who are relocating.
Jan-26	Possession of Phase 2 properties via CPO.

33. The preferred uses will be known by December 2023 which provides around 18 months to negotiate terms for those traders.
34. For those uses that will not relocate to Phase 1a there will be at least two years before their units are required which will provide time for them to consider options in terms of negotiating to leave or relocating elsewhere.
35. It is proposed that the Council will not exercise any break clauses or termination provisions for the purposes of the regeneration before the outcome of the preferred uses is completed (currently December 2023). If the above approach is approved, then a letter outlining these proposals will be sent to all affected traders and the Council is prepared to provide for that 'not before date' in relevant agreements, to provide certainty for traders.
36. It should be noted that not all traders are direct tenants of the Council. Some traders hold long leases (originally 99 or 125 years) and other are sub-tenants of long leaseholders. This will affect the negotiation approach adopted, particularly for those cases where traders are not direct tenants of the Council.

**Roehampton Festival**

37. The Roehampton Festival will take place again this summer and is scheduled for Saturday 7th September 2019. As in previous years, there will be a range of activities for all age groups, stalls for community and other groups and the annual "Kings and Queens" lunch.

**Social and community regeneration**

38. There has been ongoing work related to social and community regeneration for the past year in the Alton. Public Health has engaged with representatives from a number



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of local community groups and organisations in Roehampton via workshops and established a Community Capacity Steering Group made up of local representatives plus Ward Councillors. A key output from this engagement process has been initiation of a community capacity building project (costing £180,000 over three years) commissioned by Public Health and led by Citizens Advice Wandsworth.

39. The project is currently in the process of being established with recruitment of personnel (a Community Capacity Building Coordinator) by September. Community capacity is focused on supporting new and existing local groups and organisations within the locality to develop (for example, business cases for funding bids, upskilling of personnel, strengthening the links to statutory service providers, nurturing projects and spin-off activities linked to community needs).
40. The Regeneration Team has run a series on engagement and consultation sessions, most recently those relating to Fontley Way, the Witley Point MUGA mentioned above.

### **WINSTANLEY-YORK ROAD ESTATES**

#### **Planning update**

41. The planning application was validated in mid-January this year. The initial consultation concluded in late February. 43 objections were received. No objections were received from any of the social rent tenants directly affected by the scheme. The detailed application is now being considered by the Local Planning Authority. A plan showing the current masterplan is attached at Appendix C.
42. One of the objections on the application has been from the Twentieth Century Society who have requested that the existing Battersea Baptist Church be considered for Listing. Whether or not the building is considered suitable for Listing is a matter that will be considered by Historic England/Secretary of State. However, this is not a quick process and is likely to take in the region of six months to be resolved. In itself, this would not preclude the planning application being determined in the meanwhile. However, any determination will be subject to the satisfactory resolution of this issue and appropriate action taken to resolve issues resulting from that determination.

#### **Social and Community Regeneration update**

43. The Joint Venture (JV) last year agreed £250,000 funding to enable the opening of an office for Work Match at 100 Falcon Road. The works to create the office are now complete and the new office was opened on 19th June. There is a community open day as part of the Falcon Road festival on 29th June.
44. The Falcon Road offices will be Work Match's Flagship offices providing employment support and skills training for all Wandsworth residents in all sectors. However, being located in the heart of Battersea and in the Winstanley/York Road regeneration will ensure that residents of the estates will have the services available on their doorstep, providing residents with access to job and training opportunities across the borough not just those offered on the estate regeneration.

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45. As part of the planning application an Employment and Skills Strategy has been agreed between Work Match and the JV. This sets out targets for job creation and training opportunities FOR Wandsworth residents: -
  - 186 Work placements;
  - 200 students engaged studying in primary schools, secondary schools, Further Education Colleges and Higher Education;
  - 20 Graduates;
  - 15 Community Employment and Skills events;
  - 160 Apprentice starts; and
  - 300 Job starts on the development.
  
46. Midgard, the contractors on Phase 0 have so far employed four local residents through Work Match. They also attended Construct Wandsworth a local employment fair. Monitoring meetings take place monthly to discuss progress against targets.
  
47. Workmatch has developed a scaffolding training course with the JV and using Construction Industry Training Board funds secured by Work Match. This will use the existing redundant boiler house next to Chesterton House as a site to undertake practical training in erecting scaffolding and class-based learning will be run from the new offices or in local education locations.
  
48. The JV recognises that some local people will have additional needs to be supported before they can access employment and training opportunities arising from the development. The JV is, therefore, engaging with local community service providers (for example, Providence House, Caius House, Carney's Community Centre, Katherine Low Settlement (KLS) and The Big Local to find out how their clients would benefit from the employment and skills opportunities and what additional needs they may have.
  
49. The engagement programmes set out in Paper No. 18-414 have continued to be developed and implemented by the Council's Regeneration Team, namely: -
  - (a) the shop at 20 Lavender Road has now been vacated and has now been identified as a location for the "Assemble and Join" project to be run over the summer holidays. This is basically a project where local people attend the office and can use the equipment to design and build local community assets such as park seats, bird boxes and wayfinding signs. Discussions have been held with Providence, Falconbrook School, KLS, and Big Local to ensure involvement in the project, to enable them to use the facility and to attract clients. The Assemble and Join project will open in July 2019 and run throughout the summer holiday;
  
  - (b) the hoarding branding to surround the site for the first new Council housing on the corner of Plough Road and Grant Road (Block 15A) has been developed in conjunction with the local community. This has included design and planting sessions held with Falconbrook School. The hoarding includes community planting, a design including the existing post box which allows local children to

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include comments on the area and details on the scheme being built. The hoarding branding was/will be erected in June;

- (c) branding workshops are ongoing with local community groups including WOW mums, KLS and St Peters Church. This will produce a new community brand for the area and to form a base for ongoing hoarding branding across the scheme; and
- (d) residents from Scholey, Jackson and Kiloh Houses (some of whose residents will be re-housed into Block 15A) are currently engaged in a process to help determine the colours and materials in the lobby area, all communal areas and elements within the flats themselves. These residents will also be asked to work on the design concepts for the front doors and balcony surrounds for this building. This project will move on to assisting with the interior design concepts for the show flats and assisting with the practical fit out of those flats. Midgard have identified two flats which can be used for this purpose and have agreed to assist local people in the practical fit out. Once construction has progressed sufficiently this element can begin.

- 50. The JV has funded architects to design a playground re-modelling and improvement scheme for Falconbrook School. Discussions are ongoing concerning how best to raise funds for these improvements.
- 51. Workshops have been held with a number of local youth groups and Childrens Services to input into the design of the new Thrive Centre and Library in the community hub building.
- 52. The Regeneration Team have been meeting with Big Local, Providence, KLS to discuss long term co-operation with them on projects and on providing targeted support to people affected by the regeneration. These organisations have long assisted the regeneration on individual projects and this will continue as they are a key portal to engagement with local people and with particular groups such as older people, young people and people with disabilities.

**Get Active Battersea Festival**

- 53. The Get Active Battersea Festival will take place again this summer and is currently scheduled for Saturday 13th July 2019. As in previous year there will be a range of events for all age groups and a focus on healthy activities.

**Phase Zero Update (Land north of Grant Road)**

- 54. The construction of the first phase of the scheme (Phase 0) commenced in December of last year, following the JV's appointment of Midgard as main contractor. A logistics plan has been implemented which required the closure of some roads and opening of a new route through Weekley Square. Block A (the Council block) is currently slightly ahead of programme. Block C is on programme. Both buildings are estimated to be completed and ready for handover in September 2020. On block A, the structural core

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is complete, and the ground and first floor slabs are installed, and brickwork is due to start later this month. The core of the building is expected to 'top out' in July. The show flats should be available by the end of the year.

55. Negotiations with Battersea Baptist Chapel and Thames Christian School have progressed well and legal agreements are expected to be completed in mid-June. A verbal update will be provided at the meeting. Work on site will commence soon after.

**Penge and Inkster Houses**

56. The refurbishment scheme that was proposed for Inkster and Penge Houses was on final assessment considered too disruptive to be undertaken without decanting the residents. This means that it will not be possible to implement this scheme in the near future as there are a number of different pressures currently on the Council's Allocations scheme including the changes in Homeless legislation and the decant requirements of the two major estate regeneration schemes. It is estimated that it would not be possible to undertake any decant until 2026.
57. This longer timescale has implications for the maintenance of the windows in those blocks. The Council has undertaken a survey of the condition of the windows in Inkster and Penge and of those in Chesterton House which although within the regeneration scheme is currently scheduled under the phasing plan for decant in a similar timescale. This has revealed that these windows are in need of repair now for safety reasons. It has, therefore, been decided that a project to repair the windows in these three blocks should be commenced now. Residents of these blocks have been informed of this. This project will proceed as a normal housing management function and it is estimated that works will commence early in the new year. Separate reports and approvals will be sought in the usual manner for these works as a Major Works Contract.
58. However, this is a major change in timescale from that assumed when the original decision not to include Inkster and Penge House in the regeneration was taken. A feasibility study has been commissioned to explore other options which could include other solutions such as rehousing existing residents into the existing regeneration scheme and other sites. Once costed options have been developed residents will be consulted (probably in the autumn). A further report on this will be submitted for consideration by this Committee later in the year.
59. The details of the long-term future of these buildings are not as yet finally decided. However, there is a clear intention to undertake major works on these buildings in the next seven years and this will mean that the repaired windows will not be in place for the normally expected time before they are replaced. Given this, it is reasonable to assume that leaseholders should not be charged the full costs for works for which they will not receive the full benefit. By the time these bills are prepared there will be more clarity as to the actual timescale for the major improvements for these buildings and costs to be charged will be calculated at that point to reflect the pro rata amount for the expected time they will be in place.

**Alton and Winstanley-York Road regeneration schemes update.****Cost of providing additional affordable housing within the developments**

60. When these schemes were considered by this Committee in November 2018, there was some debate about the cost of providing additional affordable housing within the schemes. Officers provided headline costs but agreed to report back in further detail at a later meeting.
61. By way of comparison, officers have undertaken analysis of the comparative costs of delivering additional social housing – either through acquiring properties in the open market (typically ex-Right to Buy properties) or delivering additional units through the Council's self-build programme. This comparison is summarised in the table below

	<b>Buy-back</b>	<b>Build</b>	<b>Regen (Alton)</b>	<b>Regen (W-YR)</b>
1 bed	£294,000	£274,000	£517,000	£575,000
2 bed	£342,000	£300,000	£629,000	£820,000
3 bed	£411,000	£452,000	£735,000	£942,000

62. The cost of delivering new units via acquisition is broadly similar to the cost of a self-build option. The cost of acquiring units within the schemes is considerably more expensive.

**Council's approach to GLA grant and ballots**

63. Following the November 2018 HROSC meeting, Minority Party Members requested that a paper be presented to the Roehampton Partnership setting out the Council's position on ballots. This is attached at Appendix B and has been updated to reflect to position on grant.

**LEGAL IMPLICATIONS**

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

**COMMENTS OF THE DIRECTOR OF RESOURCES**

65. The Director of Resources comments that, as previously reported, the costs of both regeneration schemes have been factored in to the Housing Revenue Account (HRA) business plan and will continue to be reviewed periodically to ensure ongoing and continued viability of the 30-year plan over both the short and longer term. Where individual elements of the schemes are on site and under construction, such as with Bessborough Road and Fontley Way, these costs will be met from within existing approved HRA capital budgets. As the wider regeneration schemes progress, additional HRA capital budgets will be recommended for approval at the appropriate time.

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66. The costs of works for Penge and Inkster will be met from existing budgets by utilising the resources approved previously for the refurbishment of the blocks of which £17.322 million remains available over the next three years. Where applicable, costs will be recharged to leaseholders as appropriate.
67. Overall, the costs of the regeneration schemes, alongside other commitments in the HRA such as the Council led development programme, which aims to deliver 1,000 new homes, will require significant levels of investment that will require significant levels of new borrowing over the next ten years to cash flow the delivery. Based on the current expenditure estimates and assumed timing of this new borrowing the overall borrowing requirement is currently estimated at £495 million.

### **EQUALITY IMPACT NEEDS ANALYSIS**

68. 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.
69. 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.
70. 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.
71. As such, an 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.
72. The report approved by the Council in relation to the Provision for Young People in Roehampton (Paper No. 18-297) was accompanied by an EINA.
73. Equality impacts will be considered at key decision points for both schemes.

### **CONCLUSION**

74. Good progress is being made with both schemes. The planning application for the Alton regeneration has now been submitted and the first Council block at Winstanley York Road regeneration (Plough Road) started on site late last year and the first residents are scheduled to move in by the end of 2020.

***Alton and Winstanley-York Road regeneration schemes update.***

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Director of Housing and Regeneration

12th June 2019

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](http://www.wandsworth.gov.uk/moderngov)) unless the report was published before May 2001, in which case the committee secretary (Thayyiba Shaah – 020 8871 6039; email [tshaah@wandsworth.gov.uk](mailto:tshaah@wandsworth.gov.uk)) can supply if required.