



Cabinet

Title: Alton Estate Renewal: Next Steps

Paper No. 25-415

Date: 1st December 2025

Cabinet Member for: Housing

Details of Executive Director: Paul Moore, Interim Executive Director of Growth and Place

1. Executive Summary

- 1.1. This paper summarises progress to date on the Alton Renewal Plan (ARP) including the successful outcome of the recent resident ballot. It sets out next steps in delivering the scheme and asks the Cabinet to approve, delegate or note these steps as required. Progress during the next period will include the continuation of the Alton Renewal Plan revenue activity, delivery of Phase 1 of the Early Improvement Plan (two new play areas) and the development of a hybrid planning application for the main scheme.

2. Recommendations:

The Cabinet is recommended to:

- 2.1. Note the positive outcome from the Alton estate regeneration ballot.
- 2.2. Note the summary of feedback from the Section 105 consultation with secure tenants.
- 2.3. Approve proposals to commission a social impact assessment.
- 2.4. Authorise the continuing preparation of a hybrid planning application for the main scheme and note the anticipated target date for submission.
- 2.5. Authorise the implementation of the following elements of the Landlord Offer:
 - suspension of the right to buy
 - secure tenants' right to request a move outside the regeneration area; and





- resident and non-resident leaseholders' and freeholders' right to sell their property to the Council sooner than it is required under the main scheme programme
- 2.6. Approve the suspension of the right to buy for secure tenants in blocks scheduled for demolition under the main scheme and authorise officers to take the necessary steps to give effect to this decision.
 - 2.7. Delegate to the Executive Director of Growth and Place in consultation with the Executive Director of Finance authority to acquire properties from resident and non-resident leaseholders and freeholders in accordance with the terms of the Landlords Offer, the Council's Budget and Policy Framework, and the Council's Financial Regulations.
 - 2.8. Delegate authority for the steps required to progress the main scheme to submission of the hybrid planning application, including the procurement and appointment of specialist consultancy services in accordance with the Council's Budget and Policy Framework, Financial Regulations and Procurement Regulations, to the Executive Director of Growth and Place in consultation with the Executive Director of Resident Services, and with the Cabinet Member for Housing.
 - 2.9. Note the proposed provision of community facilities and distribution of community services across the Alton.
 - 2.10. Note the proposed housing mix for the scheme's compliance with previous commitments that 57% of the newly built homes should be affordable.
 - 2.11. Note progress in delivering the first phase of the Early Improvement Plan (EIP): Alton Activity and Downshire Fields play improvements.
 - 2.12. Note the intention, subject to provision being made in the Council's capital programme as part of the annual budget process, to incorporate the site of the Alton GP practice into the civic building and provide a new facility for the practice within the civic building.
 - 2.13. Note progress developing a planning application for EIP phase 2: Community Hub scheme, and the intention to submit the application, in line with previous delegations.





- 2.14. Note the intention to bring forward the clearance of the site and the intention to submit the necessary applications, in line with previous delegations.
- 2.15. Approve the use of the new homes in the Community Hub scheme to support the decant of homes in the main scheme as required.
- 2.16. Authorise the preparation of a draft local lettings plan pursuant to Wandsworth's Housing Allocation Scheme for this purpose (for subsequent approval by Cabinet and consultation with Council tenants).
- 2.17. Authorise the development of a consultation strategy for the relocation and re-provision of community facilities and services.
- 2.18. Subject to planning being secured for Phase 2 of the Early Improvement Plan, delegate any further decisions required to ensure the timely progression of this phase of the EIP up to cleared site stage to the Executive Director of Growth and Place, in consultation with the Cabinet Member for Housing.
- 2.19. Note the continued delivery and positive outcomes of the wider Alton Renewal Plan.
- 2.20. Note the update on the proposed funding package for the housing element of the Community Hub building and approve the preparation and submission of grant funding bids to the GLA accordingly.
- 2.21. Note the positive outcome of the housing viability review for the main scheme.
- 2.22. Note the revised cost estimates for the Community Hub Civic Building and the Portswood Place development and the greater community benefit which the enhanced buildings will deliver.
- 2.23. Delegate the preparation of detailed costings for all elements of the main scheme and authorise the submission of i) applications for provision to be made in the Council's Capital Programme as part of the Council's annual budget process and ii) such external funding as may be available to the Executive Director of Growth and Place, in consultation with the Cabinet Member for Housing.
- 2.24. Note the proposed establishment of the Alton and Winstanley York Road Programme Board to provide oversight, professional expertise and challenge across key dimensions of the scheme.





- 2.25. Note that a further report will come to Cabinet in Summer 2026 or sooner if required, updating on progress with planning, site clearance and scheme funding.

3. Details

BACKGROUND

- 3.1. Paper No. 25-174 agreed that the proposals for the renewal of the Alton Housing Estate should be put to a resident ballot.
- 3.2. The proposals provided for approximately 650 new homes, a net increase of circa 450, together with new community and retail facilities and improvements to the layout of the area across five sites.
- 3.3. One site, at the junction of Holybourne Avenue and Roehampton Lane, forms part of the Early Improvement Plan and was to progress regardless of ballot outcome because of prior commitments by the Council. Design and pre-planning work has proceeded on this basis and this paper updates on progress.
- 3.4. The remaining sites: Danebury Neighbourhood, Danebury Retail Parade, Portwood Place and 166-168 Roehampton Lane together formed the subject of the ballot proposals, developed in consultation with residents.
- 3.5. The ballot was conducted between 22nd September and 16th October 2025 and the outcome was: 82.4% in favour on a 41.5% turnout. 1,408 residents voted in total out of 3,395 eligible voters, and 1,405 valid votes were cast.
- 3.6. A section 105 consultation was conducted with secure tenants in parallel with the ballot and found broad support for the scheme. Responses volumes were low, with most tenants electing to express their views via the ballot process.
- 3.7. Following the outcome of the ballot the Council will continue to progress the scheme to deliver much needed change on the Alton.
- 3.8. This paper outlines the programme of work required to progress the scheme over the next period. This includes submitting a planning application for the second phase of the Early Improvement Scheme, finalising a hybrid application for the main scheme, and securing funding for the non-housing elements of the programme.





- 3.9. It further provides a brief update on the overall progress of the Alton Renewal Plan including the role of the Community Panel in design and decision making.

ESTATE BALLOT

- 3.10. The Council had previously committed to balloting residents on the main site proposals to ensure the new scheme was in line with their expectations and aspirations for the Alton. A successful ballot is also a condition of securing GLA grant funding toward social homes on larger regeneration schemes.
- 3.11. The Alton ballot was by some margin the largest held under the GLA's guidance.
- 3.12. The residents ballot took place between 22nd September and 16th October inclusive. Eligible residents voted on whether they approved the regeneration proposals set out in the Landlord Offer document.
- 3.13. The Landlord Offer was issued to voters on or before 2nd September and summarised the regeneration proposals and the offer to residents directly affected by the proposed redevelopment.
- 3.14. The table below summarises turnout and outcomes:

Total Eligible Voters	Turnout	% Turnout	YES	NO	% YES
3,395	1,408	41.5%	1,158	247	82.4%

- 3.15. The outcome represents a strong endorsement for the Council's proposals. Voters turned out in greater number than for any other GLA ballot and, given that the development sites cover a limited area of a very large estate, the percentage turnout represents a strong level of engagement,

SECTION 105 CONSULTATION

- 3.16. The implications of a successful ballot outcome for the availability and management of social housing on the Alton meant that the Council was also required to conduct a consultation with its secure tenants under Section 105 of the Housing Act, and to give due regard to their feedback.





- 3.17. Secure tenants were provided with a supplementary information pack, in addition to the landlord offer, which outlined proposals to introduce a local lettings plan for the new council homes and offered several routes to respond. The S105 process invites more detailed comments, as distinct from the binary decision of the ballot.
- 3.18. In total 14 responses were received. They addressed a variety of issues including
- opportunities to secure one of the new properties
 - concerns over parking
 - impacts on service charges for the wider estate
 - queries on the inclusion of various blocks in the proposals, and maintenance plans for those blocks not included
 - environmental concerns including the protection of trees and climate policy
 - concerns over private sale properties being purchased by investors
- 3.19. A summary of the responses is provided at Appendix 1.
- 3.20. None of the responses made could be interpreted as an objection to the scheme. The opportunities and concerns raised will be considered and reflected as the scheme is progressed towards planning and the Council will incorporate queries raised, with responses, into a forthcoming update of our resident FAQs.

SOCIAL IMPACT ASSESSMENT

- 3.21. The Council is mindful that while the scheme will ultimately enhance many aspects of life on the Alton its delivery will entail some disruption, for example through construction noise or the temporary closure or re-routing of roads.
- 3.22. Accordingly, the Council will commission a Social Impact Assessment, the purpose of which is to consider how the delivery of the scheme might impact on residents' day to day lives and offer mitigations to minimise this impact.
- 3.23. The preliminary assessment will be commissioned to run in parallel with the planning process so that recommendations can be put in place ahead of main scheme construction.





MAIN SCHEME: NEXT STEPS

- 3.24. As reported to Cabinet in June 2025 the main scheme proposes development across four areas:

Danebury Neighbourhood: New homes replacing blocks on Harbridge Avenue and Kingsclere Close, with a central green square. A community square/ events space immediately west of Allbrook House (current ramp and carpark location). A new block of homes to the north of the square with additional ground floor retail/ community space.

Danebury Retail Parade: A replacement retail parade with flats above, providing space for a larger supermarket and improving access and visibility for the Roehampton Sports and Fitness Centre.

Portswood Place: A new community facility providing space to relocate the services currently based at 166/168 Roehampton Lane and the Danebury GP Practice.

166/168 Roehampton Lane: Two new blocks of flats and a terrace of family homes.

- 3.25. The designs address the priorities identified by the administration and the community for the Alton and respond to the unique opportunities and constraints of the estate's existing architecture and topography.
- 3.26. Following the ballot outcome, it is intended to retain HTA to develop designs in support of a hybrid planning application which is intended for submission in the spring of 2027.
- 3.27. Other consultancy support will be procured as required in line with the Council's Budget and Policy Framework, Financial Regulations and Procurement Regulations to ensure that the scheme complies with or exceeds planning criteria and is designed to an overall high standard.
- 3.28. The application will comprise detailed proposals for the early phases of the scheme and outline proposals for the remainder.
- 3.29. The first phase of the main scheme is expected to comprise the new Family Hub at Portswood Place and the Danebury retail parade.





- 3.30. This approach will support the decanting of the current Family Hub/ Eastwood Nursery building and the subsequent demolition and redevelopment of the site.
- 3.31. Residents in the first phase blocks will have the opportunity to move into the new homes developed as part of the Early Improvement Scheme and/or Homes for Wandsworth Farnborough Road scheme which is also located on the Alton estate and is expected to complete over the next three years.
- 3.32. The prioritisation of homes in the two schemes will balance general needs housing claims with the importance of securing vacant possession of phase 1 blocks to progress the main scheme at pace. Allocation proposals will be brought to a future Cabinet for approval.
- 3.33. To support the timely progress of development once planning permission is secured, the Council will now move to implement the Landlord offer, including supporting tenants with early moves and acquiring leasehold properties.
- 3.34. Subject to Cabinet approval, the Council will also suspend the right to buy for secure tenants in blocks forming part of the scheme. To effect this suspension, the Council will need to serve initial demolition notices on each secure tenant individually.
- 3.35. These measures will support the Council to achieve vacant possession of residential blocks as scheme phasing requires.
- 3.36. Plans are also in hand to support a managed retail decant, support local traders to continue in business and maintain continuity of essential shops and services to residents.

COMMUNITY FACILITIES

- 3.37. To make best use of council resources and align with heritage planning restrictions on the scale of the Portwood Place development current Family Hub occupiers will be distributed across two buildings. Council-led children's and family service provision will be located at Portwood Place, with voluntary and community sector organisations anticipated to be largely based at Roehampton Parish Hall. (The Parish Hall is currently occupied by the Council's Western Area Housing and Alton Renewal teams who will relocate to the Community Hub civic building once complete).





- 3.38. Officers are in the process of developing a consultation strategy for the relocation and reprovision of these services and this will be the subject of a further report to Cabinet.

HOUSING MIX

- 3.39. Including the 50 homes delivered via the EIP the programme will deliver between 600 and 650 new homes (of which 177 replace existing properties). This means an anticipated increase of between 400 and 450 new homes on the Alton, subject to planning permission.
- 3.40. Overall, 72% of the new affordable homes will be for social rent and 28% for shared ownership. 57% of the total new homes and more than half of the additional homes will be affordable.
- 3.41. All council tenants and resident leaseholders in properties scheduled for demolition will be offered a new home on the Alton which meets their assessed housing needs.
- 3.42. The bedroom mix for the first phase of development will be refined in the lead-in to planning submission, based on local need and planning criteria. It is anticipated that private homes will be largely one or two bedroom while the affordable development will have a greater proportion of larger family homes.
- 3.43. The floorplans for the development support flexibility between property sizes as local need is clarified, noting that more larger homes will impact on the total number of new homes provided.

CARBON IMPACTS

- 3.44. All parties involved in bringing forward the scheme are mindful of the potential carbon impacts of new developments. Steps are being taken to both reduce embodied carbon within the proposed development and to ensure that building and landscape designs are responsive to current conditions and robust to further change. A full environmental impact assessment for the development will be prepared alongside the planning submission.





COMMUNITY BENEFIT AND SOCIAL VALUE

- 3.45. The scheme directly delivers significant community benefits to Alton residents both by improving the quality and volume of social homes on the estate, by enhancing local infrastructure and by creating facilities which will support service delivery in line with current standards and expectations. It has been designed in consultation with residents and service providers from the public and community sector.
- 3.46. Additionally, the parallel delivery of wider aspects of the Alton Renewal Plan are supporting residents across diverse priorities ranging from access to jobs and transport to personal health and fitness.
- 3.47. Finally, the Council will seek social value commitments from all its delivery partners and has already secured local benefits from the contracts let to date. A number of these focus on work experience and careers advice based around the built environment opportunities created through the scheme.

EARLY IMPROVEMENT PLAN (PHASE 1): ALTON ACTIVITY CENTRE AND DOWNSHIRE FIELD

- 3.48. The Early Improvement Plan (EIP) comprises a series of projects which the Council has committed to Alton residents that it will deliver, regardless of the outcome of the ballot.
- 3.49. Phase 1 of this scheme comprises play and landscape improvements at the Alton Activity Centre and at Downshire Fields.
- 3.50. Work at Downshire Fields includes a redesigned playspace which is sensitive both to the needs of particular groups of children and young people, and to the characteristics of the Alton landscape. Proposals also include new paths, physical trim trail stations, better lighting and new seating. The contractor assumed control of the Activity Centre for use as a site office in November 2025 and the work is programmed to finish in June 2026.
- 3.51. Work at the Alton Activity Centre also includes a fully redesigned playspace where particular attention has been paid to ensuring that play will be fully accessible and inclusive, and that there are areas that girls will feel safe. In addition to the playspace improvements, changes to the fencing around the Alton Activity Centre will also support access for play when the community building is closed.





3.52. Youth and Children's Services particularly welcome these changes and the sense of freedom they will bring to children and young people on the estate able to access this area and intend to plan some activities around the use of these new spaces. The contractor is onsite and is expected to finish in June 2026.

EARLY IMPROVEMENT PLAN (PHASE 2): COMMUNITY HUB

3.53. Phase 2 of the EIP, the Community Hub project, comprises a new Civic Building and a block of circa 50 council homes at the junction of Roehampton Lane and Holybourne Avenue. The Civic Building will provide a new larger home for Roehampton Library, youth services, and the Western Area Housing and Alton Renewal teams.

3.54. Since the scheme was last considered by Cabinet the opportunity has arisen to incorporate new premises for the Alton GP Practice into the building, enhancing the practical and placemaking value of the proposals.

3.55. This arrangement would see the Council acquire the freehold interest in the Alton Practice's site, with the practice being granted a long lease on a purpose-built facility within the Civic Building. Preliminary valuation exercises indicate that the site and the lease are of broadly equivalent value.

3.56. During construction the practice would relocate temporarily to the Family Hub at 166 Roehampton Lane. Detailed negotiations are currently underway with the intention of agreeing Heads of Terms prior to the submission of the planning application (see below).

3.57. This scheme is currently under design development with the intention to submit a planning application in December 2025.

3.58. Permission is also being sought to bring forward the clearance and subsequent demolition of the site, which has been vacant for an extended period and has from time to time attracted squatting and anti-social behaviour. This will serve as a visible signal of progress and commitment.

3.59. The scheme has been well received in community consultation exercises and was also included as part of the Landlord Offer, duly caveated that it would proceed irrespective of the ballot outcome.





- 3.60. Costs and financing of this scheme are discussed below, see 'COST AND FINANCING OF THE WORKS'
- 3.61. Subject to planning permission and funding being secured, it is expected that site demolition will take place in Spring of 2026, with construction starting in 2027.
- 3.62. Construction timelines for the housing block may be impacted by the Building Safety Review process, which is currently experiencing significant backlogs in review and approval.
- 3.63. Subject to Cabinet approval, it is proposed to allocate residential homes from this phase where appropriate to support the housing decant of the first phase of the main scheme. This, together with the Homes for Wandsworth Farnborough Road development, will enable the Council to honour its commitment to a single move, while giving tenants and resident leaseholders in phase 1 the opportunity of a new home on the Alton.

ARP PROGRESS UPDATE

- 3.64. There have been visible changes and programmes taking place around the estate thanks to the efforts of teams across the council feeding into the Renewal Plan. Below are a few highlights:
- The Alton Estate and its residents hosted one of the major events from the London Borough of Culture with 100 participants and 100 silk flags paraded through the estate alongside local performers.
 - Two new murals have been created at Portwood Place and Roehampton Library. A local family who helped to paint the mural said 'Being part of creating art in our community makes my daughters and I feel at proud of being Roehampton residents'.
 - The Community Wellbeing Activation programme has delivered small commissions ranging from £350-£1,000 totalling £12k supporting diverse community activities, building local leaders, social connections, and improving wellbeing - directly reaching 157 residents.
 - The Alton Community Panel have now met six times with an additional training session from the council's planning team. A recent session saw them review a newly commissioned lighting strategy for the estate and select the three priority projects for us to take forward. These lighting improvements will now be designed in detail and installed later this year.





- Coming up we will see a Play Ranger recruited to the area to enhance the play offer for local families and a new VCS Officer to support local community groups. A great example of joined up working across the council responding to local need will see a key route to the family hub improved with a new ramp, lighting and wayfinding.

COST AND FINANCING OF THE WORKS

Housing Proposals

- 3.65. The housing elements of the scheme including both the main scheme and the Community Hub proposals will be financed through a mixed model comprising:
- The capitalised rental stream from new council homes.
 - The sales or capitalised rental income from new private homes **and/or** the land receipts from sites sold for private development.
 - GLA Affordable Homes Programme grant towards net new socially rented homes.
 - Housing Revenue Account (HRA).
- 3.66. The positive outcome of the ballot means that both the Early Improvement Plan and the main scheme should receive GLA Affordable Homes Grant to support the construction of the council homes. A bid for this funding is currently under development and will be submitted when the new funding round opens in early 2026.
- 3.67. The estimated total cost of the housing element of the EIS is £25.2m. It is anticipated that GLA grant will contribute £12.5m to this cost, with the balance being funded from HRA.
- 3.68. The recently approved HRA business plan continues to make financial provision to support the Alton scheme so, in the unlikely event that GLA funding is not forthcoming, Early Improvement Plan homes could be fully funded through the HRA.
- 3.69. The proposed masterplan has been tested comprehensively for viability by Arcadis who have also provided cost advice on various iterations of the proposed scheme. The work has involved the creation of a financial model of the HTA's proposed designs, generating anticipated receipts and grants for both affordable and private homes. The modelling has also assessed several proposed phasing strategies, ensuring that the proposed delivery of new homes





and non-residential uses adheres to and reflects any proposed decant/rehousing strategy.

- 3.70. The modelling demonstrates that the proposed housing mix generates a funding deficit when modelling construction costs against sales receipts. However, due to the high proportion of social housing once the assumed level of GLA Affordable Housing Grant is factored in the deficit is reduced and the scheme remains deliverable within the financial provision made in the HRA business plan, with future net rental receipts effectively contributing to funding the anticipated borrowing costs over the longer term.
- 3.71. This paper does not commit the Council to commencing the development of the main scheme and a further paper will come to Cabinet seeking permission for start on site in due course. If GLA grant is not forthcoming an alternative funding model will be developed and presented for consideration at this stage.
- 3.72. The financial model assumes that on blocks which are 100% private will be delivered by a 3rd party developer – in adopting this approach the Council would receive a land receipt for said plot. The Council would also ensure that each plot is enabled through suitable infrastructure investment and securing vacant possession. Blocks which are 100% affordable and the Portswood Place facility are to be delivered directly by the Council.
- 3.73. Noting the positive findings above, the Council will also test each scheme phase for viability before proceeding with development.

Community Facilities

- 3.74. The principal non-housing elements of the scheme comprise the proposed Civic Building which forms part of the Roehampton Community Hub proposals and the new family and community building at Portswood Place. These projects are to be funded via General Fund investment and will require capital bids.
- 3.75. Cabinet Paper No. 25-174 advised that a provisional forward plan allowance of £11.7m had been made for the Community Hub building and shared a 2024 cost estimate of £11m for the Portswood Place facility.
- 3.76. It further noted that changes to the building specifications and construction inflation were expected to increase this cost and that Cabinet would be updated with revised costings via this paper.





3.77. Design changes to the original Community Hub proposals include the separation of civic and housing functions into separate blocks and, since Paper No. 25-174 was published, agreement to incorporate the Alton Practice GP surgery into the building. These changes which substantially increase the quality of the building and of resident amenity have, together with inflation, increased build costs to approximately £17m.

3.78. The revisions to the Portwood Place building are equally substantial. It was initially costed at an appropriate scale to rehouse the Eastwood Nursery, the Danebury GP practice and some local convenience retail but the successful establishment of the Family Hub at 166 Roehampton Lane generates requirements for a larger facility to rehouse now-established local services.

3.79. The floorspace has increased from 2625 sqm to 3475sqm, approximately 32%. The revised estimate for this facility is £19.5m.

3.80. Professional cost consultancy will inform detailed capital bids for both buildings.

3.81. The table below provides a high-level summary of estimated scheme costs and proposed funding sources to demonstrate scheme viability. All are provided at current values.

Viability Summary

	Community Hub – Civic Building	Community Hub – Homes	Main Scheme – Family Hub	Main Scheme – Affordable Homes	Status
<i>General Fund Capital Programme</i>	£17m		£19.5m		On Forward Plan
<i>HRA Gap Funding</i>				£40.4m	Included in HRA business plan
<i>GLA Affordable Housing Grant</i>		£12.5m		£64.5m	Bids pending - assume £250k/ unit
<i>Capitalised Rental Receipts</i>		£12.7m		£73.5m	Assumes social rent
<i>Sale Receipts</i>				£12.4m	From disposal of plots to private developers
Total Scheme Cost/ Funding	£17m	£25.2m	£19.5m	£190.8m	





Financial Approval by Scheme Phase

- 3.82. Noting that market conditions and construction costs will change over the lifetime of the scheme, each phase of delivery will be subject to a viability review and financial due diligence commensurate with the scale of investment, prior to funds being approved.

SCHEME GOVERNANCE

- 3.83. All decisions required to progress the scheme will be made according to the Council's scheme of delegation and the recommended delegations set out in this Cabinet paper. Milestones will also be reported upwards as appropriate through the Place Directorate and Council's governance arrangements.
- 3.84. In addition, recognising the development of the Place approach and the cross-service dimensions of the Council's two major estate regeneration programmes, a unified Alton and Winstanley York Road Programme Board will be established to provide oversight of the developments and appropriate professional and service input and review on a regular basis.

4. Financial Implications

- 4.1. This report summarises the financial position of the various elements of the wider Alton scheme. The initial Alton Renewal Plan and the Early Improvement Plan (Phase 1) already have financial provision approved within the General Fund and HRA capital programme as appropriate and are progressing. Paper No. 24-170 approved £5m of investment across the estate for the Alton Renewal Plan, with additional capital investment of £2.315m and revenue expenditure of £2.685m. The Early Improvement Plan (Phase 1) covers the General Fund Alton Activity Centre scheme (£2.2m) and HRA Downshire Field scheme (£3.9m).





- 4.2. The latest estimated costs for Phase 2 of the Early Improvement Plan and the Main Scheme are shown in the table in below:

Future Indicative Capital Budget Requirements	Phase 2 - Community Hub - Civic Building (GF)	Phase 2 - Community Hub - Homes (HRA)	Main Scheme - Family Hub (GF)	Main Scheme - Affordable Homes (HRA)
<i>HRA - Scheme Capital Cost</i>		£25.2m		£190.8m
<i>GF - Scheme Capital Cost</i>	£17m		£19.5m	
Gross Estimated Cost	£17m	£25.2m	£19.5m	£190.8m
Financed by:				
<i>GLA Affordable Housing Grant</i>		(£12.5m)		(£64.5m)
<i>Sales Capital Receipts</i>				(£12.4m)
Net Capital Cost/Funding Requirement	£17m	£12.7m	£19.5m	£113.9m

- 4.3. For Phase 2, which covers the Community Hub, this will be a mix of a new civic building and homes which again will be charged to the General Fund and HRA as appropriate. The estimated gross capital costs at this stage are £17m (General Fund) for the civic building and £25.2m (HRA) for the homes. Capital bids are being progressed through the internal governance process and will be incorporated into the wider capital approvals in early 2026.
- 4.4. For the wider Main Scheme further capital bids will be required as the planning and design crystallises and costs can be estimated with more certainty. Provisionally £19.5m has been included in the General Fund Capital Forward Plan for the Family Hub and provision was made at the current estimated cost from Arcadis in the recent HRA business plan update which remains viable when considering the borrowing requirements and the cost of servicing the debt.
- 4.5. The HRA capital bids in early 2026 will include budget provision for acquisitions within the scheme area to allow for early moves for any leaseholders and freeholders wishing to sell their property back to the Council in advance of any compulsory purchase that may be required in future as part of the scheme land assembly. The overall property cost estimate is included within the wider scheme cost provision already allowed for within the HRA business plan.





5. Legal Implications

- 5.1. As reported to Cabinet on 16th June 20925 when (among other matters) Cabinet approved the conduct of the resident ballot, the Council has a general power of competence under section 1 of the Localism Act 2011; this is the power to do anything an individual can do, provided it is not prohibited by other legislation.
- 5.2. Section 8 of the Housing Act 1985 provides the Council with a duty to consider housing needs in respect of its district. Section 9 of the Housing Act 1985 provides the Council with the power to provide housing accommodation.
- 5.3. Under Section 111 of the Local Government Act 1972 the Council has the power to do anything incidental to the exercising of any of its functions.
- 5.4. The previous report identified statutory duties in respect of Section 105, Housing Act 1985 consultation and under the Equality Act 2010, which this report further addresses.
- 5.5. As also advised in the previous report, in relation to any subsequent planning application, the Council (as Local Planning Authority) would assess any application as it would any other application in accordance with all statutory and policy requirements. It therefore remains particularly important to ensure that throughout the process the development/corporate landowner function of the Council is kept separate from the Local Planning Authority function.
- 5.6. Under this report, Cabinet should note that suspension of the right to buy is authorised by Schedule 5A (and section 138A) of the Housing Act 1985 where a notice of intention to demolish has been served. The particular steps required to lawfully suspend the right to buy on this basis are laid down in these provisions and are to be followed (including in respect of the necessary content of the notices served on secure tenants).
- 5.7. To ensure that the overall scheme satisfies the Council's legal obligations and internal governance rules, the report also references in particular (i) that a further report will be taken to Cabinet following development of a consultation strategy for the relocation and reprovision of community facilities and services (in order to satisfy the Council's duties in law in that respect), (ii) the commissioning of a social impact assessment, (iii) preparation of a full environmental impact assessment for the development alongside the planning submission, and (iii) the need for delegations to officers to be performed within





the Council's Budget and Policy Framework, Financial Regulations and Procurement Regulations.

- 5.8. In making decisions, Cabinet are reminded of the general duty to take into account all relevant considerations and to disregard irrelevant ones, as well as weighing up the matters covered by the report with regard to statutory and fiduciary duties.

6. Equalities Implications

- 6.1. In considering the recommendations and in the way in which next steps are determined and implemented, due regard to the Council's duties under the Equality Act 2010 is required, and in particular the need to achieve the various statutory objectives detailed in section 149(1) Equality Act 2010. This will be assessed in detail through a robust equality impact needs assessment (EINA) once the needs and characteristics of the households affected are understood, and this will be reviewed and updated throughout the project.
- 6.2. Specifically, equalities will be considered at each stage of the proposals, and an Equality Impact Needs Assessment completed as part of further Cabinet reports giving approval to the scheme. This is because the decisions regarding estate renewal inevitably led to the relocation of existing residents (potentially by legal order and compulsory purchase) and demolition of existing blocks, and therefore the equality impacts of the decisions need careful consideration.
- 6.3. In addition, if the scheme were to require a decision in respect of compulsory purchase the Council, when making that decision will need to be satisfied that any such decision is compatible with tenants' and leaseholders' human rights under the European Convention (in particular Article 8 (right to respect for private and family life) and Article 1 Protocol 1 (protection of property)).
- 6.4. In progressing the scheme to date various initiatives have been developed with specific reference to people with protected characteristics, including the inclusive design of the two new play facilities on the estate (including a focus on ensuring that girls feel safe to play), the provision of family sized wheelchair homes on the community hub residential development and the establishment of the Access and Inclusion Steering Group. The Group's remit is to advise HTA and other partners on inclusive design for the Alton by sharing their 'lived experience' perspectives. Care has also been taken to ensure that the Community Panel is broadly representative of Alton resident demographics as well as tenure.





- 6.5. It is anticipated that the scheme will have a positive impact on groups and residents with protected characteristics through the delivery of improved facilities. Any negative impact caused during the delivery phase will be identified through the Social Impact Assessment and suitable mitigations put in place.

7. Supporting the Wandsworth Environment and Sustainability Strategy (WESS)

- 7.1. The Alton Estate Renewal supports delivery of the Wandsworth Environment and Sustainability Strategy. The regeneration of the estate presents an opportunity to significantly decrease carbon emissions from the buildings on the estate through improved energy efficiency and a move away from fossil fuelled heating systems, as well as an opportunity to increase green space and create an environment that is adapted to changing climate. The development of the planning application to support the Alton Estate Renewal will set out the details of how the regeneration of the estate can address these, with steps being taken to reduce embodied carbon and increase green space, while a full environmental impact assessment will be carried out for the planning proposal.

8. Conclusion

- 8.1. The Council has committed to significant investment to improve the Alton Estate with the launch of the ARP.
- 8.2. In recommending the development of masterplan designs and submission for planning approval this report marks an important milestone in the Alton Renewal proposals.

Reference to any accompanying papers:

Appendix 1 – Summary of Section 105 Consultation Responses

Background Papers:

There are no background papers to this report.

