

Lennox Estate FAQs

Question	Answer
<p>What is the Homes for Wandsworth programme?</p>	<p>There is an exceptional need for new homes in the Borough with, at present, over 12,000 applicants on the Council’s housing waiting list, over 3,600 of whom are in temporary accommodation. Wandsworth Council approved a development programme in 2017, with the aim to build 1,000 new homes across the Borough on sites within the Council’s ownership.</p> <p>Following the 2022 elections, Wandsworth Council has been targeting a series of actions to address the housing crisis Wandsworth faces. One of these is the Homes for Wandsworth programme’s focus on council homes. This will deliver 1,000 council homes – over 500 more than previously planned.</p> <p>These homes will be delivered for local people and will be normally allocated to existing council tenants from the Estate, or the wider vicinity, who have an existing priority due to their homes either being overcrowded or underoccupied. This will then free up homes for those on the waiting lists.</p>
<p>How will the Council consult neighbouring residents and how can I make my views on a proposed new development known?</p>	<p>We want the proposals to consider as many of the estate and neighbouring residents’ views as possible. Therefore, as part of our approach to the design and development of new homes under the “Housing for All” programme, we are committed to undertaking early and continued consultation and engagement with local residents and key stakeholders adjacent to and within the vicinity of proposed development sites.</p> <p>Consultation and engagement with residents and stakeholders forms part of the pre-planning processes routinely undertaken by us and our appointed consultancy services and is a means of obtaining vital feedback and input into the early design and feasibility stages of our development proposals.</p> <p>Our approach to consultation and engagement on development proposals is predominantly in the form of drop-in sessions, which would be held as locally as possible to the proposed development site. We are also happy to receive feedback and comments from residents and stakeholders who may be unable to attend or have missed an event, and this can be provided by email to developmentteam@wandsworth.gov.uk</p>

	<p>The Council and/or our appointed consultancy services will always aim to clearly communicate timescales for consultation and engagement feedback to be received and reviewed accordingly at each stage of the design and development process.</p> <p>Additionally, as development schemes progress, there will be statutory planning consultation phases undertaken by the Local Planning Authority.</p> <p>There will be a continued process of informing and updating residents and stakeholders as to the progress of schemes. This may include 'meet the contractor' events, pre-commencement notifications to residents and regular newsletter updates from contractors working on our development sites.</p>
Who are the architects on the project?	We have appointed Pollard Thomas Edwards to be the architects for the scheme, they have extensive experience in designing homes with Local Authorities. The landscape architects are Farrer Huxley.
What is the website for this project?	<p>The website for the first engagement event is www.lennox-homesforwandsworth.co.uk</p> <p>Further information on the Homes for Wandsworth programme can be found at www.wandsworth.gov.uk/newhomes</p>
How is the Council going to deal with existing car parking deficiency and the additional parking pressure that will be created through development of new homes?	<p>We are very mindful of parking pressures which exist in some areas identified for development of new homes. If developing fully wheelchair accessible homes, we are required to provide enough parking to facilitate those homes. We will also routinely consider whether additional parking will be required to support development. Transport and parking surveys will be undertaken in order that we can ascertain any existing parking capacity and understand existing parking stress. We will also consider potential improvements to parking availability through reconfiguration of existing parking areas close to the site. Our approach more generally is to ensure that as a minimum, there will be no net loss of existing parking through any proposed development.</p> <p>Parking is also a matter that will be considered by the Local Planning Authority if/when a formal planning application is submitted. The Planning Service would either require a new development to have a certain level of parking available or may identify that a particular development should be delivered on the basis of that development being 'car free', i.e., whereby residents of the newly developed homes are precluded from securing parking permits, except for the commitment above to provide disabled bays.</p>

What proportion of homes will be affordable?	All of the new homes will be council level rent.
Will Wandsworth Council develop the site, or will it be sold on?	<p>The Council will be developing the new homes directly.</p> <p>This means the Council is the developer and will not be partnering with any private company to deliver the new homes.</p> <p>We will not be selling the land at any point; the Council will always remain the freehold owner of the site and will manage all the affordable homes along with the maintenance of communal and external areas.</p>
Why are Wandsworth developing this site and not considering other sites?	<p>There is a great need for affordable housing in the borough and this site is part of the wider programme for the Council to build 1000 new homes. The programme is being delivered on over 40 different Council-owned sites across the borough. Please visit the 'where we are building homes' tab on the Council's dedicated website www.wandsworth.gov.uk/newhomes for more information.</p> <p>The Lennox Estate is therefore one of many sites that provide a great opportunity to build much needed affordable homes and contribute to wider estate improvements to benefit existing residents.</p>
Aren't there lots of vacant properties the Council can use to house people on the waiting list?	<p>This is not the case. As of July 2023, the Council had 492 void properties across the entire borough, (this total excludes 15 scheduled for demolition and 9 for sale). Of those 492 properties, 115 have had voids works completed and should therefore either be re-let shortly or have already been re-let.</p> <p>The number of new voids the Council receives each year has risen from 785 in 2019 to around 1200 in 2022. This rise is largely due to the Council's regeneration schemes and the increase in the number of general needs properties being used for temporary accommodation (where tenancies tend to be much shorter). In addition to some backlogs created through the Covid pandemic, it is also the case that many of the void properties require major works such as electrical rewires, asbestos removal and heating works, so preparing properties to re-let takes longer. In order to meet the borough's housing needs the Council will also consider extending our existing homes when they become void (so that they can house larger families) or adapting them for disabled applicants. Therefore, a number of the Council's void properties are vacant for a long time to allow those more extensive improvement works to take place.</p>

How will I be able to apply for one of the affordable homes?

Any new rented affordable homes being developed will be allocated in line with our Housing Allocations Scheme.

A Local Lettings Plan will be put in place. The aim of the Local Lettings plan will be to give priority for allocation of the new homes to existing council tenants from the Lennox Estate, or the wider vicinity, who have an existing priority for housing due to their homes either being overcrowded or underoccupied. Any Local Lettings Plan will not become operational until development has moved considerably forward in its construction.

If you would like to make an application to go onto our housing register for social housing, you will need to register here:

[Apply to join the housing waiting list - Wandsworth Borough Council](#)

Applications for housing are assessed under the Council's Housing Allocation Scheme. More detail can be found here:

[Qualifying and priority criteria for social housing - Wandsworth Borough Council](#)

We can give no guarantee as to the allocation of any new homes as this would be dependent on the terms of the Local Lettings Plan, the applicants circumstances and housing priority.

If you have any further queries regarding the application process or available housing options, contact housingregisterapplications@wandsworth.gov.uk