

# Alton Area Regeneration News

Issue 6

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## Next step for new homes and community facilities

The council has launched a process to find a development partner to regenerate the Alton estate.

A bidder briefing event was held at City Hall on 2 March to launch the developer procurement, with council officers introducing the scheme and answering questions from developers attending.

Ravi Govindia, leader of Wandsworth Council, also addressed the event. He said: "This project will preserve the best qualities of this unique post-war housing estate while unlocking its full potential as a thriving mixed use neighbourhood with a superb range of local services and shops. It has the potential to provide hundreds of new homes, including high quality social rent and affordable properties our local residents need."



"Our plans have the potential to dramatically improve the quality of life across this neighbourhood and we want to find a partner that will put the residents' interests and needs at the heart of their approach."

Also present were Roehampton and Putney Heath ward councillors Jeremy Ambache, Peter Carpenter and Sue McKinney.

The project will provide modern and more energy efficient housing for residents, as well as new shops, a community pavilion a new access point to Richmond Park and a new library.

Sheltered accommodation will be refurbished, while new homes will be built, including additional properties for social rent and also for sale, the latter to help pay for all the works, as well as the potential for student accommodation.

All council tenants have a Right to Return to a new home on the estate, while owner-occupiers will be offered shared equity to stay rent-free and benefit from their estate's revival. For more information on shared equity, please see overleaf.

A range of employment, skills training, mentoring, health and youth support initiatives are also being focused on the estate as part of the council's Aspirations programme.

The launch of the competitive tendering process, which is being managed by Bilfinger GVA, comes after three years of consultation with estate residents over how the area could improve and develop.

FREE ENTRY - FREE ADVICE - FREE TALKS


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## SHARED EQUITY

### Owner-occupiers - a new home at no extra cost

To make way for the new homes and community facilities to be built, homeowners' properties will be purchased by the council ahead of demolition.

Owner-occupiers will be offered a brand new home in a new development on their estate, which, as newly built, will be worth more than their existing, mid-20th century property. They can transfer what they own of their existing home into the new one, and pay no rent on the rest - this is called shared equity.

For example, if an owner-occupier's property is worth £250,000 and they move into a new one the same size with a market value of £300,000, the council cannot legally give them the £50,000 difference, which is why shared equity is offered.

Up to 10% of the value of the current property is paid in compensation, as well as an additional disturbance payment, such as for legal and moving costs.

If homeowners disagree with the initial valuation, they can appoint an accredited surveyor of their choice, which the council pays for. However, homeowners should be aware that surveyors must always base valuations not on website asking prices, but on recently completed sales of similar council properties on estates, in similar condition, of similar age, in the local area. This is to avoid falsely raising expectations, in perhaps a bid to get a higher fee for their work.

By law, no one can be paid less, or more, than market value for their property because disruptive regeneration is going on, or more expensive new homes being built.

If no agreement can be reached between the council's and the homeowner's surveyors, ultimately the judiciary's Upper Tribunal (Lands Chamber) decides the value, with no further negotiation permitted.

## Active Lifestyles Programme

Adult exercise classes  
in Wandsworth



**Rebeckah Dalton is the instructor of the Active Lifestyles Zumba class.**

She started the class in November last year and we thought this would be a great opportunity to find out a bit more about her and the class!

### How did you get into Zumba?

I love to dance and have danced all my life, ballet, tap, jazz, street dance, and salsa, you name it and I've done it! I've never really been one for the gym so when I discovered Zumba, I was in love! I went to a few classes and loved the energy and the music and best of all it was a workout that was fun. It wasn't long before I wanted to be an instructor and since I've been qualified I've never looked back.

### What is Zumba?

Firstly, it's fun! Zumba combines the world of dance and fitness, with its routines inspired by latin and international dance moves. Zumba is a dance-based fitness which has revolutionised the way we look at a "workout" forever. It is fun, effective and best of all made for everyone. You don't need any experience or to be 'good at dancing'. Zumba is about moving to great music, with great people, and burning calories without even realising it.

### What can people expect from the Active Lifestyles Zumba class?

Every class feels like a party, if you don't come in smiling you'll definitely leave grinning ear to ear. It's a relaxed atmosphere, you don't even have to know how to dance, just move your body and enjoy the music. It's easy and lots of fun! I guarantee you will have a blast!

### When and where is the class and what does it cost?

**Mondays 8.30-9.30pm**

**Newlands Community Hall, Stroud Crescent,  
Putney Vale, SW15 3EP**

**£4 or £30 for a 10 week pass. First session FREE!**

If you are interested contact  
[activelifestyles@wandsworth.gov.uk](mailto:activelifestyles@wandsworth.gov.uk)  
or call (020) 8871 6373.

Phone: 020 8871 6207 or e-mail: [roehampton@wandsworth.gov.uk](mailto:roehampton@wandsworth.gov.uk)



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