

# REGENERATION NEWS

*Issue 17  
March 2022*



*Bringing you the latest  
news from the Winstanley  
and York Road  
Regeneration project*

**YORK  
GARDENS**

Taylor  
Wimpey  
Central London





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## GROUND 10A CONSULTATION AND OFFERS OF NEW BUILD HOMES FOR PENNETHORNE HOUSE RESIDENTS

The Council has committed to providing new homes for all secure council tenants, resident leaseholders and freeholders of the Winstanley and York Road Estates impacted by the regeneration of the Estates. The residents of Pennethorne House have previously been advised that, as part of this commitment, new build homes will be provided at Shuttleworth Road (now named Sphere Walk) and Gideon Road, both in Battersea, as well as the option of being rehoused into existing existing council accommodation.

Whilst the council hopes that the offers of new build homes to meet their households assessed need are acceptable to every secure tenant, to ensure that the Council can undertake the proposed redevelopment on the site of Pennethorne House, it needs to be able to recover possession of homes where Secure Tenants have refused to move.

The legal process under which the Council proposes to seek possession of those homes, to ensure vacant

possession to facilitate progression of the regeneration scheme, is by court proceedings brought under Ground 10A of Schedule 2 of an Act of Parliament called the Housing Act 1985. Before an application can be made, however, the Council must consult with all Secure Tenants living in homes affected by the proposal.

At the beginning of October 2021, residents of Pennethorne House were issued with their offers of new build accommodation at Sphere Walk along with a Ground 10A consultation package. The consultation period was between 5th October 2021 and 5th November 2021 and all respondents reported they understood the consultation and had no further comments.

The new homes at Sphere Walk were completed at the end of 2021, with residents taking occupation early 2022.

## NEW SHARED HOME FOR BATTERSEA BAPTIST CHAPEL AND THAMES CHRISTIAN SCHOOL

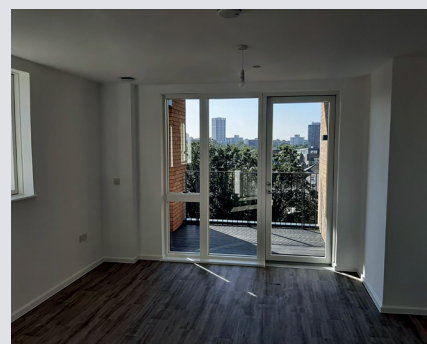
Friday 11<sup>th</sup> February marked a historic moment in the Winstanley and York Road Regeneration. Both Battersea Baptist Chapel and Thames Christian School vacated their buildings in Pennethorne Square and relocated to their new shared building on Grant Road.

The taking of vacant possession of these building by Wandsworth Borough Council means that that they can now be demolished, which will unlock a key part of the regeneration site, providing the space to build two new mixed tenure blocks, Block 6 and Block 7.

This development has brought much joy, especially to Battersea Baptist Chapel, as they were originally due to move into their new building in summer 2021. That initial move was delayed due to the unauthorised occupation of the site by protestors who barricaded themselves into the building before the building was handed back to Wandsworth. This resulted in the church being unable to move into their new building, causing several problems for the church, who were left homeless until the protestors were removed.

The protestors were finally removed and the building was returned to the Baptist Chapel who found that there had been damaged caused throughout the building. Thankfully this is all now in the past and Battersea Baptist Chapel are enjoying their new home.

Thames Christian School are equally delighted with their new building and completed the move over the February half term.





## REAL CHANGE STARTS HERE

The Winstanley & York Road regeneration team are delighted to announce that the first replacement council homes, on the main site, currently known as Block 5, has started construction this month.

The advanced ground works which included the relocation of essential underground services have nearly been completed in the section of park behind Pennethorne House.

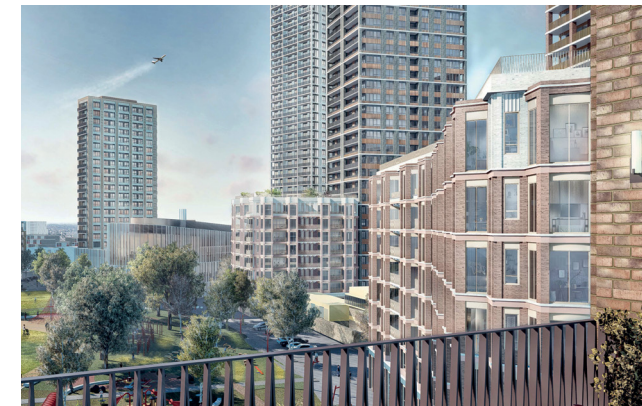
Bennett Construction have now been appointed to carry out the build and they have taken charge of the site and begun the construction of the block. The building should be ready for occupation in early 2024.

The council has exercised its right to acquire the 65 shared ownership units as previously approved by planning committee in January 2021. These units will now be used for replacement council housing and has been redesigned to meet council needs. There are now 55 units with a mixture of 1, 2, 3 and 4 beds. This is subject to planning approval at March planning committee.

This new block will provide 126 council homes including 13 wheelchair units (subject to a minor amendment to the planning permission, due to be heard in late March 2022). All homes will be built to a high modern standard, and all contain fully adaptable bathrooms to cater for residents changing needs. These homes will rehouse existing secure tenants and resident Leaseholders currently residing in Scholey House, Jackson House and Kiloh Court.

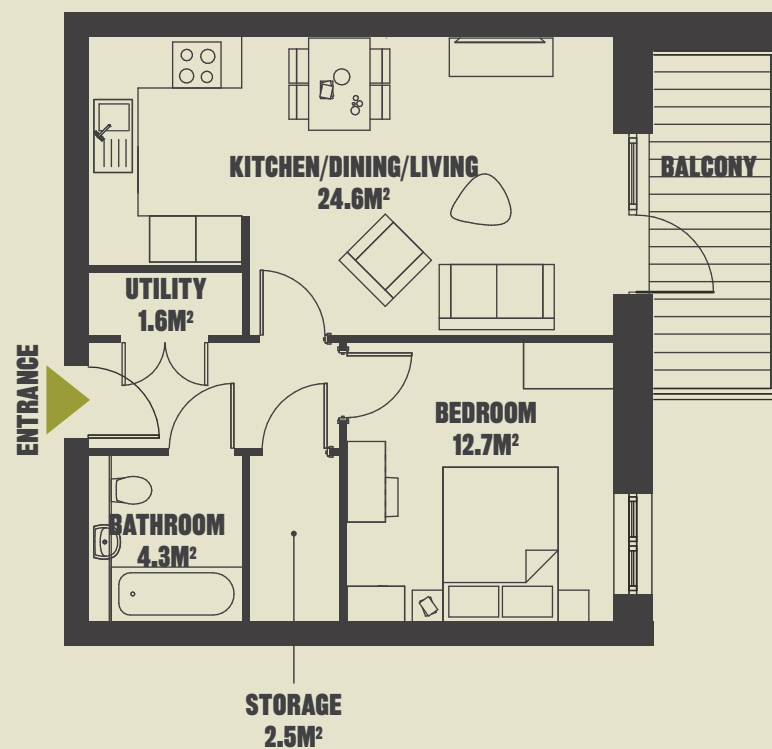
Residents will soon be seeing the structure of the building taking shape and can look forward to moving into brand new council homes which will have direct views over the new park once they have completed.

Over the next few years, the change in the landscape of the York Road Estate will start to be seen with the building of Blocks 5, 6 and 7, and the demolition of Pennethorne House, Battersea Baptist Chapel and Thames Christian School.

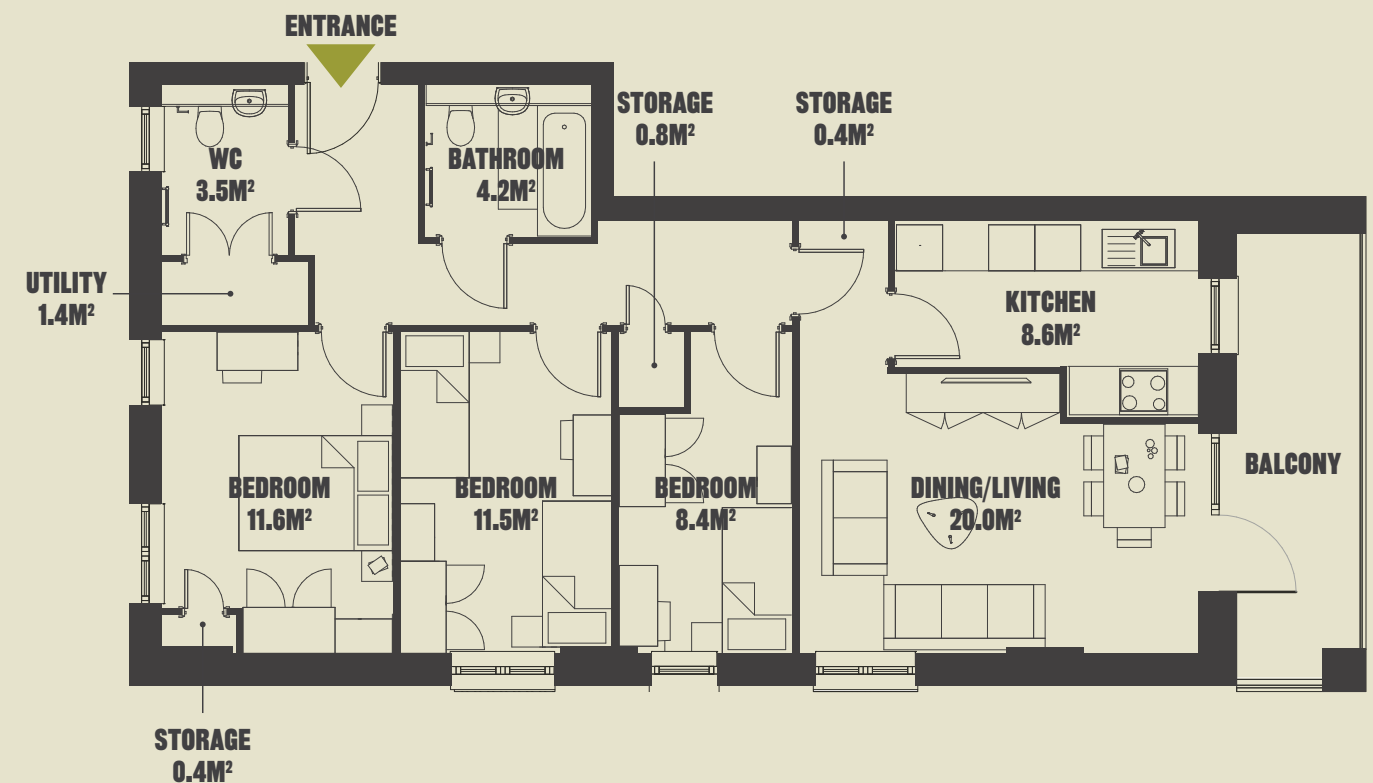


Two examples of flat floor plans in Block 5, which has a mixture of 1, 2, 3, 4, 5 and 6 bedroom properties, to meet the needs of existing council residents, ensuring tenants are no longer overcrowded in their new homes

### 1 BEDROOM, 2 PERSON FLAT – 52.2M<sup>2</sup>



### 3 BEDROOM, 5 PERSON FLAT – 85.6M<sup>2</sup>





## GRAND DESIGNS WITH HTA

The Winstanley & York Road Regeneration team along with HTA Design are delighted to announce that we are now into the third session of our Interior Design Competition.

Four young people from the local area aged 14-21 are being trained on how to design and decorate a 1 bedroom new build home, from the initial design conception to installation specification.

Set the challenge of providing a fully finished home using a budget that equates to the compensation package received by residents moving into a 1 bedroom property, participants have been developing their ideas since visiting the vacant flat in Mitchell House with the winning design being realised within the property. This will then be used as a show flat for the replacement council housing in the rest of the regeneration scheme.



## YORK GARDENS PLAYGROUND UPDATE

The Winstanley & York Road regeneration team recently distributed leaflets to local residents detailing the plans for a new playground and general park improvements in the southern section of York Gardens, along Newcomen Road.

This new playground will replace the now defunct playground behind Pennethorne House and provide additional playable elements along the park edge.

These improvements will cater for all ages and provide a diversity of play experiences and development of skills, alongside fitness equipment and table tennis tables.

The works are due to be completed in May 2022.



## MITCHELL HOUSE – NEW PLAYSPACE NOW OPEN!

A new playground delivered alongside the new build homes at Mitchell House has at last been opened to the delight of local residents. The playground is available for use for children up to the age of 8, from 9am until 8pm or dusk, (whichever is first).





# CONTACT

If you have any questions about the work mentioned in this leaflet or the York Gardens regeneration please contact us on either:

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Information can also be found on the wandsworth website:

[www.wandsworth.gov.uk/housing/housing-regeneration-projects/winstanley-and-york-road-regeneration](http://www.wandsworth.gov.uk/housing/housing-regeneration-projects/winstanley-and-york-road-regeneration)

Alternatively you can visit our project office, located at:

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We are open Monday-Friday, 09:30-16:30

