



Wandsworth Council

Regeneration & Development Department
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Date: 14 October 2022

Dear Resident,

Platt Estate Development: Switching Market Housing to Council Rent in Support of Affordable Housing Delivery in Wandsworth

Following the result of the May 2022 Local Elections, Wandsworth Council has been reviewing its Housing policy to maximise the delivery of affordable housing across the borough. This includes reviewing the existing '1,000 Homes Programme'. At the recent Executive Committee meeting on 10 October 2022, Cabinet Members approved a commitment to make all homes within the council's '1,000 Homes Programme' available for council rent.

To achieve this, the report approved that all existing and future sites will be developed for 100% council rent homes. Where plans had proposed homes for sale/shared ownership these would become council rent, and this includes the Platt North and South sites. Wandsworth Council is committed to delivering more affordable housing and maximising the council's stock of affordable housing to ensure quality housing is available to those that need it most.

This change of tenure will need to be considered for approval by the Council's planning committee in due course. If approved, residents will be notified of this change by the Council under its statutory obligation as the site goes through the formal process over the coming months.

As a reminder, the proposals for this site include the construction of two small new blocks of homes, Platt North and Platt South. The North block will remain at four homes, while

Director of Housing & Regeneration: Brian Reilly

we will reduce the number of one bed units in the Platt South scheme in order to provide larger family homes and an additional fully accessible home suitable for a wheelchair user, providing eight homes, with twelve in total over the two blocks.

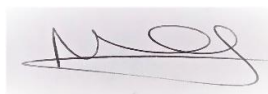
In all other respects, the scheme will remain largely unchanged. Externally, the new blocks will appear relatively unchanged from the design that received planning approval in December 2021. The agreed estate wide improvements to the hard and soft landscaping, new store-sheds, new parking bays and replacement play area will all go ahead as planned. We anticipate that the planning application amendment to switch from market sale flats to council rent homes will be submitted later this month.

As a result of changes, the process of appointing a main contractor has been delayed and the tender process will now not commence until November 2022, with contractor appointment confirmed in early 2023 and works expected to commence in late Spring of 2023 (subject to planning approval). We will provide further updates about the project in early 2023.

More information about the Council's proposals can be found on our website at <https://www.wandsworth.gov.uk/housing/council-led-development/>

Should you wish to discuss the contents of this letter or provide your comments, please contact the Development Team at: developmentteam@richmondandwandsworth.gov.uk or on the above number.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'M Eastmond', is placed over a light grey rectangular background.

Mark Eastmond
Development Project Manager
Regeneration & Development