

# Home *Life*

Wandsworth Council's housing newsletter [wandsworth.gov.uk/housingnews](https://www.wandsworth.gov.uk/housingnews)



## Resident Conference 2022

pages 6 & 7

- 18 new council rent homes completed at Gideon Road page 5
- Trips for recycling this Christmas pages 12

# Useful contacts

There is a range of housing services and information available on our website [www.wandsworth.gov.uk/housing](http://www.wandsworth.gov.uk/housing)

## Housing contacts

### Housing Customer Centre

90 Putney Bridge Road London SW18 1HR

### Western Area Housing Office

Roehampton Parish Hall, Alton Road, London SW15 4LG  
Housing hotline: 020 8871 6161

### Housing Area Teams

Central: 020 8871 5333 Eastern: 020 8871 7439  
Southern: 020 8871 7288 Western: 020 8871 5530

If you do not know your area team email:  
[hms@richmondandwandsworth.gov.uk](mailto:hms@richmondandwandsworth.gov.uk)

**Joint Control Centre (formerly known as Wandsworth Emergency Control)** (housing emergencies, out of hours)  
020 8871 7490

### Home Ownership

[housesales@wandsworth.gov.uk](mailto:housesales@wandsworth.gov.uk)

### Downsizing options

[allocationteam@wandsworth.gov.uk](mailto:allocationteam@wandsworth.gov.uk)

### Landlords looking for tenants

[privatelandlords@wandsworth.gov.uk](mailto:privatelandlords@wandsworth.gov.uk)

## Housing Ombudsman

If you have made a complaint to your landlord and you feel your complaint is not being dealt with correctly, you can escalate your case to the Housing Ombudsman who will provide impartial advice and support to try and resolve the matter for all parties.

### For The Housing Ombudsman can be contacted via:

Email: [info@housing-ombudsman.org.uk](mailto:info@housing-ombudsman.org.uk)  
Telephone: 0300 111 3000  
[www.housing-ombudsman.org.uk](http://www.housing-ombudsman.org.uk)

Details of how to make a complaint are on our website at [www.wandsworth.gov.uk/complaints](http://www.wandsworth.gov.uk/complaints)

### For breakdowns, leaks and servicing heating/hot water systems speak to your gas contractor:

■ For properties across the borough where heating is supplied by a **central communal boiler**.

**Smith & Byford** 020 8722 3431 or 0808 196 1791  
[CommercialServices@smithandbyford.com](mailto:CommercialServices@smithandbyford.com)

■ **Battersea, Central Wandsworth and Earlsfield** with an individual domestic heating system.

**PH Jones** 020 3657 0304 or 0333 004 2333  
[wbcrepairs@phjones.com](mailto:wbc repairs@phjones.com)

■ **Putney, Roehampton and Tooting** with an individual domestic heating system.

**T Brown** 0800 977 8472 or 020 8786 1244  
[repairs@tbrown.com](mailto:repairs@tbrown.com)

To find out your gas contractor 020 8871 7040

## Other council contacts

**Adult social services** 020 8871 7707

**Births, Deaths, Marriages and Voting** 020 8871 6120

**Child social services** 020 8871 6622

**Environmental services (including pest control, private housing)** 020 8871 6127

**Finance (including council tax, benefits, rent, service charges)** 020 8871 8081

To make a telephone payment: 0800 021 7763

**Parking and Streets** 020 8871 8871

**Rubbish, recycling and litter** 020 8871 8558

## Report It App

You can report issues directly to the housing department through the council's app!

This is a quick and easy way to tell us about any issues with cleaning, gardening and maintenance on your estate. Report it in just three easy steps:

- 1 Choose your location
- 2 Take a photo
- 3 Choose the council housing estates category

Once you've submitted your report, it will go straight to our dedicated estate services team to be dealt with.

Search for Wandsworth Report It on the Apple, Android Or Windows app store

Find out more at [www.wandsworth.gov.uk/reportitapp](http://www.wandsworth.gov.uk/reportitapp)





# Welcome to the winter issue of Homelife

I would like to take this opportunity to wish all residents and their families a Happy Christmas.

The festive period is a chance to spend time with friends and family and to celebrate the year. But this can also be a difficult time and I encourage residents to check in with your community and reach out to us if you need support. The country is facing a terrible cost-of-living crisis, so we have set up Wandsworth Council's Cost of Living Hub to help our residents, see Page 11 for more details.

In October, I had the privilege of attending the 2022 Residents' Conference alongside Residents' Associations, Resident Management Organisations and Housing Community Champions. As a Council we want to support and encourage residents to be leaders and advocates in their community. Topics included the repairs and cleaning, understanding scrutiny, becoming an effective team and building wider engagement.

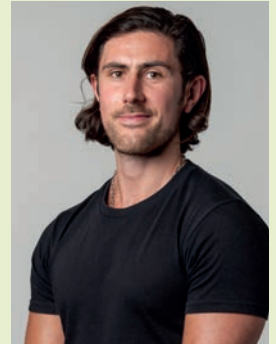
More information can be found on pages 6 and 7.

I'm pleased to announce a raft of new policies to help residents in the borough, these include the re-introduction of secure 'lifetime tenancies', extended interest free periods for resident leaseholders on major works bills and changes to the 1,000 homes programme to make all properties council rent. I would also like to draw your attention to the advice on condensation and mould on page 9. We want to stamp out the scourge of mould so it is vital that you report concerns to the council so we can act quickly to resolve the problem.

I hope you enjoy this issue of Homelife. If you have any suggestions, please contact me by email on [hms@richmondandwandsworth.gov.uk](mailto:hms@richmondandwandsworth.gov.uk)

**Aydin Dikerdem**

Cabinet Member for Housing



## New tenants to get secure lifetime tenancies

**The council will re-introduce secure (lifetime) tenancies for new tenants following an overhaul of the council's tenancy policy.**

This will benefit residents by providing guaranteed secure and suitable accommodation to enable households to make a home here in the borough and having a long-term contribution to our community.

All council tenants will now benefit from secure (lifetime) tenancies, with no requirement to review whether a tenancy should be renewed after five years. Existing

tenants on flexible fixed term tenancies will be contacted shortly about moving onto lifetime tenancies.

The council is aiming to remove the stress of reviewing tenancies every five years. There are some exceptional circumstances in which flexible fixed term tenancies will still be offered, for example, due to the shortage of larger properties that are in high demand.

# Resident leaseholders to be given four-year period to pay back major works bills

Wandsworth Council has approved an interest free extension to the payment terms for council resident leaseholders with major works bills to help with the current cost of living crisis.

The council recognises that, due to current market conditions, rising inflation and the increased cost of living, the payment of major works bills may be difficult for some. It is for this reason that Wandsworth's Housing Committee has recommended an improved offer to resident leaseholders by extending the interest free payment period to four years for bills over £3,000.

Currently the council offers a 10-month interest free payment option for major works bills for resident leaseholders. Based on an average bill of £7,500, a resident leaseholder would have previously paid £750 per month over 10 months, and instead will pay £156 per month or £1,875 per year, a reduction of £5,625 per year.

It should be noted also that Wandsworth's consultation process on undertaking major work schemes goes beyond the statutory requirements. The council provides a full draft specification of works, including an estimated cost at the Notice of Intention stage. This provides leaseholders with an opportunity to challenge or comment on such works in an informed way and helps them to plan their finances well ahead of receiving a bill for the works.



## Flytipping on estates could leave you seriously out of pocket

People who dump their rubbish on local housing estates are being warned they are likely to be caught on camera and face stiff fines.

The warning comes after a tenant on Battersea's Winstanley estate was given a £400 fixed penalty notice after he was filmed dumping a significant amount of rubbish in a communal part of the estate. As well as having to pay an on-the-spot-fine, the tenant was also charged for the cost of cleaning up his mess.

The council has recently upgraded its CCTV network with the new cameras delivering much sharper and clearer images – making the identification of flytippers' faces and any vehicles they

may be using to transport their waste much more effective.

Cabinet Member for Housing Aydin Dikerdem said: "There is absolutely no excuse for residents to dump rubbish on our estates. We have weekly collections for household waste and recycling, offer reasonably priced bulky waste collections and now have monthly mega-skip days where people can bring their waste and have it taken away free of charge.

To report a flytip on a housing estate please visit



[www.wandsworth.gov.uk/street-care-and-cleaning/fly-tipping/report-fly-tipping](http://www.wandsworth.gov.uk/street-care-and-cleaning/fly-tipping/report-fly-tipping)





## 18 new council rent homes

The council recently completed the development of 18 new homes on the Gideon Road Estate in Battersea.

The site was previously a car park with a number of garages and store sheds. The brownfield site has now been completely reinvigorated, providing 18 homes set within four small blocks, all for council rent.

As part of the development, the access road was reconfigured and completely renewed. All previous parking bays were replaced within the new scheme, including providing four new electric vehicle charge points for the estate's residents to use.

The development includes a number of larger family-sized homes, including one five and one six-bedroom house and every home has its own private amenity space in the form of a garden or balcony.

Two fully wheelchair accessible homes have been built, which include full wet-rooms, fully automated entrance doors and state of the art kitchens with adjustable height worktops, hobs and sinks. The new buildings also feature cycle storage, solar panels and attractive soft landscaping together with nine newly built store sheds available for local residents to rent.

This development underlines the council's continued commitment to deliver high quality homes for Wandsworth residents, through development on its own land.

## New measures to support council housing delivery in Wandsworth

Wandsworth Council have approved policy changes regarding council homes in the borough.

The council has set itself the ambitious target of building 1,000 council homes through its own development programme. To achieve this, the council will switch existing sites that are under development to council rent, and also seek new sites for development within the programme.

The council has agreed that they will seek to increase council home delivery by working with developers, landowners and Registered Providers to deliver the maximum level of council homes within new developments.

The council has outlined that they deem social rent to be the most appropriate form of low cost rented homes and recommends the discontinuation of the Part Right to Buy Scheme.

Aydin Dikerdem, Cabinet Member for Housing, said: "Delivering more council homes is a key target for this administration, with the number of people homeless in our borough and the number of those on the waiting list, we want to provide as many secure council rent properties as possible."



## Residents' Conference 2022

Following the successful event in the summer to celebrate 50 years of resident engagement, highlighted in the previous issue of *Homelife*, the council held a Residents' Conference in October 2022.

The conference was aimed at residents involved in the work of the Housing and Regeneration Department. This includes residents who are members of a Residents' Association and Housing Community Champions as well as those involved in the borough's Resident Management Organisations.

The Residents' Conference was attended and opened by the Cabinet Member for Housing, Aydin Dikerdem, and by the Director of the Housing and Regeneration Department.

### Professional led training

The council had secured Tpas, a specialist housing training provider to facilitate the day and offer training sessions, which were largely themed around the Government's Social Housing White Paper, the subsequent Social Housing Regulation Bill and its implications for social housing providers and their residents. Residents were also able to attend workshops of their choice, which included:

- **Cost of living crisis:** this gave attendees the chance to understand some of the challenges residents will be facing and what's needed to support residents during the coming months. Thinking Works, the non-profit organisation who delivers the Council's warm and well service, also attended one of the sessions to share their advice and best practice.
- **Understanding Scrutiny:** attendees were able to explore what a good housing service looks like, the regulatory framework around scrutiny and how to apply scrutiny tools to housing services.



• **Becoming an Effective Team and Building Wider Engagement:** attendees were given examples of what a good team looks like and how to build trust within a group. This also included how to hold effective meetings and how to reach out to achieve wider engagement.

Community groups across the borough also attended and hosted stalls, which gave residents the opportunity to speak to them about the work they do to support their local community. It was also an opportunity for residents to network with their peers and community groups to share ideas and best practice.

The feedback received from those who attended was very positive, with attendees reporting that the conference was highly engaging and valuable in helping them to support their residents and the community.

We would like to thank those who attended the conference, and we look forward to seeing you again next year.

If you have any ideas on what training you would like to see offered in the next Residents Conference, please do contact your Resident Participation Officer or email [hms@richmondandwandsworth.gov.uk](mailto:hms@richmondandwandsworth.gov.uk)

All the training that was delivered during the Residents Conference, including details of the community groups will soon become available on the council's Resident Involvement webpage, at [wandsworth.gov.uk/housing/resident-involvement-with-housing-decisions](http://wandsworth.gov.uk/housing/resident-involvement-with-housing-decisions)



## Your resident participation team

There are a variety of ways to get involved in your community and decisions about your housing.

Speak to your resident participation officer.

### Southern Team

Foday Kamara: (020) 8871 8639  
[fkamara@wandsworth.gov.uk](mailto:fkamara@wandsworth.gov.uk)

### Central Team

(020) 8871 5333  
[housingcentralteam@wandsworth.gov.uk](mailto:housingcentralteam@wandsworth.gov.uk)

### Eastern Team

Lee Bushell: (020) 8871 8638  
[lbushell@wandsworth.gov.uk](mailto:lbushell@wandsworth.gov.uk)

### Western Team

Sarah Steven: (020) 8871 5505  
[sstevens@wandsworth.gov.uk](mailto:ssstevens@wandsworth.gov.uk)

## Large print version

Copies of this issue of Homelife are available in large print format contact (020) 8871 6800 or email: [hms@richmondandwandsworth.gov.uk](mailto:hms@richmondandwandsworth.gov.uk)

# FIRE SAFETY UPDATE

## Fire safety this winter

Portable heaters may be seen as a way to manage your energy bills, however, we are mindful that last year (2021) there were 256 heating related fires across London. Three people sadly died in a heating related fire and 35 people were injured.

Below is some guidance on keeping safe this winter.

### Heating your home

- Always unplug portable heaters before going out or going to bed.
- When using a portable heater, follow the manufacturer's operating instructions properly.
- Keep heaters clean and away from your curtains and furniture.
- Do not sit or stand too close to a heater.
- Do not use a heater to dry clothes or any materials.
- Never leave a portable heater on when young children or animals are alone.
- Never use flammable adhesives, cleaning fluids or aerosol sprays near a heater.
- If you live in a flat or maisonette, you are not allowed to keep or use liquid petroleum gas, unless it is in disposable containers, such as aerosols which comply with the current British Standards.



### Electric blankets

- Never use hot water bottles in the same bed as an electric blanket, even if the blanket is switched off.
- Unplug electric blankets before you get into bed unless they have a thermostat control for safe all-night use.
- Store electric blankets flat, rolled up or loosely folded to prevent damage to the internal wiring.

- Test electric blankets every 3 years. You can contact Age UK (if you are over 60) or your local fire brigade to carry out these tests for you.
- Where possible, try to avoid buying second-hand blankets and check regularly for signs of wear and tear.

### Lighting and candles

- Keep a battery-operated light or torch handy to use in the event of a power cut or failure.
- Keep a mobile phone handy to make an emergency call in the event of a power cut.
- If you need to use candles or matches, always take special care to put them out completely before leaving the room or going to bed.
- Make sure candles are secured in a proper holder and are kept away from flammable materials, like curtains.



### Christmas trees and decorations

- Only use non-combustible or flame-resistant tree decorations.
- Do not leave fairy lights on when you go out or go to sleep.
- Do not let the bulbs on Christmas lights touch any flammable materials, like paper.

**And finally, make sure you have a working smoke alarm. Contact your Area Housing Team without delay if you don't have one.**



# PREVENTING CONDENSATION AND MOULD AT HOME

Condensation often leads to persistent mould growth and can cause worry for households. Condensation can occur in any home, however, residents can take practical steps to prevent this occurring.



## If you find mould at your property

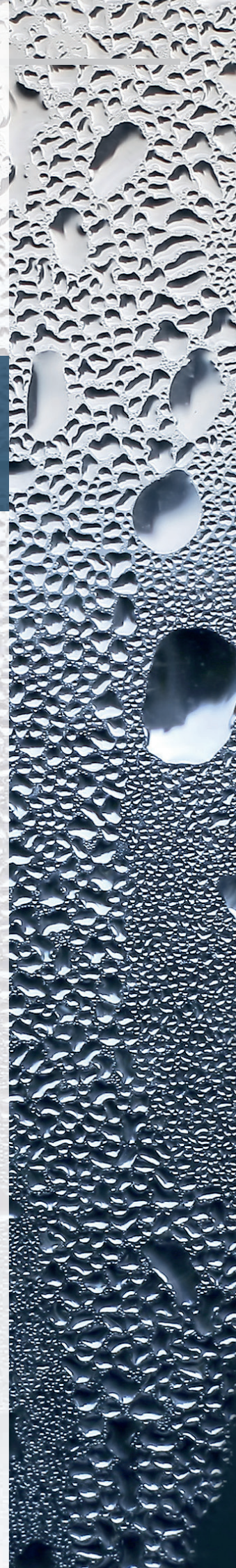
If you find patches of mould on walls, condensation may be the cause. If you are taking steps to minimise condensation but mould persists, please:

- If you are a council tenant, please contact your estate manager. Once the issue has been reported, we will inspect your property. We will remove the mould and consider what steps can be taken to help prevent it from returning.
- If you are living in privately rented accommodation, please contact your landlord or report an issue of disrepair at: [www.wandsworth.gov.uk/report-a-problem-in-your-property](http://www.wandsworth.gov.uk/report-a-problem-in-your-property)

## How to try to prevent condensation and mould

Condensation can be a real problem for residents but here are some tips to help you:

- Keep your home ventilated – the single most important step to prevent condensation is to ensure good ventilation, especially in kitchens and bathrooms.
- Heat your home - maintain a warm environment. Constant low heating is better than extreme hot and cold.
- Vacuum regularly - vacuuming helps to remove mould spores and dust. Mould feeds on dust.
- Reduce excess moisture levels by directing moisture outside the home.





Council sheltered schemes offer support and independence

supportedhousing@richmondandwandsworth.gov.uk

020 8871 8198 • www.wandsworth.gov.uk/shelteredhousing

# sheltered housing news



## Battersea Men's Shed

The Battersea Men's Shed is supported by Wandsworth Council and managed by the council's Community Development Co-ordinators. The Shed opens on Wednesdays at Dimson Lodge and is open to all.

Battersea Men's Shed is part of a national network of 'Sheds' and is a member of the UK Men's Sheds Association. Members can be involved in individual projects as well as undertake projects in the community. It is a great place to drop in and get to know members of the community.

The group is supported by Elaine Curley, a Community Development Co-ordinator, and by council sheltered housing officers, should there be any issues, or any advice is needed.

Members have been working on a creative project for the British Museum and are also making a large handcart using traditional methods. Sheltered residents from Battersea and Roehampton, who attended a recent consultation meeting, were able to see the finished handcart.

The group has just begun assembling a new greenhouse for the garden at Dimson lodge. Projects are completed from design to building stages and new skills are learnt using the diverse skills within the group.

Members should be 55 or over (although this is not enforced!) and there is no charge but a voluntary contribution. Funds are used to purchase equipment or materials that the group are unable to source for free.



## Spice of Life

Spice of Life was back by popular demand on the Alton estate, to celebrate Black History Month in October.

The over 55's event was well attended by sheltered residents from Manresa and Minstead Gardens schemes, the Over 60's café and members of Hestia's Age Well Roehampton group.

Winston, a retired Caribbean chef with over 40 years' experience, took care of the catering, cooking up fragrant fish, chicken and goat dishes with simmering bowls of rice and peas and homemade coleslaw.

The soundtrack to the evening was old school reggae, Motown, soul and blues. Everyone enjoyed themselves so much they left asking us to promise we would put it on again next year!



# Cost of Living Support

COUNCIL AND GOVERNMENT SUPPORT IS AVAILABLE TO HELP LOCAL PEOPLE THROUGH THE COST OF LIVING CRISIS.

The cost-of-living crisis in the UK is resulting in unprecedented pressures on people already struggling, and this winter thousands of people in Wandsworth will be forced to make tough decisions.

In October's Homelife, we outlined the support available to residents across the borough through the council and the government. Below is a reminder.

## Council support

- **Crisis Assistance for food and fuel** - Crisis payments are awarded to cover short-term needs which prevent serious risk to the health and safety of a person or their family.
- **Discretionary housing payments** – Payments are for people receiving Housing Benefit or Universal Credit, including a housing element, who require further financial assistance with housing costs because their benefit does not cover their full rent.
- **Community care grant** - The scheme provides discretionary support to the most vulnerable Wandsworth residents who are experiencing hardship and crisis. Awards are made from a limited budget and can provide support by way of furniture (e.g. beds) and white goods (e.g. fridges).

- **Council Tax reduction (CTR)** - CTR is to help people who are on a low income to pay part or all of their council tax. If you qualify for Council Tax reduction this will be paid into your Council Tax account reducing the amount you have to pay

- **Financial inclusion team** - The team provides benefits, budgeting and debt advice to council tenants who are having difficulty paying their rent. If you are struggling to pay your rent, please let your Rent Collection Officer know.

- **Wandsworth foodbank** – For emergency food, support and advice head to Wandsworth. [foodbank.org.uk](http://foodbank.org.uk) or call 020 7326 9428. If you are in financial crisis you can also call the free national helpline on 0808 2082138.

The online Wandsworth Cost of Living Hub has been set up to help people find support during the cost-of-living crisis, including advice on bills, finances, mental health, food and support for families.

You can contact our Cost of Living Hub to get information and advice, including where to get help about:

- Financial benefits
- Family and child care costs
- Finding your nearest warm Space

You can call the hub for free on **0808 175 3339** between 9am and 5pm, Monday to Friday. For further information, head to [wandsworth.gov.uk/cost-of-living-hub](http://wandsworth.gov.uk/cost-of-living-hub)

## Warm spaces

The council is working with our local partners to provide access to a network of Warm Spaces, a group of places where Wandsworth residents can come together to stay warm. Some venues will also offer hot drinks, activities and access to other services.

For more information and to find a directory of all the places available to our residents, head to [wandsworth.gov.uk/warm-spaces](http://wandsworth.gov.uk/warm-spaces)

## Government support

Government support payments available to support people with rising energy costs include Cost of Living Payment, Disability Cost of Living Payment, Pensioner Cost of Living Payment, Warm Home Discount, Cold Weather Payment and Winter Fuel Payment. Wider support is available, including income and disability benefits, bills and allowances, childcare, housing and travel.

For all government support available to help with the cost of living, head to [gov.uk/cost-of-living](http://gov.uk/cost-of-living)



## Christmas recycling tips

With Christmas coming up, it's a good time to start thinking about how to be more sustainable and what your options are.

Photo: TanyaJoy

There are increasing amounts of cardboard at Christmas due to the rise of online shopping and deliveries. If you have excess cardboard that cannot be broken down and squeezed into your recycling sacks, it can be left out on your collection day - just flatten and stack it by your sacks or bins, keeping it dry where possible.

Non-metallic wrapping paper and Christmas cards can be recycled, as can rinsed glass jars/bottles and plastic bottles, pots, tubs and trays. A good way to find out if your wrapping paper is metallic is the "scrunch test" - if it feels plasticky and springs back quickly after being scrunched in your hand, then it is not recyclable. If it stays scrunched, then it's paper and can be recycled.

To avoid this issue, more and more people are using brown paper tied with twine or reusable ribbons. Alternatively, why not use fabric that can be reused or given as part of the gift, such as a scarf.

Please note that plastic cling film, tin foil, crisp tubes, bubble wrap and polystyrene cannot be included in the council's clear sacks or communal recycling bins. Putting the wrong things in your mixed recycling can make it difficult to recycle all

the correct materials and results in additional costs for the council.

Please put these items in general rubbish, find alternative methods of recycling them or try to avoid producing these types of waste - for example, many supermarkets now collect plastic bags and packaging films for recycling, including crisp packets.

Every year, Wandsworth Council offers a free "real" Christmas tree collection service for residents across the borough. If you choose to have a real Christmas tree and wish to recycle it, then please remove all pots and decorations first.

If you use communal waste and recycling bins, you can leave your tree next to the bin stores/communal bin area so long as this does not cause an obstruction. Alternatively, you can leave your tree out in your front garden if you have one, or on the pavement by your front entrance if you don't, as long as this does not cause an obstruction.

Real Christmas trees can also be taken directly to the Household Waste and Recycling Centre at Smugglers Way, SW18 1JS. However, you will need to book an appointment.

## New scheme provides free bikes for Battersea and Nine Elms residents

The 'Try Before You Bike', Nine Elms' scheme provides a free bicycle to residents in Patmore Cooperative, Savona Estate and Carey Gardens as part of the council's commitment to helping local people during the ongoing cost of living crisis.

Residents living on these estates are invited to get in the saddle as part of a free bike trial scheme from the council.

Thanks to Wandsworth Council's climate change grant fund, 20 free bikes are available for people who would like to try out cycling to get to work, college or travel around the area. This will provide help to residents who may be struggling due to the impact of the cost-of-living crisis and are unable to buy a bicycle or take part in the council's existing discounted bike rental scheme.

The new free trial includes three months of cycle hire, a cycle skills session and helmet. After the first three months, participants will have the option to buy the bike, continue hiring at a discounted price or consider the council's Cycle to Work scheme.

To find out more about the scheme and sign up, email [info@nineelmslondon.com](mailto:info@nineelmslondon.com) with Bike Nine Elms in the subject line. The scheme is delivered on behalf of the council by Peddle My Wheels. The success of the subsidised scheme will help determine if funding is extended beyond the initial three months.

**Christmas tree recycling collections will be between Wednesday 3 January and Friday 13 January 2023.**

Check your collection day at: [wandsworth.gov.uk/rubbish-and-recycling](http://wandsworth.gov.uk/rubbish-and-recycling)





# On your bike!

**Electric cargo bikes: free access for all residents**  
**Could an electric cargo bike help you get around?**

Three electric bikes have been placed around Wandsworth for residents and businesses to use for free.

With a big box at the front, three wheels and an electric motor, the cargo bikes are designed to transport:

- children
- shopping
- business stock
- equipment for events
- waste/recycling
- AND generally, things which are difficult to transport by walking, pedal bike or public transport.

**Locations:**

- Outside the Doddington and Rollo Community Association
- Outside Life of Fish on Moyser Road
- Outside London Cycle Workshop on St Johns Hill

To register to use the cargo bike go to [ourbike.co.uk](http://ourbike.co.uk)

Free face to face training is available to book when you register.

## Try Before You Bike

If you live outside of the Patmore Cooperative, Savona Estate and Carey Gardens housing areas but would like to take advantage of Wandsworth borough-wide bike discount scheme, you can hire a new or nearly new bike for a monthly charge of £20 for adults, £10 for children.

# TRY BEFORE YOU BIKE





# regeneration updates



## Halloween crafting

The Alton Regeneration team's crafting engagement sessions always prove popular.

This year's Funky Pumpkins and Spooky Spider Halloween event proved no exception.

Children giggled with glee at the funny faces they created on pumpkin cut outs, which was then followed by spider puppet making

They were then encouraged to explore their creative sides by making and staging a puppet show together.

After all that hard work, everyone relaxed with hot chocolate and Halloween shaped biscuits.



## Half term bulb planting

As part of our Community Engagement strategy on the Alton estate, we have been asking residents to complete a survey to let us know the type of events they would like to participate in.

78% of the families surveyed said they enjoyed planting activities and so the team arranged a bulb planting activity for the first day of the October half term.

Everyone had a lovely afternoon in the sun planting Daffodil bulbs and Crocus corns which were kindly donated by the Putney Rotary Club.

We can't wait to see them flower in the Spring.





# Alton Estate regeneration update

The council's Housing Committee has agreed to end the process to find a development partner to deliver the approved masterplan for the Alton Estate regeneration.

This decision was taken to enable the council, which has been under new leadership since May, to review options for the estate and consider alternative proposals.

The council remains committed to investing in and improving the Alton estate and has appointed Inner Circle Consulting to assist with the process of reviewing objectives for investment and developing options.

We hope that by Summer 2023 we will be able to share with residents on the Alton estate a range of options for the estate via a formal consultation process, which will help us arrive at a preferred option.

The council is committed to improving the lives of the residents of the Alton estate and at Housing Committee on

16 November, it was agreed that work would commence to bring forward a programme of improvements in advance of the agreement of any wider proposals.

Options are being explored to bring forward 'Block A' at an early stage. This would replace the former Co-op block on Danebury Avenue, as well as the former western housing office and Roehampton Youth Club, and deliver a host of improvements to local community facilities, along with new council homes. Further proposed improvements being explored are upgrades to the play spaces at the Alton Activity Centre and Downshire Field.

The council is also exploring options for Meanwhile Use - the temporary use of empty buildings and spaces across the development area - for community projects and activities in advance of any development.

The Alton team also have an exciting and varied programme for the festive season, and beyond. Visit the website for more details: [www.wandsworth.gov.uk/alton-events-and-consultations](http://www.wandsworth.gov.uk/alton-events-and-consultations)

## Resident Consultation

### New Anti-Social Behaviour Policy

The new Anti-Social Behaviour (ASB) Housing Policy Statement for 2022-2025 supports our longstanding commitment to prevent and tackle ASB and make our housing estates and neighbourhoods safer.

The policy sets out the ways in which the council will provide housing services to prevent and tackle ASB affecting council residents and other people in the borough.

The consultation ends 30 December 2022. Please read the policy and provide your views, head to [haveyoursay.citizenspace.com/wandsworthhrd/asb-22](http://haveyoursay.citizenspace.com/wandsworthhrd/asb-22)

### Resident satisfaction survey

The annual resident satisfaction surveys have begun. These perception surveys give council tenants and

leaseholders the opportunity to provide their feedback on the performance of Wandsworth Council's Housing and Regeneration Department throughout the year.

The survey includes questions on the overall service provided by the Department, repairs, complaints, and resident engagement. This year's survey has been tailored to meet the Tenant Satisfaction Measures recently introduced by the Government.

The survey is carried out by BMG Research and the results and findings are fed back to the Department to help identify areas of improvement. If you are contacted by BMG Research we would encourage you to complete the survey to share your views.

If you have any questions, please contact [hms@richmondandwandsworth.gov.uk](mailto:hms@richmondandwandsworth.gov.uk)

# Elves with the Jellyfish Theatre

A fun free family show will be popping up in community spaces across Wandsworth this December.

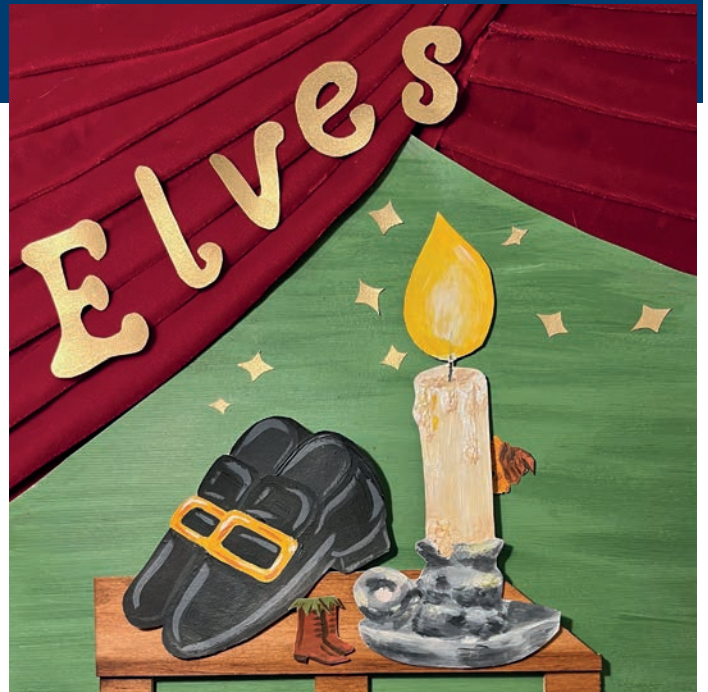
Jellyfish Theatre present their new show, 'Elves', an accessible and interactive live theatre show for age three plus. Packed with joy, laughter, puppetry and music.

Venues include Wilditch Community Centre, Alton Activity Centre, Lennox Community Clubroom, York Gardens Community Centre and Sellincourt Primary School.

All performances are relaxed, and admission is free thanks to support from Wandsworth Council.

The confirmed shows are as follows:

- **Saturday 17 December** - Sellincourt School, Sellincourt Road, Tooting, SW17 9SA; 2pm and 4.30pm
- **Tuesday 20 December** - Alton Activity Centre, Ellisfield Drive, Roehampton SW15 4EZ; 2pm
- **Tuesday 20 December** - Lennox Community Clubroom, Ludowick Walk, Lennox Estate SW15 5LE; 4.30pm
- **Wednesday 21 December** - Henry Prince Community Clubroom, 29 St John's Drive, Earlsfield SW18 4SL; 11am
- **Wednesday 21 December** - Wilditch Community Centre, 48 Culvert Road, Battersea, SW11 5BB; 3pm
- **Thursday 22 December** -- Carey Gardens Clubroom, Battersea SW8; 2pm and 4.30pm



- **Thursday 29 December** - Eastwood Children's Centre, 166 Roehampton Lane, SW15 4HR; 11am
- **Thursday 29 December** - York Gardens Community Centre, 34 Lavender Road, SW11 2UG; 4pm

For more info about where you can see 'Elves', check the Jellyfish Theatre website: [www.jellyfishtheatre.com](http://www.jellyfishtheatre.com)

**It's free and it's not ticketed - just turn up.**

## CALLING ALL CREATIVES Take part in WAF2023

Registrations for Wandsworth Arts Fringe (9 - 25 June 2023) are open from 7 December.

We're calling out for creative residents from across Wandsworth to take part in our annual festival of theatre, music, dance, visual arts and more.

If you'd like to meet other artists, share your work with new audiences and be part of a vibrant local festival, you can find out more at [wandsworthartsfringe.co.uk](http://wandsworthartsfringe.co.uk)

# WANDSWORTH ARTS FRiNGE



# Season's greetings from Work Match

This year we celebrated our 2000th job start and we are preparing for another great year in 2023. We continue to work to provide great opportunities for Wandsworth residents, plus advice on the cost of living this Christmas.

Work Match provides free employment support and advice for all Wandsworth Residents. Whether you are returning to work, looking to change career, would like to work nearer to home or simply wish to progress by gaining new skills - we are here to help.

Our officers can help you to create a CV, provide interview advice and preparation, access training and apply for one of our many live vacancies.

We offer a wide range of free training both in-house and with our partners, from CSCS construction and SIA security training to virtual internships and personal marketing online. New courses are added every month.

Visit our website to find out more:

[www.wandsworthworkmatch.org](http://www.wandsworthworkmatch.org)

or call 020 8871 5191



## Mondays At The ROSE

**Come along to Mondays at The ROSE - a free and friendly warm space open to everyone living in the Patmore Co-Operative, Carey Gardens or Savona Estate.**

The ROSE Community Clubroom opens its doors for free craft activities, film screenings, dance classes, homework and co-working spaces all day from 10am-8pm through the winter months.

Why not pop in for a hot drink or meal and bring a friend!

## Micky Gwilliam (1947-2022)

The council has been saddened by the death of Micky Gwilliam, who passed away in September at the age of 75.



Micky was an active participant in a number of housing groups for over 20 years. Council officers and residents knew Micky as an intelligent and articulate person, who was often the voice of reason in meetings.

Micky was a committee member of the Falcon Road Residents Association, a member of the Borough Residents Forum and the Area Housing Panel Meetings. He sat on a number of Resident Working Groups. He was a strong advocate for residents and worked with the council to make the borough a better place to live.

Micky was an active member of his community, serving a range of groups including the Regimental Association Weald branch, the Conservative Association, and the Battersea Summer Scheme and, most importantly for him, with Riverside Radio based in Wandsworth.

Micky was generous to a fault and rarely said no to anyone. He was kind, thoughtful, clever, and never stopped learning in life.

# Home Ownership Team

For further information please contact: 020 8871 6161

housesales@wandsworth.gov.uk

wandsworth.gov.uk/homeownership



## Wandsworth affordable housing open day

The Home Ownership Team hosted their annual affordable housing open day in October and were delighted to return to providing a physical presence at the Civic Suite in Wandsworth.

In the interests of providing a safer and more Covid-secure environment, this year's open day required all visitors to book appointments prior to attending.

92 visitors were able to engage face to face with members of the Home Ownership Team, housing providers, and legal and financial advisors throughout the afternoon.

Don't worry if you missed out on this event as the Home Ownership Team will also be running an online web chat event for those who could not make the day in person. Watch out for more details on our webpage.

## House Purchase Grant scheme

This ever-popular scheme offers eligible secure council tenants a grant to use as a deposit towards buying a home of their own on the open market within the UK, anywhere else in the world or to use towards purchasing a share of a shared ownership property (part rent/part buy) within the UK. It can also be used to adapt a family member's home within the UK to create a self-contained extension to enable tenants to move in.

**Grant levels (for tenants who have at least 3 years tenancy)**

| Bed Size | Grant amount up to: |
|----------|---------------------|
| Studio   | £50,000             |
| 1        | £50,000             |
| 2        | £70,000             |
| 3        | £70,000             |
| 4        | £100,000            |
| 5        | £120,000            |
| 6        | £120,000            |

**Maximum Area Purchase Price as from 10 October 2022**

|                                    |          |
|------------------------------------|----------|
| Within UK (Outside Greater London) | £600,000 |
| Within UK (Outside Greater London) | £450,000 |
| Abroad                             | £200,000 |

**To find out more about the House Purchase Grant scheme and to register your interest, please contact the Home Ownership Team.**



## Shared Ownership

Shared Ownership gives first time buyers and those that do not currently own a home the opportunity to purchase a share in a new build or resale property. The purchaser pays a mortgage on the share they own and pays rent to a housing provider on the remaining share. As the purchaser only needs a mortgage for the share they are purchasing, the amount of money required for a deposit is generally lower when compared to the amount that would be required when purchasing 100%.

### Developments in the borough include:

#### PA Housing - Springfield Mews, SW11

A mix of 1, 2 and 3-bedroom modern newbuild shared ownership units which are all part of Tooting Bec's new residential Springfield Village. The development boasts superb transport links with both Tooting Bec Underground and Earlsfield Station in close proximity. Call **01932 559809** or visit [sales.pahousing.co.uk/development/springfield-mews](http://sales.pahousing.co.uk/development/springfield-mews)

#### PA Housing – Nine Elms View, SW8

1 and 2-bed apartments will be ready to view at this modern and unique development which is part of a regeneration scheme in South-West London. These are stylish and spacious properties made to a high specification. Contact PA Housing on **0203 3940 078**, email [sales@pahousing.co.uk](mailto:sales@pahousing.co.uk) or visit [sales.pahousing.co.uk/NineElmsView](http://sales.pahousing.co.uk/NineElmsView).



## Intermediate Rent

There will be many intermediate and other rental opportunities within the borough over the next few years including the below scheme.

#### Greystar – Bloom, Nine Elms, SW8

A first phase of discounted market rental units from 1 to 3-beds will be available shortly on the land known as South London Mail Centre. The site will incorporate resident amenities and community facilities with access to ample green space and great transport connections. For further information, visit the website

[www.bloom-nineelms.co.uk/affordable-homes](http://www.bloom-nineelms.co.uk/affordable-homes)

Intermediate rent offers the opportunity to those who are not able to purchase straight away to rent a brand new or refurbished home, or a home that is being re-let at a lower rate than the market rate. The rent is subsidised, normally at approximately 20% lower than a similar home in a similar area if renting on the private market.

As well as being more affordable, there is the reassurance that the home is built, managed, and let by a registered housing provider. It is designed to give people a chance to use the saving made on the subsidised rent to save for a deposit to purchase a home within the next five years. If you would like to check your eligibility and register for this scheme, please visit our website to obtain further information and download a Combined Sales Scheme (CSS) application form.

# Have you thought about downsizing?

Do you have spare rooms and want to move to a smaller home?

If so, you may be interested in downsizing under the council's Room to Move Scheme. The Room to Move scheme is set up to benefit tenants who have spare or empty bedrooms not in use.

Residents may choose to downsize because it is cheaper to heat and maintain. Whatever the reason, we may be able to assist. Our dedicated team can support and provide you with the help you need to move.

You will get advice and support with downsizing to a smaller property through our downsizing scheme, which will include help and assistance with registering on to the scheme and a dedicated member of the team to assist you with every step of the re-housing process.

By telling us the type of property and location you are interested in, we may be able to help you move closer to your support networks who don't live in the borough.

Room to Move offers incentive payment of £2,500 for each bedroom you give up – up to a maximum of £5,000 and

will arrange and pay for removal as well as white goods and carpets for your new home (terms and conditions apply)

### Are you interested?

If you are interested in joining the scheme, please complete an online application form at: [www.wandsworth.gov.uk/housing/wandsworth-housing-online/register-or-sign-in-to-wandsworth-housing-online](http://www.wandsworth.gov.uk/housing/wandsworth-housing-online/register-or-sign-in-to-wandsworth-housing-online)

Once completed, contact the Downsizing Team at [downsizing@wandsworth.gov.uk](mailto:downsizing@wandsworth.gov.uk) where the team can assist you with any queries you may have and can begin assisting you with your potential move.

Alternatively, if you need or prefer support with completing an application form and would like an in-person meeting (either at your home or at our offices) we can arrange this with you. Please contact the Allocations Team on 0208 871 6161 where an officer would be happy to help.

# Domestic abuse advice and support

at the

## ONE • STOP • SHOP

**Are you experiencing domestic abuse from a partner, ex-partner or a family member?**

The Wandsworth One Stop Shop is a free drop-in service providing legal advice, information, and support to those experiencing domestic abuse.

No appointment necessary.

### BATTERSEA ONE STOP SHOP

St. Mark's, Battersea Rise, SW11 1EJ  
(entrance on Boutflower Road)

Open every Monday,  
10am to 12pm  
(excluding Bank Holidays)

### ROEHAMPTON ONE STOP SHOP

Wandsworth Citizen's Advice,  
Picasso Building, Mount Clare,  
Minstead Gardens, SW15 4EE

Open every Wednesday,  
10am to 12.30pm

For more information, contact Hestia's Independent Domestic Abuse Advisor (IDVA) on **020 3879 3544** (Monday to Friday, 9am to 5pm).

