

Appendix 1

W/YR JV Objectives

- Tackling the range of issues that are contributing to levels of deprivation & lack of opportunities on the Winstanley and York Road Estates (the Estates) and to effect the regeneration of the Estates;
- Create a better-quality living environment with a key focus on the Estates, but also recognising the benefits of improvement that could and need to be achieved in the surrounding area (eg improving crossing areas across York Road and tackling the Falcon Road under pass);
- Improving design & layout of the neighbourhood of the Estates;
- Securing greater permeability through the development site and between the Estates and the wider neighbourhood and in particular better linkages and a clear attractive route through the Estates between the new properties along the riverside and Clapham Junction;
- Generating economic growth and new employment opportunities particularly for local residents;
- Improving and diversifying the commercial and retail offer available at the Estates and in particular boost the retail offer generally at the Estates including along Falcon Road;
- Securing additional housing and promoting a greater housing choice for local residents and workers through the provision of intermediate and market housing as well as low cost housing;
- Securing new high quality and high performing housing built to the London Mayor's SPG 2012 Standards as set out in the Design Brief or as otherwise agreed by the JV parties;
- Addressing local housing needs and requirements with a particular focus on providing suitable housing for older, disabled and over-crowded households;
- Reducing long term maintenance and running costs for the Council's stock, significantly improving the energy efficiency of the stock and maximising the use of the Council's assets;
- Creating through the development and regeneration, a strong and coherent sense of place where local residents want to live, now and in the future;
- To provide the JV parties with returns that are commensurate to their investment to the extent that this is consistent with the other Strategic Objectives;
- To explore other potential development opportunities to further the above objectives subject to the prior approval of the JV parties in accordance with the Members Agreement.