



Wandsworth Council
Housing and Regeneration
Department
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Our ref: HRD
Date: 30th March 2023

Dear ****Tenant or Leaseholder name****

**Winstanley and York Road Regeneration Consultation –
Local lettings plan - rehousing of Secure Tenants and Resident
Homeowners into new homes in York Gardens and the development
Phasing plan -rehousing**

The Council has committed to providing new homes for all secure council tenants and resident leaseholders of the Winstanley and York Road Estates impacted by the regeneration of the Estates. Delivery of Mitchell House, Rowditch Lane, Gideon Road and Sphere Walk new build developments has facilitated the successful rehousing of all secure tenants and resident leaseholders from Pennethorne House and many residents from Scholey House, Kiloh Court or Jackson House.

As part of this commitment, the Council has decided to purchase additional homes at Block 5, the block currently being constructed on the estates. This will accelerate the re-housing programme. As a result, offers can be made to rehouse all the residents of Arthur Newton House as well as some of Holcroft House in Block 5. This change requires us to update and consult on the Scheme Phasing plan for rehousing.

Updated Phasing plan

The updated Phasing Plan has retained the previous sequence of re-housing as set out below. The additional new homes mean that rather than Arthur Newton House and Holcroft House moving into Block 6 and 7 as in the previous, 2020, plan, they will now be rehoused into Block 5.

This means that Block 6 will be available to rehouse the remainder of Holcroft House. Block 6 is anticipated to start on site in late 2024. All other rehousing will continue in the order as advised in 2020;

1. Pennethorne House
2. Lavender Road
3. Galleons Court
4. Scholey House
5. Kiloh Court
6. Jackson House
7. Arthur Newton House
8. Baker House
9. Holcroft House
10. Farrant House
11. Shepard House
12. Gagarin House
13. Darien House
14. Chesterton House
15. Ganley Court

Local Lettings Plan 2023

The offers of accommodation will be made in line with the Councils Housing Allocation scheme (as approved September 2016) and the updated Winstanley and York Road Local lettings plan as enclosed. The Local Lettings Plan was consulted on in July 2020 and approved September 2020. There are some changes to the lettings plan which are highlighted in bold in the document, which can be found as below.

- Page 5 – under the heading **Development Phasing Plan**
- Page 13 – under section 4.4 **Larger/Multigenerational families and adult Children**

The Regeneration team will be available in York Gardens Community center on the dates and times below to answer and queries or to discuss any concerns or you may have regarding the Local Lettings plan or the Phasing Plan for rehousing.

- Tuesday 18th April 2pm – 5pm
- Thursday 6th April 4pm – 8pm

Alternatively if you have any comments regarding the documents enclosed, please send them to the council in the enclosed return envelope or contact your case officer **Crystal Haylock** on 020-8871-6802 or by email at winstanleyyorkroad@richmondandwandsworth.gov.uk . **The closing date for the consultation is 30th April 2023.** All comments received by this date will be considered by the council at the Housing and Regeneration Overview and Scrutiny committee.

The Regeneration office is available 9.30am – 12pm and 2pm – 4.30pm. You may wish to book a visit during this period. This can be arranged by contacting the email box and the telephone line, and your case officer will get back to you with a suitable appointment.

Yours Sincerely,



Charlotte Haley
Regeneration Team Manager
Winstanley and York Road Regeneration