

ALTON GREEN

ROEHAMPTON SW15

Housing and Regeneration Overview and Scrutiny Committee

15th November 2018

Alton Regeneration Update





Report Overview

The report provides an update on the Alton Estate regeneration scheme and asks the committee to:

- Note the consultation and phasing update and progress of the hybrid planning application by Redrow Homes which is due to be submitted in January 2019
- Note the latest financial position on the scheme.
- Agree to reallocate £548,000 of capital expenditure to support the provision of Youth Services in Roehampton.



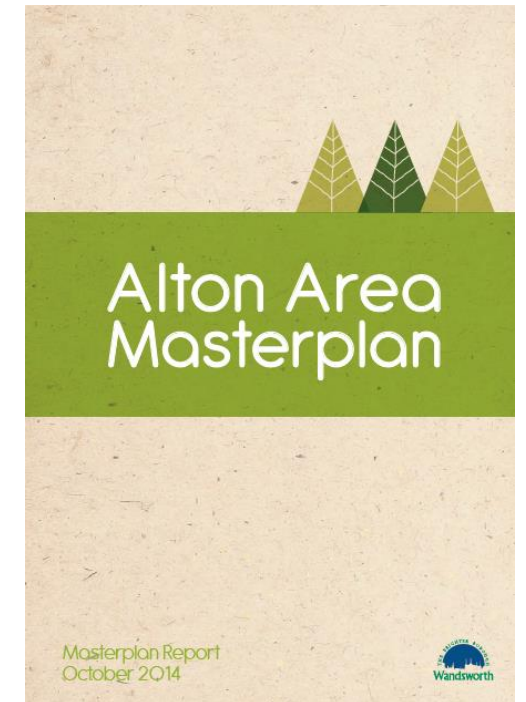
Background

- October 2012** Consultation begins on proposals for Roehampton.
- October 2014** Council approves the Alton Area Masterplan following 18 months of extensive consultation.
- September 2015** Council decides to begin procurement of a development partner.
- October 2015** Roehampton Supplementary Planning Document is adopted by the Council after consultation.
- January 2017** Councils selects Redrow Homes as development partner.
- June 2017** Regeneration Agreement with Redrow signed.
- July 2017** Preparation starts on the hybrid masterplan and a detailed planning application.



Council's Masterplan Principles

- Improve the two local centres (Danebury Avenue and Portswood Place).
- Replace poor quality homes
- Improve community facilities at the two local centres
- Provide new job and training opportunities
- Improve connections through the estate
- Repair streets, public spaces and pedestrian links
- High-quality landscape through the estate
- Reveal the highest qualities of the estate's heritage features



Consultation Timeline



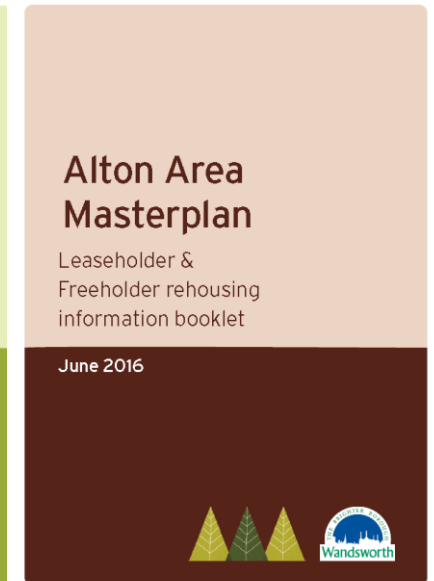
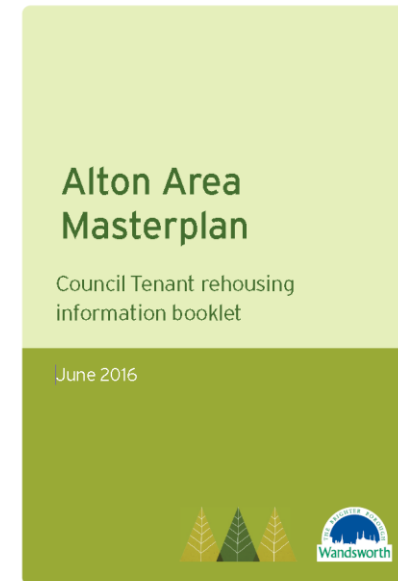
February – April 2014	Masterplan preferred option consultation
April – May 2015	Supplementary Planning Document: six week options consultation, and an eight week period of preferred option consultation.
July – Sept 2017	Roehampton Festival, public exhibition, 14 workshops, open events and range of direct engagement with stakeholder groups.
May – June 2018	Public exhibition, pop ups across the estate, one to ones with impacted tenants, targeted youth consultation.
September 2018	Roehampton Festival – Alton Green scheme exhibition.
November 2018	Bus Turn-Around and Alton Activity Centre drop-in's for residents in the neighbouring blocks.
Jan 2019	Statement of Community Involvement submitted with planning application – which will clearly show how comments and suggestions received have informed design development.



Key Principles for Development

Key Resident commitments

- Secure tenancy maintained for existing secure tenants
- New build council properties which meet residents assessed housing need
- New build properties under shared equity for resident leaseholders
- One move policy for all residents
- Properties built to Mayor of London's standards



1 MINSTEAD GARDENS

Refurbishment and extension of existing sheltered bungalows

2 PORTSWOOD PLACE

The location for the new nursery, children's centre, retail space and improved community facilities

3 CENTRAL PLAY SPACE

Improved and upgraded play space facilities at Alton Activity Centre

4 DANEBURY RETAIL

A new retail parade with shops lining both sides of the street

5 VILLAGE SQUARE

A new and vibrant public space that's adaptable to wide-ranging community activities

6 NEW MULTI-PURPOSE COMMUNITY CENTRE

A contemporary and spacious building containing the new library, GP surgery, café and other flexible spaces for community uses

7 DOWNSHIRE FIELD

Improved and upgraded play space and wider improvements

- 1,103 High Quality New Homes - inc. 256 affordable
- New Community Facilities - 5,439 sqm
- Improved Commercial Offer - 3,142 sqm of retail space and 400 sqm of office space
- New Village Square at the heart of the estate
- New Landscape and Play Facilities
- Improved access and movement across the estate
- Refurbishment and extension of Minstead bungalows



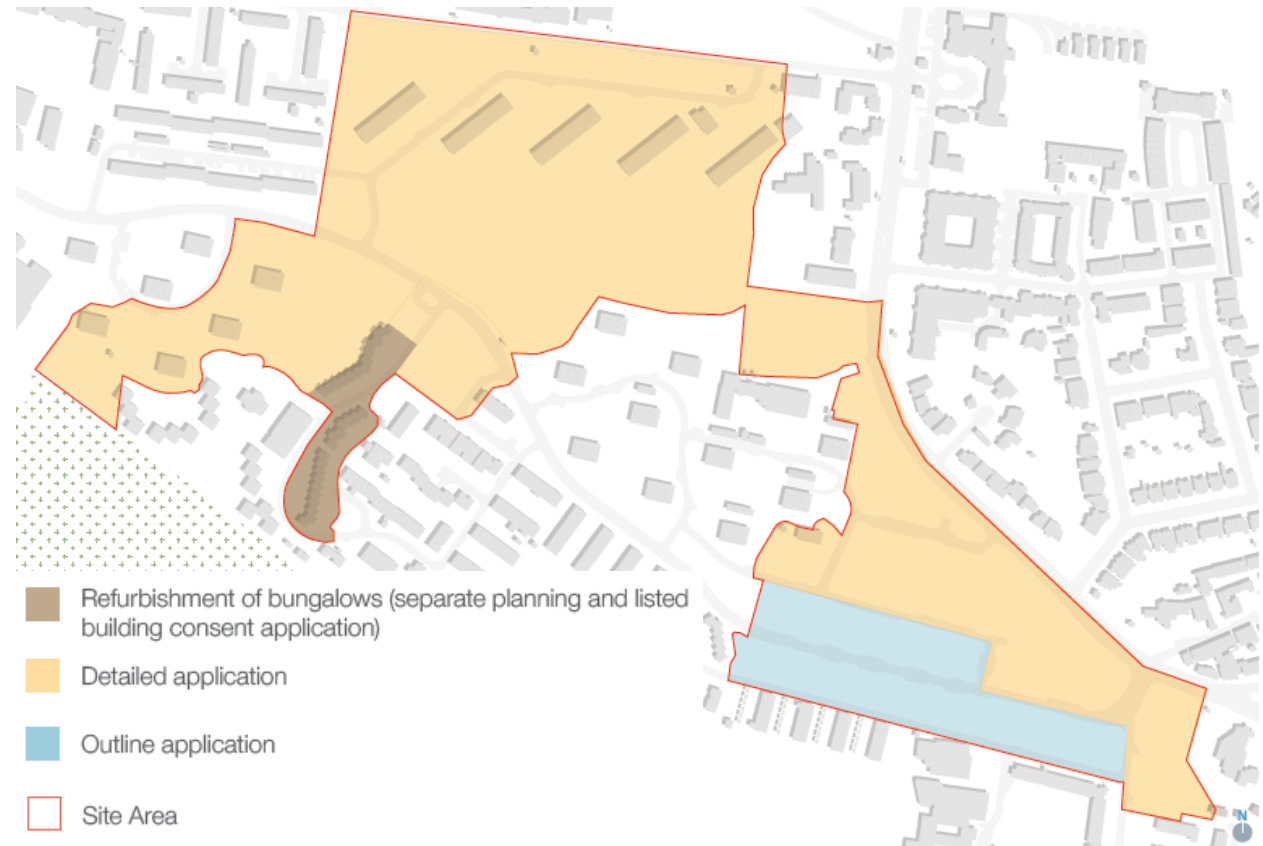
Tenure

- 1,103 homes in main intervention area
- 158 replacement homes at council rent
- 68 Shared Equity/Intermediate homes to ensure homeowners can stay in the area
- 23% affordable by unit and 27% by Habitable room
- Net 30 additional Council Rent homes and 98 affordable homes overall
- Inclusion of satellite sites at Bessborough and Fontley – 25% affordable by unit and 30% by habitable room.
- Of the private homes, all one bed and majority of two beds to be within a price range for Help to Buy.



Planning Application

- Hybrid planning application will establish the overarching principles of the masterplan.
- It will contain:
 - a detailed element (approximately 60% of the residential units)
 - an outline element which will be subject to “reserved matters” applications at future dates and be guided by a Design Code
- Separate application for the refurbishment of the Minstead Gardens bungalows.



**View of Block A towards St Josephs
Church and Holybourne Avenue**



BLOCK A
Village Square

View of Block A towards St Josephs Church



View of Blocks A and O towards Danebury Avenue





View of Block A from Hershman Close

View of Blocks O and N from Roehampton Lane





**View of Block O from new Town Square
towards Danebury Avenue**

View of Portswood Place from Downshire Fields



View of Block Q from Downshire Fields





Play improvements to the Alton Activity Centre



Play improvements to the Downshire Field play area

Satellite Sites

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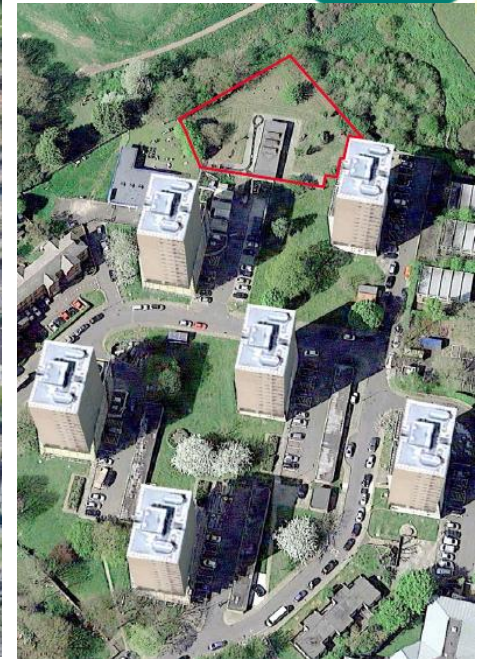
Bessborough Road

- Will provide ten two and three bedroom properties (five maisonettes and five apartments).
- Estimated Start on site – Spring 2019



Fontley way

- Feasibility Stage – 12 to 14 three and four bedroom maisonettes to meet decant need.
- Planning submission early 2019
- Estimated Start on site – Autumn 2019



Phasing and Programme

Planning Application Submitted	Jan 2019
Satellite Sites	2019 - 2020
Phase 1 (inc Block A)	2020 - 2022
<ul style="list-style-type: none"> <i>Alton Activity Centre complete</i> <i>Minstead Gardens</i> 	2020
Phase 2	2020 - 2022
<ul style="list-style-type: none"> <i>Portswood Place complete</i> 	2022 - 2026
Phase 3	2023
	2026 – 2029





Financial Model

- Regeneration Agreement sets out:
 - Partnership principles
 - How viability will be determined
 - Council requirements – including replacement homes which the Council are funding, and the community and commercial facilities which are a development cost
- Financial Model to be agreed with Redrow before planning submitted (this is unrelated to planning viability)
- Updated Financial Model based on the latest scheme has been developed. The Model is still being finalised but provides an updated position at today's costs and values
- A review of the draft model concludes that despite scheme changes, rising costs and flat values, the overall scheme remains viable in line with the Regeneration Agreement
- Further refinement and auditing of the model is required before planning submission
- Once audited, the cost plan and model will be the new baseline when moving forward.



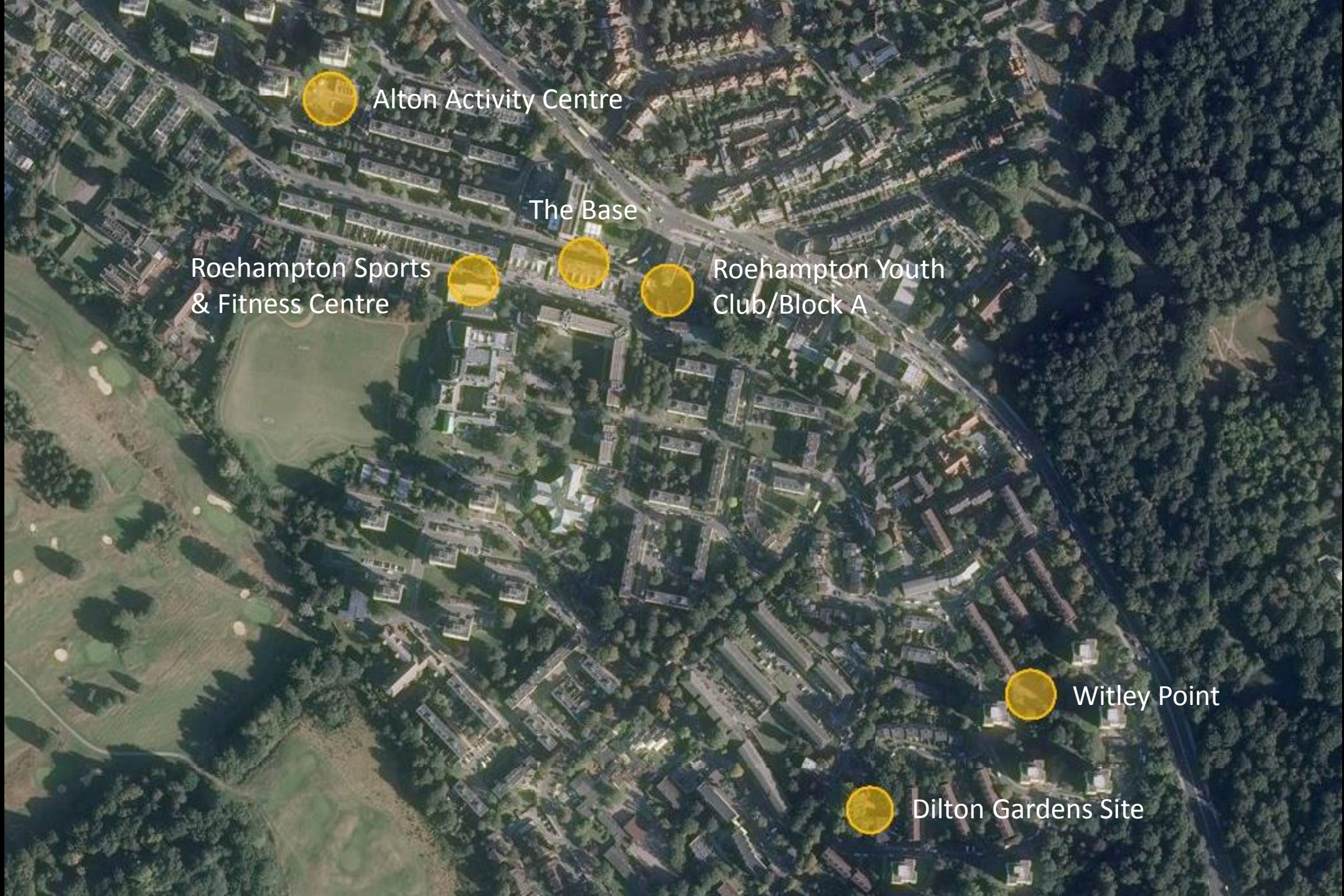
Youth Service Provision

Executive approved in September 2018 a new approach to the provision of services for young people in Roehampton following consultation:

- Relocating core activities from the Roehampton Youth Club to the Base before moving into Block A.
- Re-design the play space at the Alton Activity Centre to provide a multi-use games area and improved play facilities for all ages.
- Improving access with existing leisure facilities (including the existing leisure centre)
- Outreach via mobile provision to remote parts of the estate and established community settings

The committee is asked to agree to reallocate £548,000 to support new model:

- Reconfiguration of the existing Base facility to provide wider range of activities (£195k)
- Mobile van/mini bus to support outreach (£103k)
- Improving/re-purposing play offer at Witley Point MUGA in Alton East (£250k)



Alton Activity Centre

The Base

Roehampton Sports
& Fitness Centre

Roehampton Youth
Club/Block A

Witley Point

Dilton Gardens Site



Key Next Steps

January 2019	Hybrid Planning application submitted.
January 2019	Resident consultation on Fontley Way satellite site.
February 2019	Reconfiguration of the Base complete.
February/March 2019	Submission of planning application for Fontley Way site.
Spring 2019	Construction begins at Bessborough Road satellite site.
Autumn 2019	Construction begins at Fontley Way satellite site (subject to planning approval).
January 2020	Construction begins on Phase 1 of the main scheme (subject to planning approval).

