

WANDSWORTH BOROUGH COUNCIL

HOUSING AND REGENERATION OVERVIEW AND SCRUTINY COMMITTEE – 14TH
SEPTEMBER 2017

Report by the Assistant Director (Property Services) on the progress of the Alton Estate
Regeneration Project, SW15 (Roehampton and Putney Heath)

SUMMARY

The improvement of the Alton Estate SW15 (Roehampton and Putney Heath) forms part of the Council's over-arching approach to raising aspiration, which was approved by the Executive on 8th October 2012 (Paper No.12-645).

On 21st September 2015, the Executive approved (Paper No.15-313) the commencement of a mini-competition through the Greater London Authority's London Development Panel (LDP) in order to procure a suitable developer partner to deliver the scheme alongside the Council. After a year long process, on 23rd January 2017 the Executive approved (Paper No's. 17-6 and 17-6A) the appointment of the preferred bidder, Redrow Homes Limited ("Redrow"), to be the developer partner for the Alton Estate Regeneration Project. The regeneration programme will provide more high quality housing in the area, a better choice and mix of homes, an improved environment, new community and retail facilities, and improved transport and access.

This report is the first of a regular six-monthly update on the progress of the Alton Estate Regeneration Project. This report will provide information on the project since the appointment of Redrow as the Council's developer partner in January 2017.

GLOSSARY

CPO	Compulsory Purchase Order
EOI	Expression of interest
EqIA	Equalities Impact Assessment
FCROSC	Finance and Corporate Resources Overview and Scrutiny Committee
HROSC	Housing and Regeneration Overview and Scrutiny Committee
HRA	Housing Revenue Account
ITT	Invitation to tender
LDP	London Development Panel
OJEU	Official Journal of the European Union
OSC	Overview and Scrutiny Committee

RECOMMENDATIONS

1. This report is submitted to the Housing and Regeneration Overview and Scrutiny Committee for information. No decisions are required on it by the Council, the Executive or the regulatory and other Committees.
2. However, if the Overview and Scrutiny Committee decide that recommendations on the report need to be made, these will be reported to the Executive or the regulatory and other Committees for consideration.

BACKGROUND

3. On 23rd January 2017 the Executive approved (Paper No's. 17-6 and 17-6A) the appointment of Redrow Homes Limited ("Redrow") as the preferred bidder to be the developer partner for the Alton Estate Regeneration Project and the Regeneration Agreement with Redrow was completed on 11th June 2017. This report provides an update on activity since the last Committee report in January 2017.

PROJECT STEERING GROUP

4. The signing of the Regeneration Agreement marks the commencement of the development partnership between the Council and Redrow. The partnership is governed by a Steering Group with equal representation from the Council and the developer partner. As is usual practice with these types of partnerships, the intention is that decisions are agreed by consensus with each party having one collective vote. Where major disagreement occurs between the parties, the issue is resolved through a dispute resolution procedure provided for under the terms of the Regeneration Agreement.
5. The Steering Group is made up of three senior officers from the Council and three senior executives from the developer partner. The first meeting of the Steering Group was held on 27th June 2017 and meetings have and will occur monthly during the first year and thereafter every three months. Amongst the functions of the Steering Group are to ensure project momentum is maintained, to review the development and phasing programme and timeline, to agree a series of key strategy documents (specified in the Regeneration Agreement), and to approve financial appraisals for each phase. The overarching responsibility of the Steering Group is to ensure achievement of the strategic planning objectives that were identified during the development of the Alton Area Masterplan. These form an integral part of the Regeneration Agreement.

PUBLIC CONSULTATION

6. Redrow commenced a month long public consultation programme in September 2017. This will inform the development proposals ahead of submission of a full planning application in early 2018.
7. A number of discussions have taken place with the design team from Hawkins/Brown and key stakeholders over the summer. This has included visits to all the main community facilities on the estate and to the services at 166-168 Roehampton Lane. In addition, a 'Meet the Architect' event was held in July with the residents and managers of the sheltered housing scheme at 2-26 Minstead Gardens. This was a

round table discussion to understand residents' views on the upgrade to their bungalows, which form part of the regeneration scheme. On-going design meetings are being planned with the Eastwood Nursery School and Children's Centre, the operators of Roehampton Library, the Council's Library Service and other services. Discussions have also taken place with Wandsworth Clinical Commissioning Group and initial discussions have been held with both GP surgeries on the estate (the Danebury Avenue Surgery and the Alton Practice). There will be further design meetings with these two practices to ensure their requirements are fully understood and incorporated into the design of new buildings. There has also been a preliminary meeting with the Regenerate charity.

8. The Roehampton 'Feel Good' Festival was held at Downshire Field on Saturday 29th July 2017. This is a long-standing community event that is organised by Regenerate and is funded by the Council and this year with a cash contribution from Redrow and the Roehampton Club. Redrow had a strong presence at this year's festival with a large marquee in the shape of a tepee. The marquee included boards introducing Redrow and providing information on the September consultation, including cards to sign-up for design workshops. There were also giveaways and activities. The Council's Regeneration Team were on hand to answer questions, particularly about the tenant and leaseholder/freeholder offers. The festival was well attended and the Redrow marquee was visited by around 350 festival attendees. The presence of both Redrow and the Council was extremely well received and there were many useful conversations with residents and community members.
9. The public consultation commences with an 'evolving' exhibition in Roehampton Library. The exhibition will change over the month of September as new information is obtained through the design workshops. The end of the first stage of the exhibition will be marked by an open house event on Friday 29th September and Saturday 30th September where staff from Redrow Homes, the design team from Hawkins/Brown and Macfarlane Landscape Architects, the planning team from Barton Willmore, and council officers will be on hand to answer questions and assist with residents' questions. The second stage of the exhibition will show the worked-up designs that will form the core of the planning application. This second stage of the exhibition will be open for the remainder of the year. Response forms will be available to lodge comments on the scheme.
10. A series of design workshops is taking place in the first two weeks of September. These are on a range of themes including parking and transport, building scale and appearance, retail and community uses, community safety, rehousing and housing quality, and arts and heritage. A verbal update on feedback will be made at the meeting. In addition, Redrow are organising a number of engagement activities with local schools, a community arts project called 'Reflections on Home', and a youth consultation in conjunction with Roehampton Base. There will also be specific design focused meetings with users of re-provided community facilities. These are detailed below under community service relocation.

UPDATE ON RESIDENT AND COMMUNITY SERVICE RELOCATION

11. As indicated in a previous report to this Committee (Paper No. 17-6), analysis of the final bidders' phasing strategies indicated that the first stage of resident relocation would probably require early development of the site at Bessborough Road. This site includes the Sherwood Lodge element of the previously identified Petersfield Rise

site along with the adjoining car park. The block comprising the wholesale butcher's premises, convenience store and community club room does not form part of the development, though the area around this building will be subject to environmental improvement works.

12. Tibbalds (planners and urban designers) and Levitt Bernstein (architects) have been engaged to prepare a planning application to the detailed design stage. Currently, a residential flat building comprising around 10 units is proposed, profiled in terms of bedroom configuration to match the requirements of residents for the first phase of relocation. Survey work and analysis has been proceeding over the summer and a local public consultation is planned for the autumn. Submission of the planning application should occur by the end of 2017 or early 2018. An 18-month build period is anticipated for the development which would result in occupation at the end of 2019. The planning application will be submitted by the Council and the construction will be delivered by Redrow under the terms of the Regeneration Agreement. For the avoidance of doubt, these homes will be constructed to the same standard as the new reprovided social and shared equity homes in the main regeneration programme.
13. A number of discussions have been held with applicable stakeholders over the past few months regarding relocation of local services during the construction phase. The aim is to avoid service disruption and to minimise or avoid the use of temporary buildings, such as portacabins. The Roehampton Library does not require a temporary facility as the new library will be constructed in the first phase thereby allowing a single move of the service from its existing location to the new location in the Danebury Centre. The Roehampton Youth Club will be relocated to an upgraded facility on the site of Dilton Gardens. The previous use of this facility was as a youth club but it has been unused for a number of years and is currently occupied by guardians. The Council's Design Service is preparing a brief for the Dilton Gardens upgrade and officers from the Regeneration Team are having on-going discussions with the Youth Service.
14. In order to ensure continuation of local housing management services on the estate without interruption, it has been decided to temporarily relocate the Western Area Housing Office to the Roehampton Parish Hall. Due to the number of staff needing to be accommodated, the main hall will need to be adapted into an office environment for a period of up to three years. This will necessitate a planning application for a temporary change of use to allow the building to function as an office for the required period. The temporary office accommodation will need to be ready for occupation by September 2018 and the Council's Design Service have been engaged to prepare a fit-out specification in liaison with the Area Housing Manager. This upgrade will be subject to further approvals.
15. Post-appointment, the Steering Group and the design team (Hawkins/Brown) have reviewed all the existing community facilities directly affected by the regeneration proposals. Following a meeting with the Danebury Alton Residents' Association (DARA) who run Focus Hall in Minstead Gardens, the Steering Group resolved to exclude this site from the development proposals, so allowing the centre to continue in its current use. DARA have been informed by letter of this decision and it is the Council's intention to upgrade the premises to improve accessibility and to make general improvements to the building.

16. An initial housing needs survey was completed in March 2016. This was a door-to-door survey of directly affected secure tenants and resident leaseholders/freeholders to discuss future options. The purpose of the survey was to obtain up-to-date information on the requirements of tenants for relocation in the new development and where appropriate to facilitate early transfers to other council properties in cases of housing stress. With the owner occupiers, the survey provides an opportunity to explain the shared equity offer and to understand their particular circumstances. A further housing needs survey has just been completed in order to refresh the resident relocation strategy and to obtain up-to-date information on bedroom size requirements in order to inform Redrow's Decant Strategy and Phasing Programme.
17. All new reprovided homes within the development will be constructed to be what is termed "tenure blind", i.e. the appearance, design and management of all blocks is such that it is not possible to distinguish between Council owned and privately owned blocks. The new Council blocks (which will contain council social rent and shared equity) will be designed to have tenure blind communal areas, access cores and corridors. For the avoidance of doubt, all new homes will be designed to at least the Mayor of London's housing design standards as stated in the Mayor's Housing Supplementary Planning Guidance 2016. In some instances, the standards adopted by the Council exceed the London standard.
18. In terms of the wider programme relating to voluntary buy-backs, the Council has acquired 16 leaseholder and freeholder owned properties proposed for demolition. There are a further seven properties where terms have been agreed and are with solicitors pending completion. Together this represents 18 per cent of the total number of residential properties (129) required to be purchased.

PROGRAMME AND TIMELINE

19. The following represent the key initial milestones for the project, but are subject to change:
 - a. Public consultation - September and October 2017;
 - b. Submission of the planning application to Wandsworth Council (as local planning authority) - February 2018;
 - c. Consideration and recommendation by the Planning Applications Committee - July 2018;
 - d. Section 106 Agreement - September 2018;
 - e. Start on site - October 2018;
 - f. First demolitions - November 2018 to March 2019;
 - g. Start of construction - December 2018.
20. Redrow are conscious of the need to expedite delivery of the programme in order to ensure early delivery of new and replacement homes but also to minimise the impact of construction. Consequently, the entire development has been programmed to be complete by the end on 2025.

COMMENTS OF THE DIRECTOR OF RESOURCES

21. Costs incurred by the Council in order to deliver the Alton regeneration programme will be met from within the overall financial provision made for the regeneration schemes in the Housing Revenue Account (HRA) 30-year business plan. Any

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necessary budget variations will be identified as the programme proceeds and such budget variations will be included in future reports to the Housing and Regeneration Overview and Scrutiny Committee (OSC) and the Executive with requests for approval as appropriate.

22. The updated HRA capital programme being recommended for approval elsewhere on this agenda (Paper No. 17-270) includes sufficient resources for the delivery of the Bessborough Road decant site based on latest estimates. The costs associated with the adaptation of Roehampton Parish Hall for the Western Area Housing Office will require a future capital bid as there is currently no approved budget within the HRA capital programme.

CONCLUSION

23. The report provides an update on the progress of the Alton Estate Regeneration Project since the Executive appointed Redrow Homes as the preferred developer partner on 23rd January 2017. Governance arrangements are now in place for the oversight of the project by a Steering Group consisting of representatives of the Council and the developer partner. Overall project is on track and Redrow will submit a planning application to the local planning authority in early 2018. Commencement on site is programmed for the end of 2018.

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5th September 2017

Background Papers

There are no background papers to this report.

All reports to Overview and Scrutiny Committees, regulatory and other committees, the Executive and the full Council can be viewed on the Council's website (www.wandsworth.gov.uk/moderngov) unless the report was published before May 2001, in which case the Committee Secretary (Ms T. Shaah - 020 8871 6039; email: thayyiba.shaah@wandsworth.gov.uk) can supply it if required.