



ALTON AREA MASTERPLAN

OPTIONS CONSULTATION

THE ALTON AREA MASTERPLAN IS PROGRESSING FOLLOWING THE FIRST STAGE OF OPTIONS CONSULTATION

During the September to November consultation period we presented the options for your community and you gave your feedback in a variety of ways including:

- Responding via the questionnaire included with the options booklet delivered to homes and businesses on the Alton estate
- Attending the open day event held in September and speaking with members of the GVA and Studio Egret West team
- Attending the series of drop-in sessions at Roehampton Library where the display boards were presented and the masterplanning team were available to discuss the plans
- Responding to the masterplanning e-newsletters, updates in the Roehampton Voice magazine and council publications including Homelife and Brightside



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Speaking to the team
at local community meetings
and events including...



- ✓ Residents' Associations
- ✓ Focus Hall Meeting
- ✓ Roehampton Trust
- ✓ Roehampton Forum
- ✓ Roehampton Partnership
- ✓ Patient involvement group

- ✓ Minstead Sheltered Residents meeting
- ✓ Regenerate RISE meetings
- ✓ Over 60s café - Methodist Church



- ✓ Ellisfield Activity Centre drop-in
- ✓ Heathmere Primary parents evening
- ✓ Alton Primary School drop-in
- ✓ Parents Voice meeting
- ✓ Eastwood Nursery Parents Coffee Morning



- ✓ The BASE drop-in
- ✓ Regenerate meeting
- ✓ Student Parliament
- ✓ Regenerate community film screening
- ✓ Youth Council

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FAQs

Here are the answers to some of the questions we have been asked most frequently during the masterplanning process.

Will council tenants have to leave the area?

No. Secure Council tenants will be offered an alternative social rent home on the Alton. We are also aiming to organise moves so that the majority of people only move once, straight into their new home.

Will resident leaseholders be able to own a new leasehold property on the estate?

Yes, you will be given the option to purchase a new home in the development. If your new home is more costly than your old one you will be able to buy a share of the property using the equity from your old property. The council would own the remaining share with the aim being that you would not pay any rent on this unsold equity.

Are you replacing council housing with private housing?

No. All affected council tenants will be offered a new home on the Alton. There will be no reduction in council housing numbers on the Alton but there will probably be an increase in housing numbers in general. This can be principally achieved through improved layouts in existing developed areas.

Will there be any shops in Portswood Place?

Following consultation it is understood that there is a definite need for some form of convenience shop in Portswood Place. Although the top of Danebury Avenue is expected to remain as the main retail centre, any plans chosen for Portswood Place will include at least one convenience shop for local residents.

Will council tenants who move into new social rent homes pay higher rent?

The Council's clear intention is to offer the same tenancy terms and conditions to council tenants who move because of the regeneration plans. This would include maintaining the tenants Right to Buy and charging social rents which continue to be set well below market or equivalent affordable rent levels.

Wandsworth decides rent levels for all social rented properties annually every April. Because it will be several years before any new social housing is built on the Alton we cannot accurately predict rent levels at this stage.

Are you replacing local community services with private housing?

All local services will be retained but some could be moved to another part of the estate. All services will remain located on the Alton estate.

In some of the plans we have suggested that new facilities including community centres and performance venues are also included in the development.

What will happen to the businesses in the areas that are redeveloped?

We will be writing to all business owners detailing the general offer available to them. Each business owner's needs and leases will vary and therefore we are ensuring that we address each owner on an individual basis.



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NEXT STEPS

DEVELOPING THE PREFERRED OPTION

The masterplanning team are currently assessing consultation feedback and financial viability to form the preferred option.

This preferred option will then be presented to the community for consultation throughout **February and March 2014**.

It is expected that the masterplan will be finalised by **July 2014**.



GET INVOLVED

CONTACT US

Everyone will have the chance to be involved in the masterplanning preferred option consultation.

We will be presenting ideas and asking for your views at various community events and drop-in sessions. Details will be available from www.wandsworth.gov.uk/roehampton

If you'd like to be involved in, or learn more about, the masterplanning process, please contact **Jonny Moore**, the project manager, or **Janine Newton**, community engagement coordinator:

Email us at roehampton@wandsworth.gov.uk

Call us on 020 8871 6207

Follow us at twitter.com/AltonMasterplan

Message us at www.facebook.com/AltonAreaMasterplan

BT.2492 (12.13)

