

WHAT YOU TOLD

WORKSHOP1 - ABOUT YOUR NEIGHBOURHOOD....

What's Good ?

- Location
- Local facilities
- York Gardens
- Library
- Play areas
- A well established Community

“We love living in Penge House, we'd hate to lose our flat and the views”

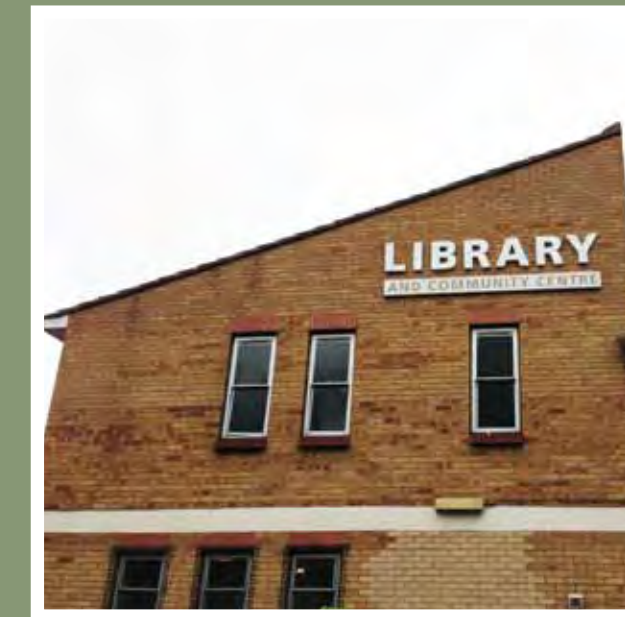
“Existing shops have survived well - low cost options to revamp them”

“Bramlands and Falcon tunnel - unattractive and not secure, needs investment”

“Battersea Leisure Centre is good - cheaper swimming facilities would be good”

“If the small grocery shop had everything and was bigger, I would do all my shopping there”

“Antisocial behaviour has improved - support officers help”



“I'm glad the Library didn't shut, I might join”

What's Bad ?

- Antisocial behaviour & drugs
- Unsafe streets & spaces
- Too many cars and cluttered streets
- The area needs overall improvement
- Homes & buildings on York Road Estate
- More facilities for the Youth
- Lacks connections to Clapham Junction shops
- Lack of shops & facilities

“Better management - someone in charge would keep things in order”

“Improve security- renovate the whole area, it looks run down and out of date”

“Young should have secured employment - they need help, they are neglected”

“Dog-poo issue on York Gardens”

“Too many cars on the estate- start charging visitors for parking”



WORKSHOP1 - ABOUT YOUR NEIGHBOURHOOD....

What's Unsafe?

- Pennethorne Square
- Pedestrian walkways at night
- Lavender Road shops area at night
- Areas of York Gardens at night
- Falcon Road - under the bridge section at night
- Grant Road Car Park at night

“Pennethorne Square is a ghetto- it's not safe”

“At night I only walk through the main roads”



“Dodgy things happen in the bin chutes - drug addicts sleep there - chutes stink”

“Shops need a total revamp”

“More activities and places for kids - it's an intimidating environment for them”

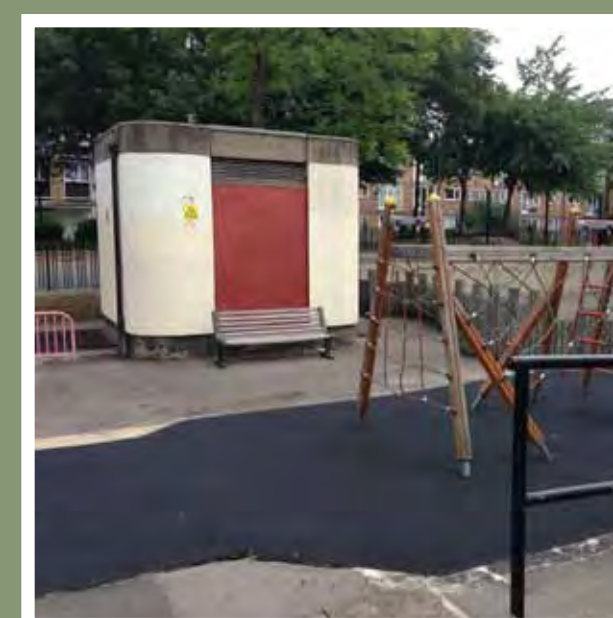
“No places for young people to enjoy - that's why there are gangs around”

What would You Like to Change?

- Improved homes with fewer towers
- Improved York Gardens and open spaces
- Employment opportunities
- A better range of shops
- A better range of facilities
- Better streets, open spaces and play areas
- A safe and attractive neighbourhood for people of all ages

“Knock down York Road blocks - don't spend money on double glazing - cheaper to redevelop the estate”

“Quicker crossings along York Road - more shops along York Road”



“Create ramps or escalators at station entrance - no ticketing office on north side”

“Put left over green spaces to community use- grow your own”

“More green spaces and parks like York Gardens”

“Signage would help a lot to open up the area”

APRIL 2012 SURVEY - ABOUT LIVING HERE....

564 Surveys forms returned

By residents of Winstanley and York Rd Estates. This is what you told us:

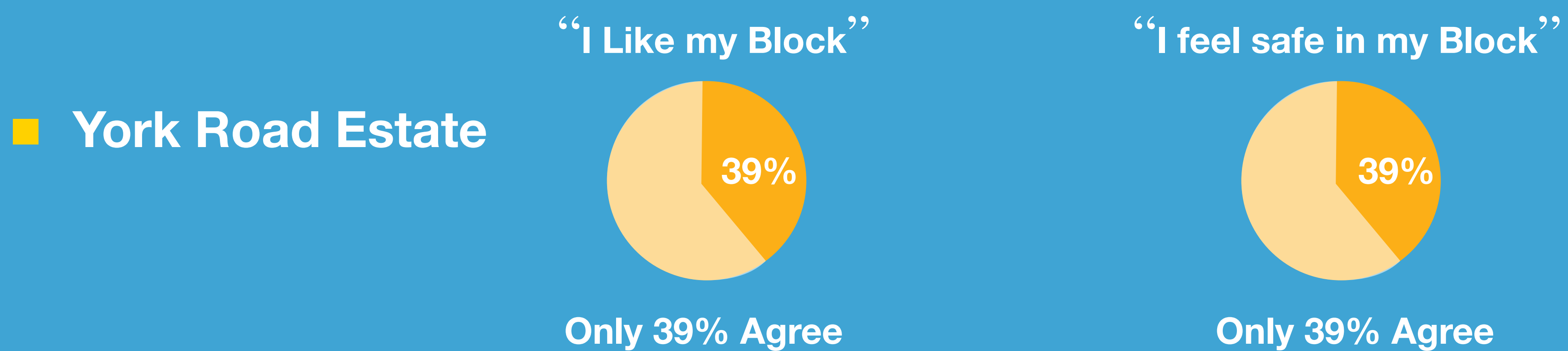
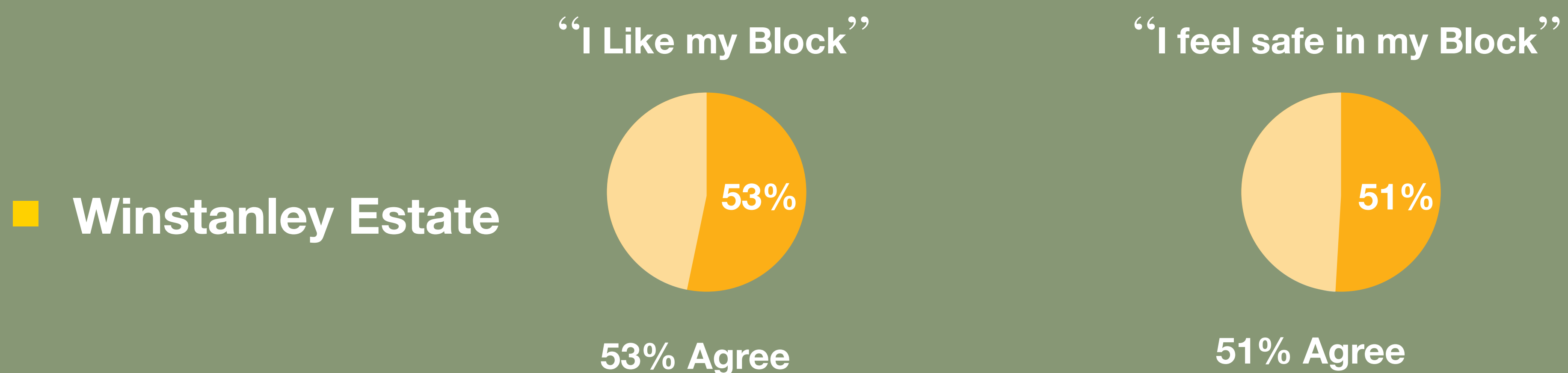
- Many residents of both Estates were not happy with the physical quality of the outside areas of their Estates.

- Residents of both Estates were more pessimistic and less satisfied with their area than the borough as a whole.

- Residents are concerned about safety on the streets and in public spaces.

- Lower resident satisfaction score for York Road compared to Winstanley - 61% of residents would move if they could.

York Road Estate results significantly worse than Winstanley Estate regarding satisfaction with blocks.



Other key stakeholders and Local Groups we are talking to....

- Transport for London (TfL)
- Network Rail Authorities

- Falconbrook Primary School
- Sacred Heart Primary School

- Residents Association Reps
- Block by Block consultations
- Community Safety Officers
- Youth Council

- Providence House
- Church of the Nazarene

- Council Members and Officers
- Project Steering Group

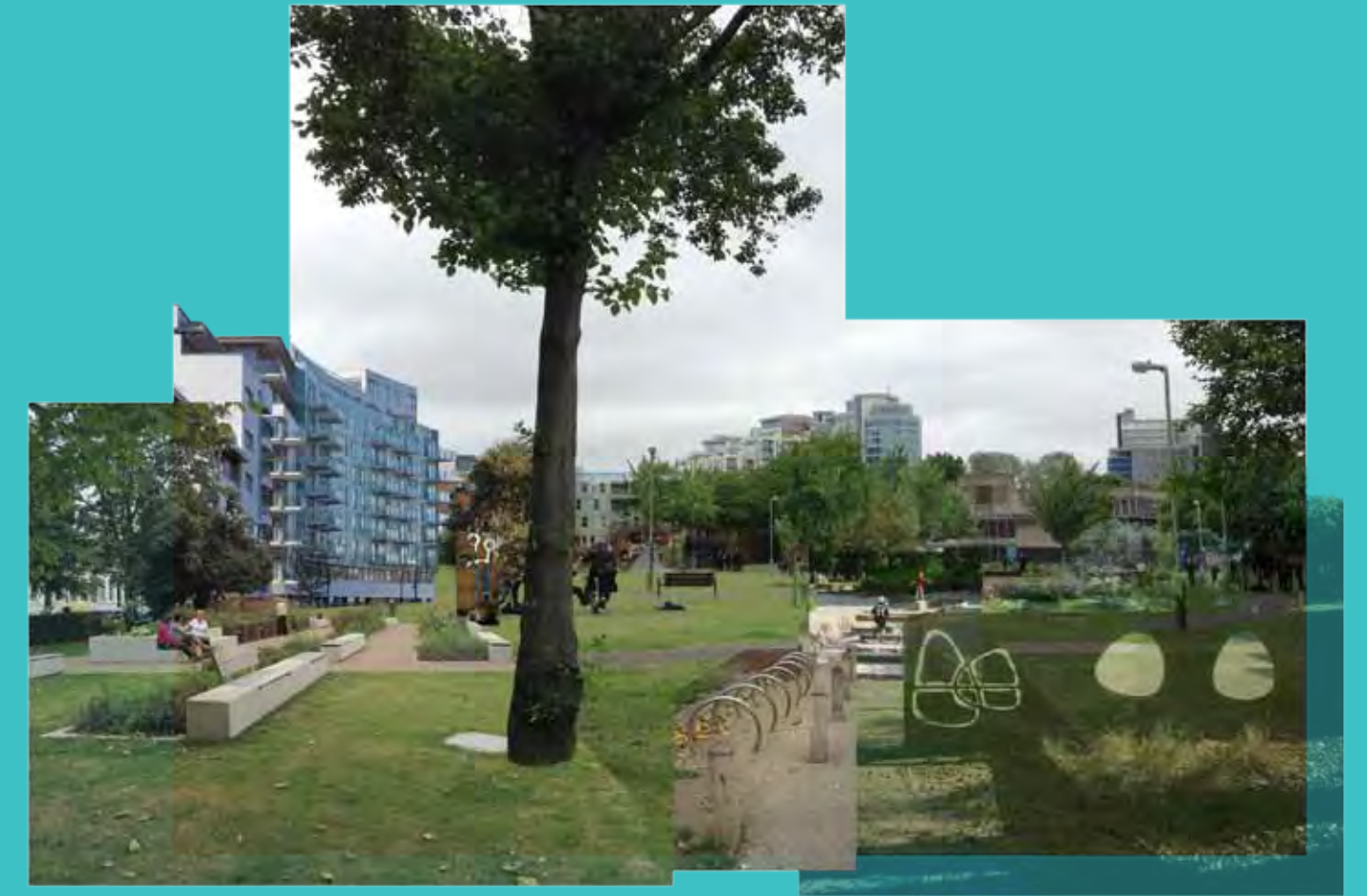
- Local Businesses
- Battersea Chapel
- Thames Christian College
- Battersea Mosque

Is there anyone we have missed that you would like to add to the list?

WHAT YOU COULD



Better Public Spaces



A Better Park



Improved Play Facilities



Safer and Better Streets



New Leisure and Community Centre



Improved Access to the Station

Your Neighbourhood

HAVE...

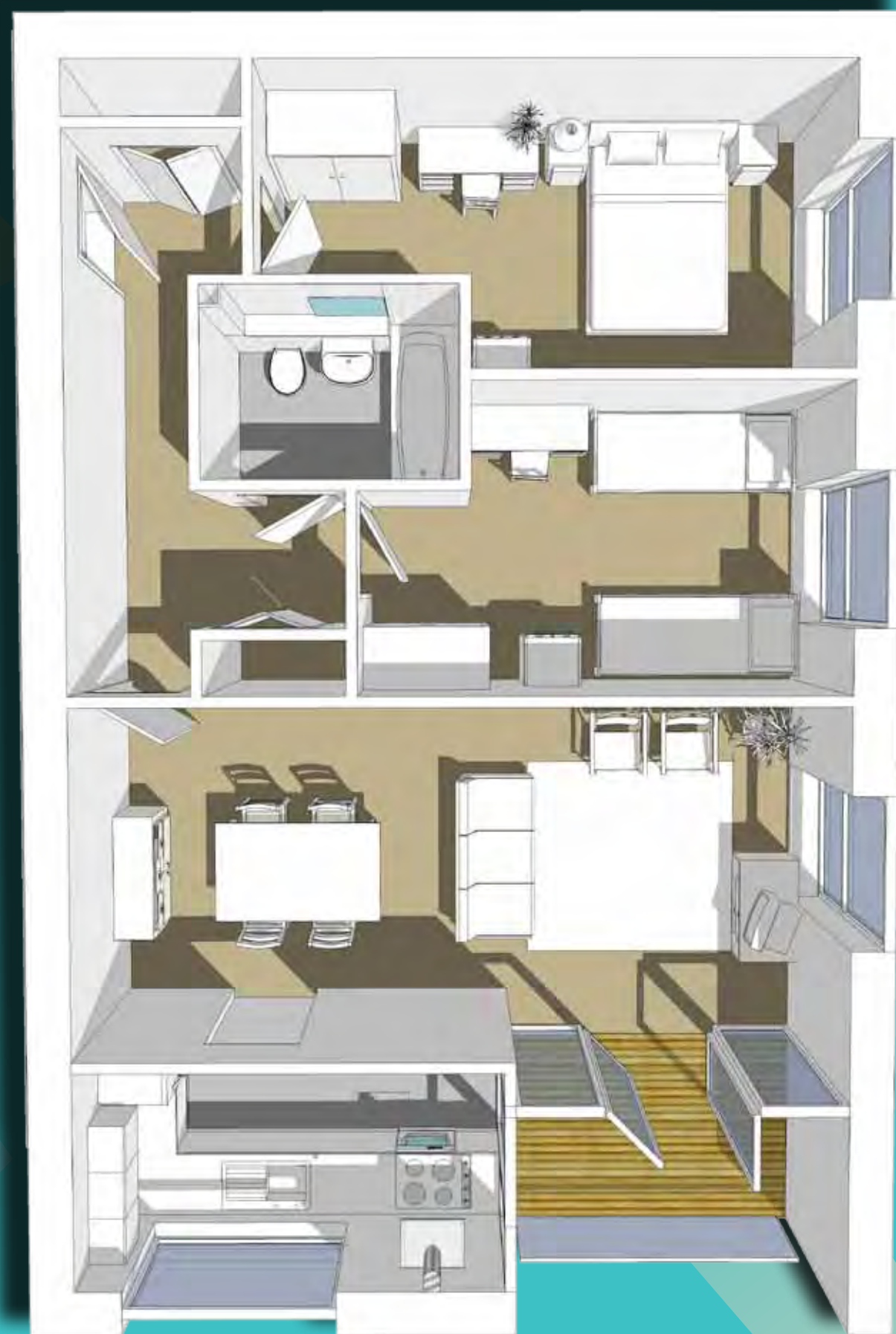


More Welcoming Entrances



Improved Entrances & Corridors

Better Affordable Homes...



Modern Homes to meet the Mayor of London's current Design Guidance...



Living Rooms and Balconies



Better Bathrooms



Better Kitchens

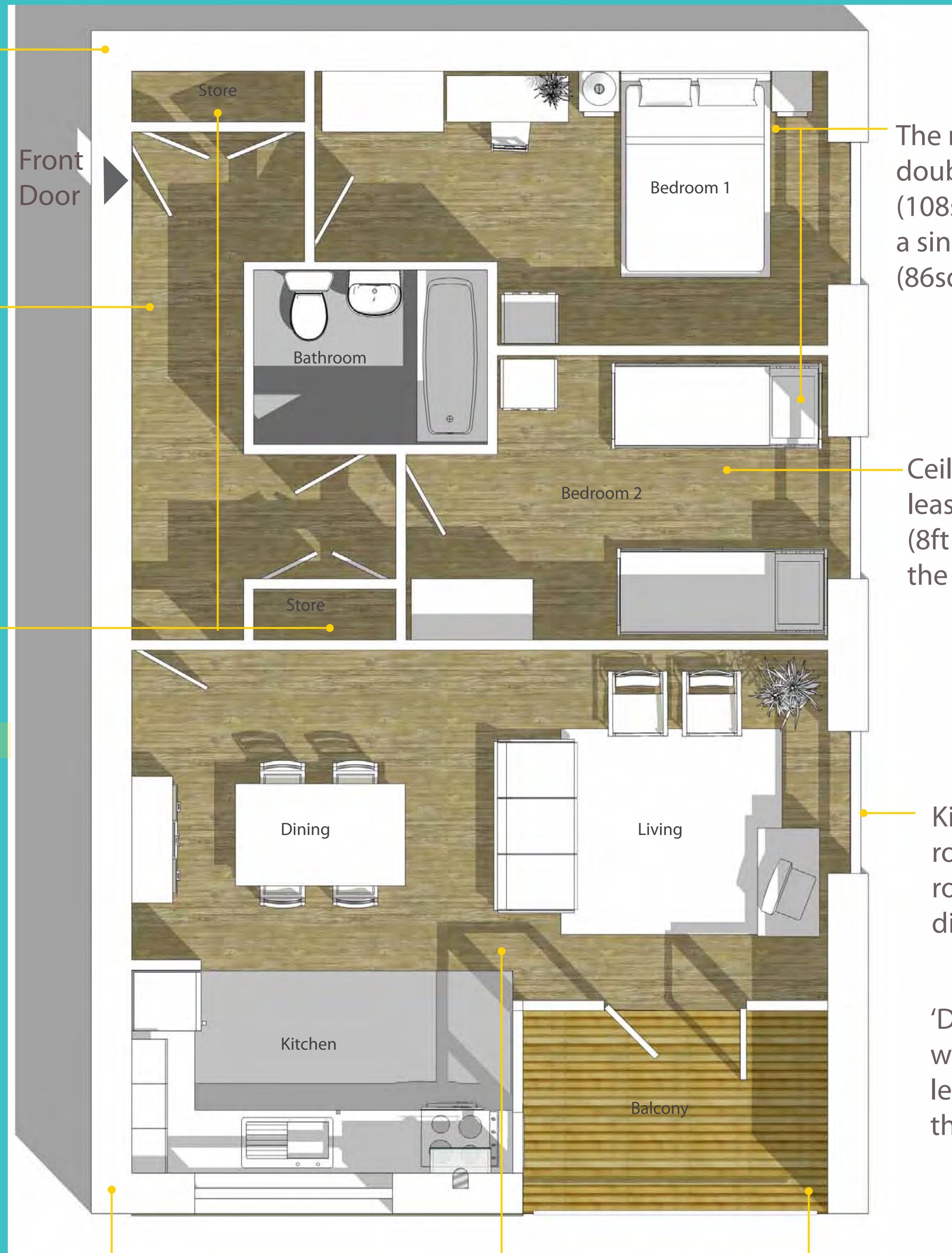


Bedrooms

Your Homes

Better Modern and Affordable Housing...

Typical 2 bed, 4 Person flat designed to the Mayor of London's current Design Guidance:



Higher standards for carbon emissions, water use and energy efficiency = lower running costs

Corridors will be at least 0.9m (3ft) wide

Minimum storage space is required:

2 person flat	➔	1.5sqm (16 sqft)
3 person flat	➔	2sqm (22sqft)
4 person flat	➔	2.5sqm (27sqft)
5 person flat	➔	3sqm (32sqft)
6 person flat	➔	3.5sqm (38sqft)

Minimum overall space standards apply

1 bed 2 person	➔	50 sqm (538 sqft)
2 bed 3 person	➔	61 sqm (656 sqft)
2 bed 4 person	➔	70 sqm (753 sqft)
3 bed 4 person	➔	74 sqm (797 sqft)
3 bed 5 person	➔	86 sqm (926 sqft)
3 bed 6 person	➔	95 sqm (1023 sqft)
4 bed 5 person	➔	90 sqm (969 sqft)
4 bed 6 person	➔	99 sqm (1066sqft)

Minimum space standards for a combined Kitchen/Living/Diner apply

2 person flat	➔	23sqm (248 sqft)
3 person flat	➔	25sqm (269sqft)
4 person flat	➔	27sqm (291sqft)
5 person flat	➔	29sqm (312sqft)
6 person flat	➔	31sqm (334sqft)

Minimum areas of private outdoor space are required

2 person flat	➔	5sqm (54 sqft)
3 person flat	➔	6sqm (65sqft)
4 person flat	➔	7sqm (75sqft)
5 person flat	➔	8sqm (86sqft)
6 person flat	➔	9sqm (97sqft)

The minimum area for a double bedroom is 10 sqm (108sqft) and minimum for a single bedroom is 8sqm (86sqft)

Ceilings must be at least 2.5m (8ft 3inches) above the floor

Kitchens, Dining rooms and Living rooms should receive direct sunlight

'Dual Aspect' - with windows on at least two sides of the dwelling

YOUR CHOICES....

Retain and Refurbish the existing buildings with new homes along Grant Road....



New Station Piazza



Better Shops

- Station Piazza and Grant Road development
- Refurbish Buildings (Sporle Court starting now)
- Retained Buildings
- Demolish Buildings

Improved Homes
New Station Piazza
New Homes along Grant Road
Improved Winstanley Road

 What do you think of this option?

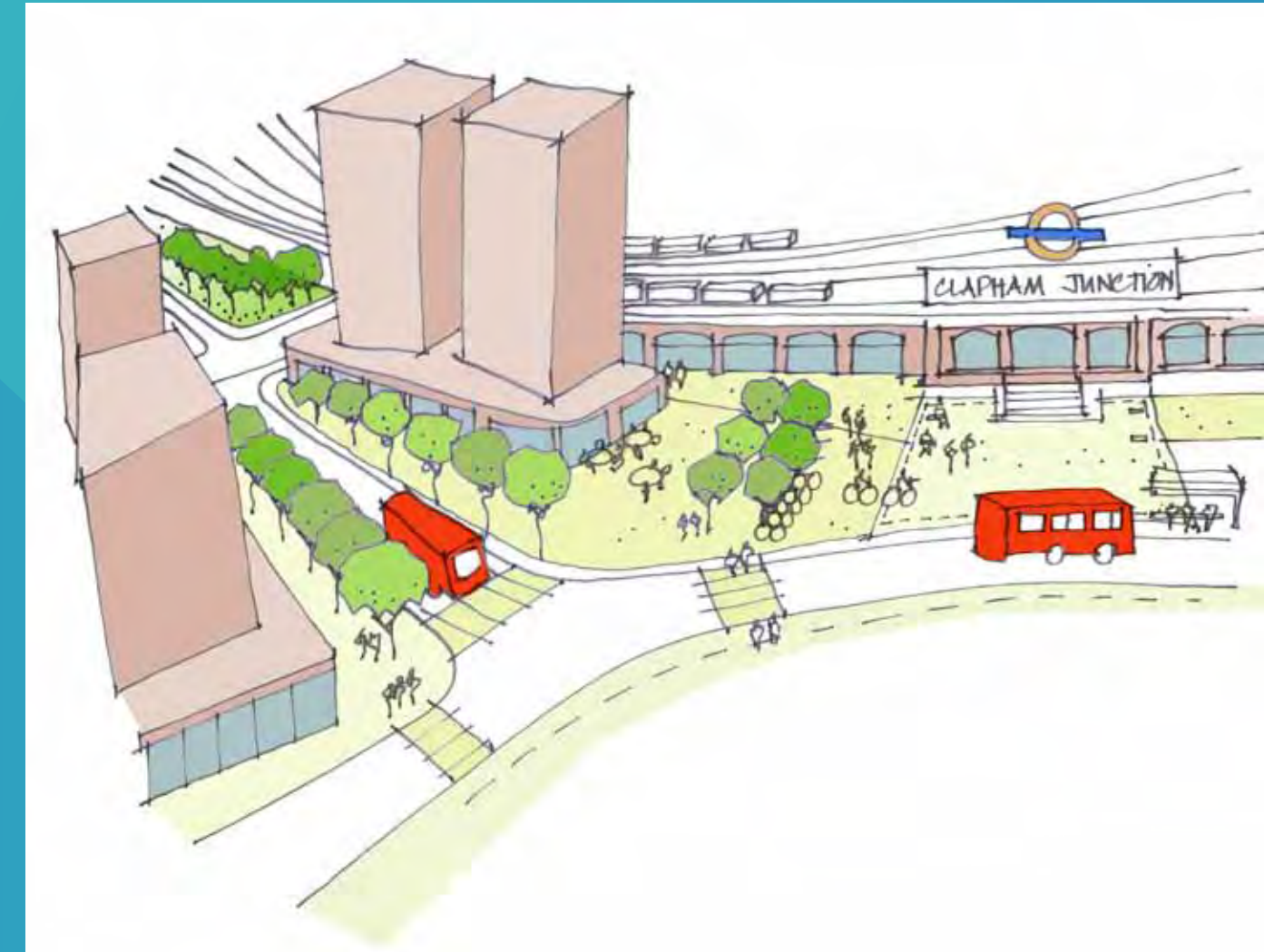
The Original Proposal

YOUR CHOICES....

Develop York Road Estate but retain all Three Towers...

- York Gardens
- New Homes
- Refurbish Buildings
- New Routes
- Retain Buildings
- Station Piazza
- Public Space Improvements
- Improve Entrances

Church of Nazarene, Providence House, Battersea Baptist Chapel and Thames Christian College will be reprovided. All other facilities stay.



New Station Piazza



Safer Streets



- Refurbish Buildings
- Retained Buildings
- Demolish Buildings

New and Improved Homes
 New Station Piazza
 New Homes along Grant Road
 Improved Winstanley Road

+
 More Homes and Housing Choice
 Better and Safer Streets

What do you think of this option?

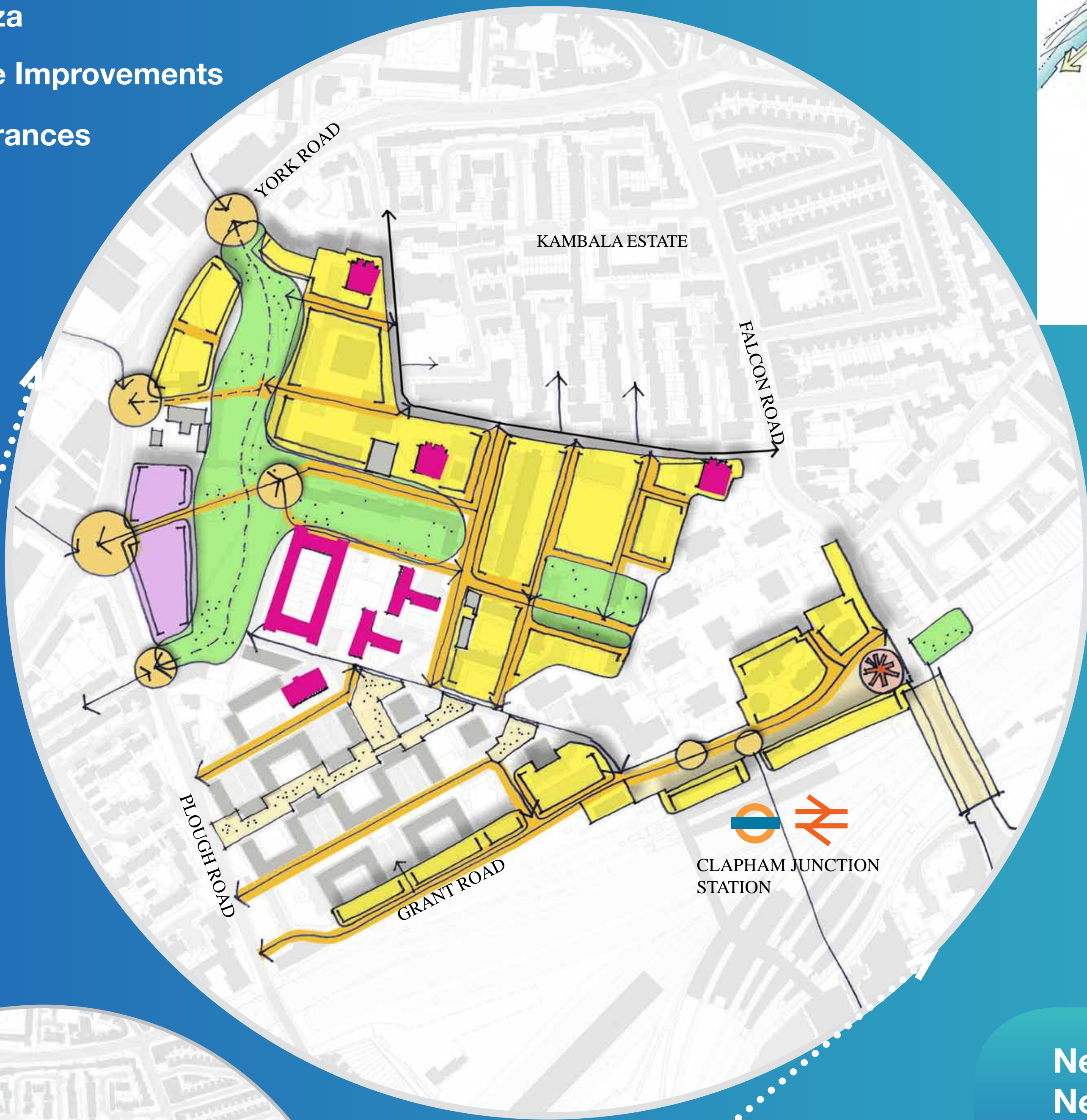
Option 1: Moderate Change

YOUR CHOICES....

Develop York Road Estate and a few of the Winstanley blocks but retain all Three Towers...

- York Gardens
- Refurbish Buildings
- Retain Buildings
- Station Piazza
- Public Space Improvements
- Improve Entrances
- New Homes
- New Routes
- New Leisure, Community Centre & Library with housing above

Pumping Station stays. All other facilities will be reprovided



A new leisure centre



Better Play areas



- Refurbish Buildings
- Retained Buildings
- Demolish Buildings

New and Improved Homes
 New Station Piazza
 New Homes along Grant Road
 Improved Winstanley Road
 More Homes and Housing Choice
 Better and Safer Streets










+
 An improved Park & Facilities
 Better Play and Public Spaces
 A New Leisure Centre
 New and improved Shops
 New Health Centre

What do you think of this option?

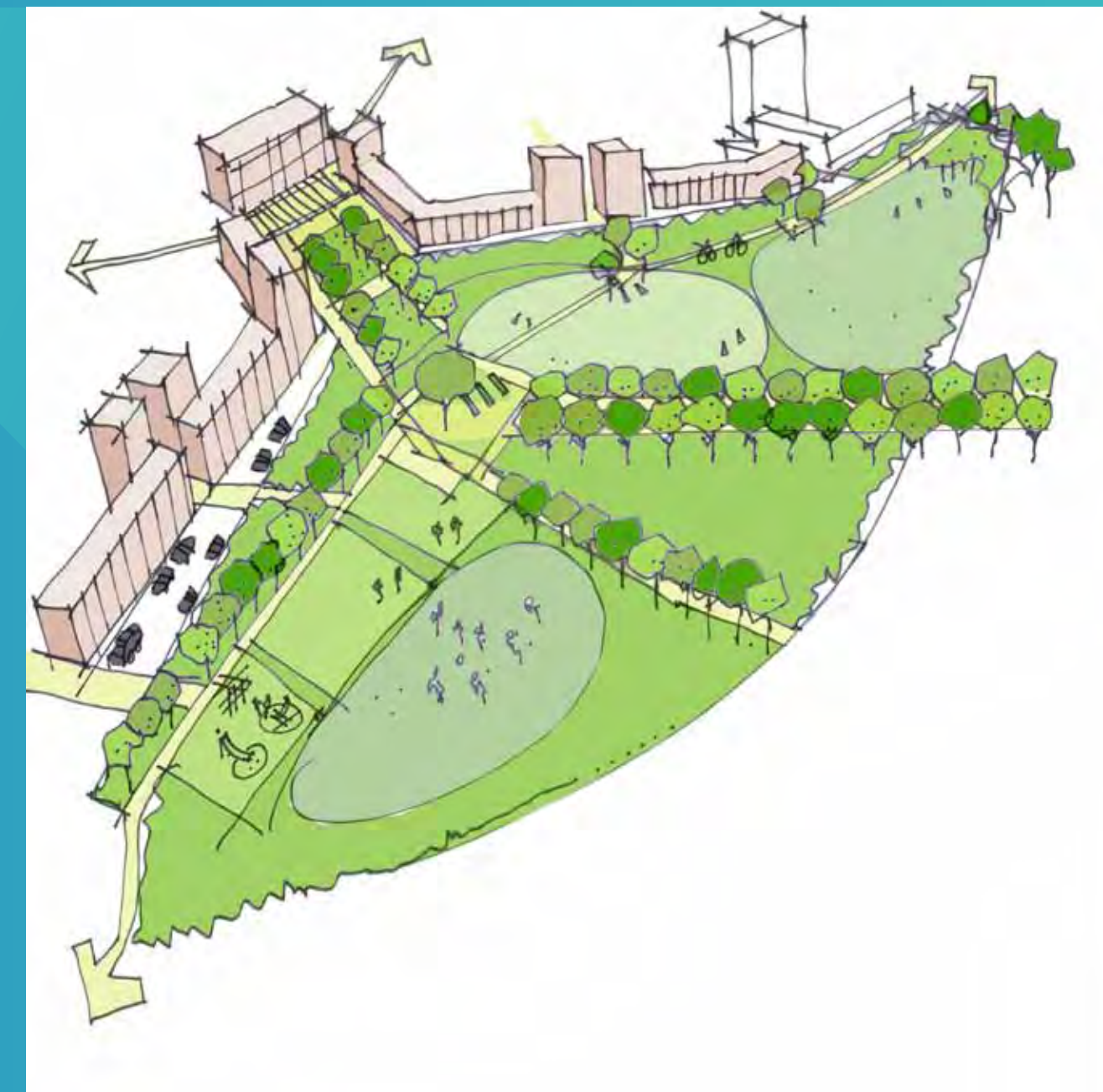
Option 2: More Change

YOUR CHOICES....

Develop York Road Estate and more of the Winstanley blocks and retain Two Towers...

-  York Gardens
-  Refurbish Buildings
-  Retain Buildings
-  Station Piazza
-  Public Space Improvements
-  Improve Entrances
-  New Homes
-  New Routes
-  New Leisure, Community Centre & Library with housing above

Pumping Station stays. All other facilities will be reprovided






New Park



New Leisure and Community Centre



-  Refurbish Buildings
-  Retained Buildings
-  Demolish Buildings

- New and Improved Homes
- New Station Piazza
- New Homes along Grant Rd
- Improved Winstanley Rd
- Better and Safer Streets
- An improved Park & Facilities
- Better Play and Public Spaces
- A New Leisure Centre
- New and improved Shops
- A New Health Centre

-  More Homes and Housing Choice
- A New Park with scope for New Play and Recreational Facilities

 What do you think of this option?

Option 3: Greater Change

YOUR CHOICES....

Make sure to tell us your views on the feedback form provided...

Original Proposal



Original Proposal = Fewer Benefits

- Improved Homes
- New Station Piazza
- New Homes along Grant Road
- Improved Winstanley Road

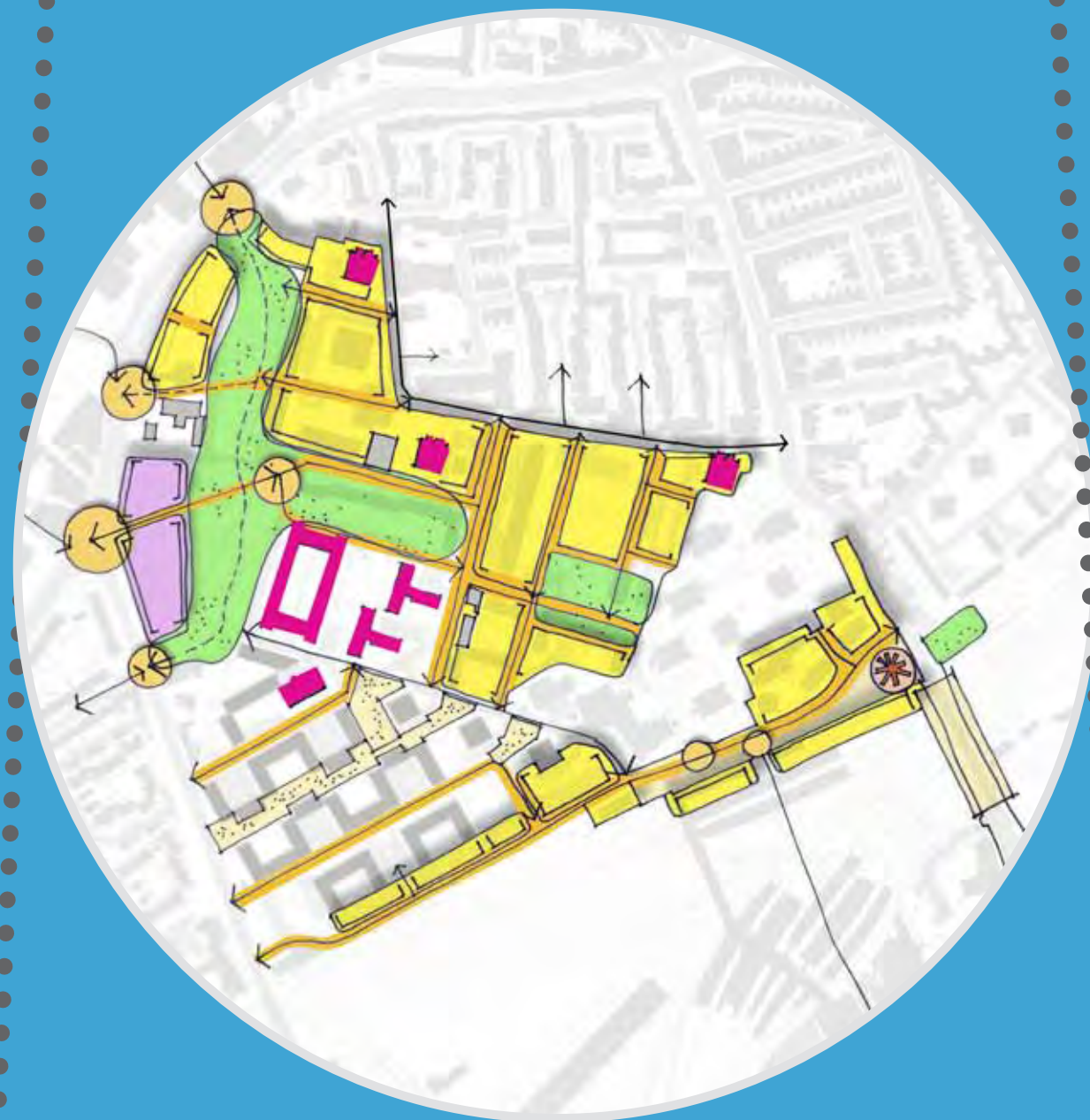
Moderate Change



Moderate Change = More Benefits

- New and Improved Homes
- New Station Piazza
- New Homes along Grant Road
- Improved Winstanley Road
- Safer and Better Streets

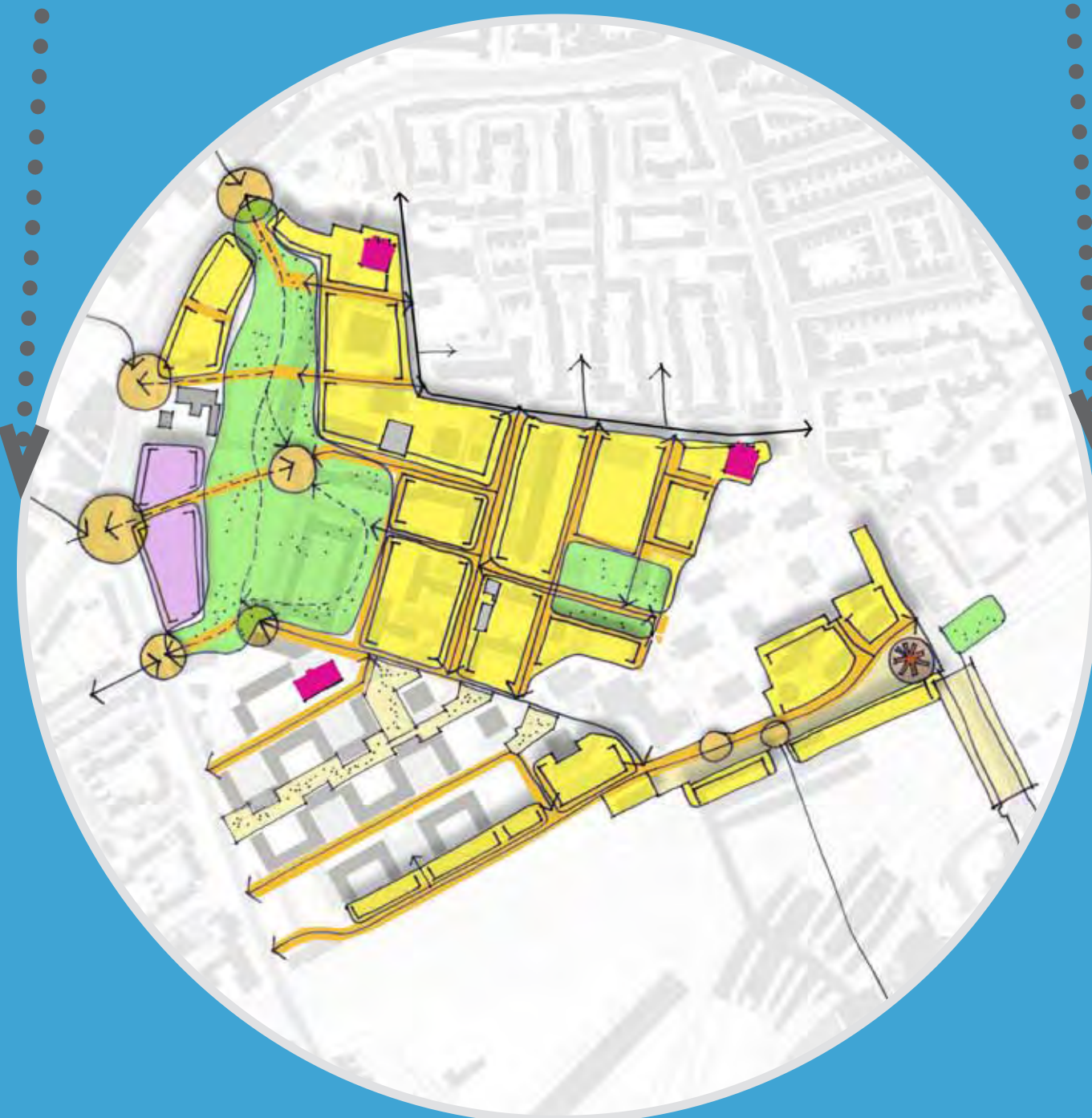
More Change



More Change = Some More Benefits

- New and improved homes
- New Station Piazza
- New Homes along Grant Road
- Improved Winstanley Road
- Safer and Better Streets
- New Public Spaces
- New Health Centre
- New Leisure Centre and Library
- New Facilities and Shops
- Better York Gardens

Greater Change



Greater Change = Long Term Benefits

- New and improved homes
- New Station Piazza
- New Homes along Grant Road
- Improved Winstanley Road
- Safer and Better streets
- New Public Spaces
- New Health Centre
- New Leisure Centre and Library
- New Facilities and Shops
- New Recreational Facilities
- New and Improved York Gardens

More Change = More Benefits

THE WAY FORWARD

Time Frames and how you could be affected...

If the Council decide to move ahead in Spring 2014:

The council has confirmed that there will be:

- New Social Rent Housing for all affected Council tenants
 - An opportunity for Residential Leaseholders to buy into the development
 - New homes for sale to help fund the changes
 - No social tenant forced to move out of the local area
 - Phasing of development to aim for one move only to a new home
- 2014/2015
Develop Plans and Phasing
Obtain Planning Permission for the Masterplan
 - 2016/ 17 Onwards - beginning a rolling programme for 10-15 years
Build new affordable homes (e.g. on Grant Road, York Gardens or other sites in local area)

People move once (either on site or within the Battersea area)

Demolish old homes (starting on York Road Estate)

Build new homes on cleared sites

People move once

Demolish old homes

Timetable of events:

Workshop 1: 18 July 13

What are your priorities?
You told the Masterplanning team what you like about the area and what you would improve or change.

Wkshp 2 : 5th October 2013

Exploring the ideas and possibilities for change - how will this affect you?

+ Community-wide Consultation

Wkshp 3 : Late October 2013

Exploring options and developing them further

+ Community-wide Consultation

Wkshp 4 : November 2013

Working towards the preferred option

January 2014

A public exhibition of what could be possible - The Preferred Option

Spring 2014

Wandsworth Council will decide on the next steps

Council will consult on the way forward

How could you be affected?

THE WAY FORWARD

If homes are demolished the following offers will be made to affected council tenants, leaseholders, and freeholders:

Our rehousing commitments...

Secure Council Tenants

You will be offered an alternative home on a social rent within the new development or within the local area.

The new home will have no less security of tenure than you have now, and you will retain your Right to Buy.

The size of the new home will be based on your assessed housing need.

If you are under-occupying you will be offered an incentive to downsize to a property that meets your assessed need or the choice of a new home one bedroom over your assessed need.

The development will be phased to minimise the use of temporary housing.

The new properties will meet the Mayor of London's Design Guide for quality and size standards.

There will be opportunities for tenants to purchase a new low cost homeownership property within the new development or elsewhere in the borough with help from the Council.

If your tenancy is over one year old you will be entitled to compensation of £4,700 per household and reasonable moving and decorating costs.

Resident Leaseholders and Freeholders

You will be offered the market value of your property, plus 10%.

You will be able to reclaim reasonable valuation, legal and moving costs.

There will be opportunities to purchase a property in the new development including low cost home ownership.

Non Resident Leaseholders and Freeholders

You will be offered the market value of the property, plus 7.5%.

You will be entitled to claim reasonable costs incurred as a result of purchasing a property elsewhere in the UK including valuation and legal fees.

General Principles

At this options stage there is no commitment or decision on any development plans. A detailed Residents Offer can only be formed in tandem with the development of the masterplan and associated business case.

The Council will consult on details of the Residents Offer and phasing plans with accredited Residents Associations in any affected areas.

A management strategy for the estate will be agreed to ensure continued effective management of the estate in the event any new development occurs.