

Your Questions...

At the last session you were keen to know more. Follow the boards to find out the answers to some of your questions...

- ▶ **What is included in 'refurbishment'?**
- ▶ **How will the area change?**
- ▶ **How will the number of homes be increased without building lots of towers?**
- ▶ **Will the new homes be the same as my current home?**
- ▶ **What Community facilities could be added?**
- ▶ **What will happen and when?**
- ▶ **How will the physical environment be improved?**

Your Feedback So Far...

Over 200 responses have been given so far... We still want to hear from you!
So far Option 3 appears to be the favourite:

“ I like the idea of living in a safer, better place”

“ If you're going to do something you may as well do it properly ”

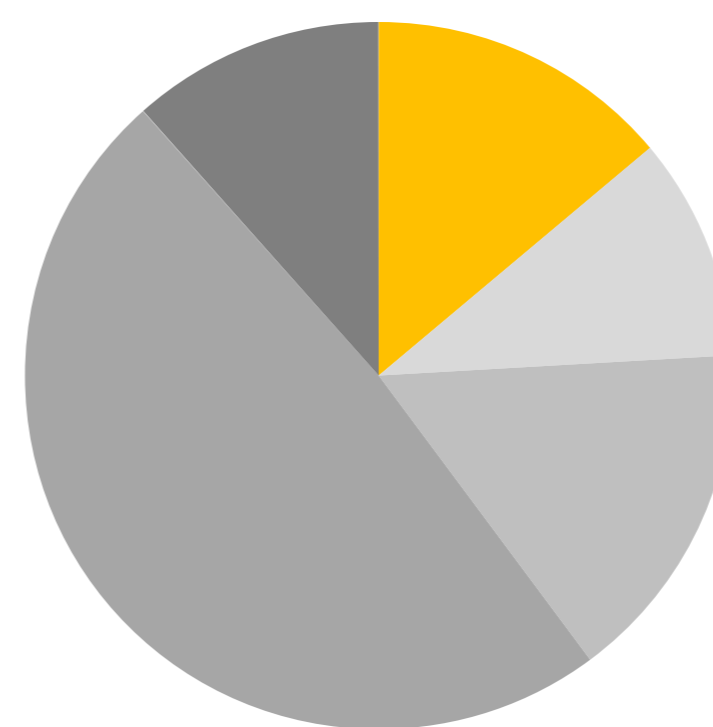
“Blocks look old and need refurbishing. New Windows, more cameras, new lifts and pavements need Police patrol - safety on the streets ”

“It needs to be done remove the blocks, update housing and area, mainly with street- like housing not more blocks”

“We choose greatest change because we have a lot of problems”

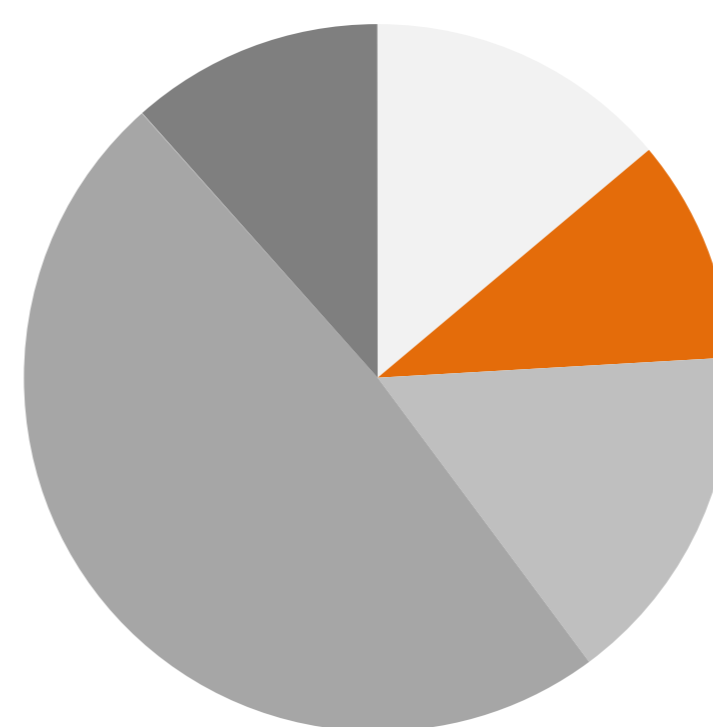
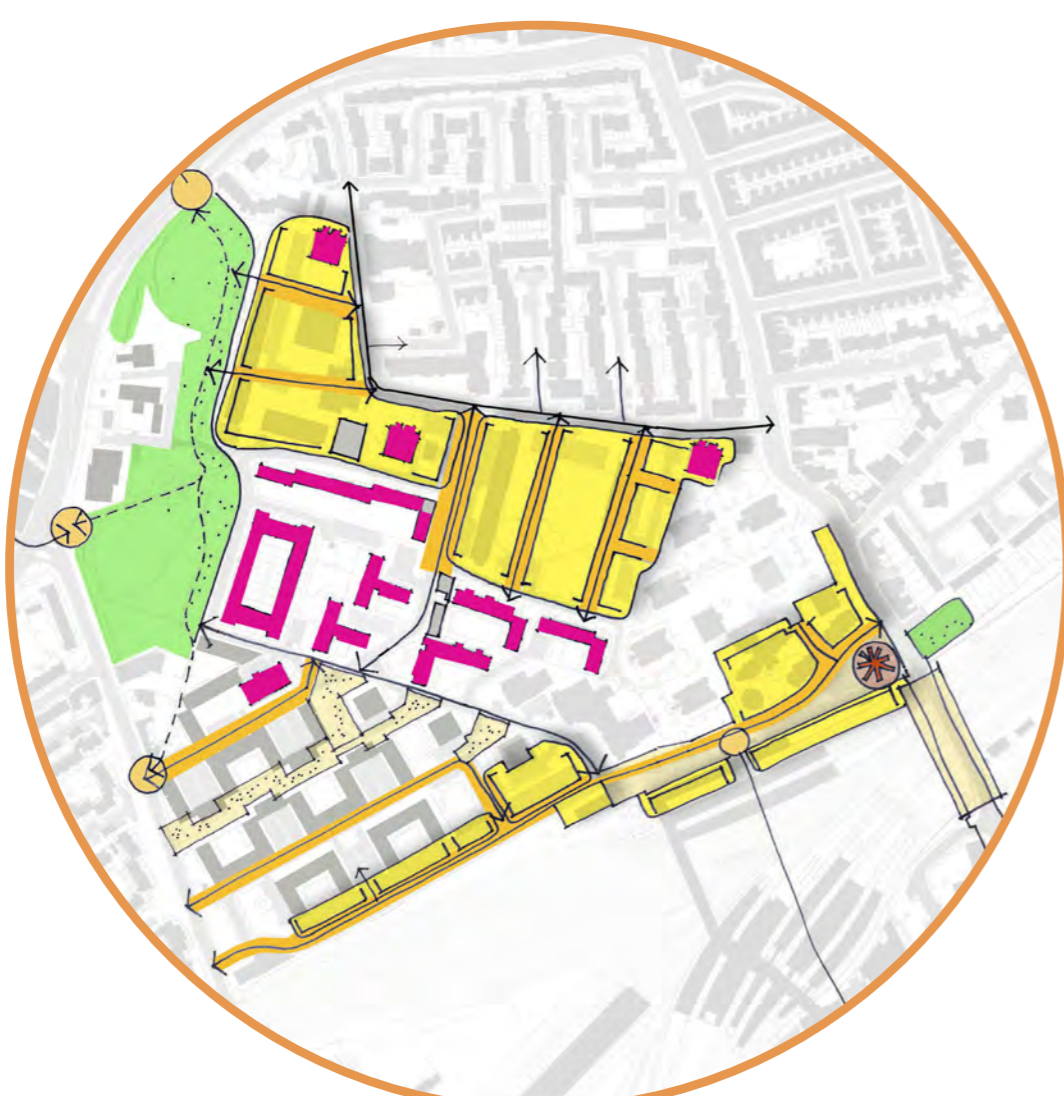
How you ranked the options...

Refurbishment



14%
Chose this as their preferred option

Option 1: Moderate Change



10%
Chose this as their preferred option

“I like my home and would like to have it refurbished”

“Rebuilding the whole area would make a massive difference - as long as I am still living in the new development. I think it’s a good idea”

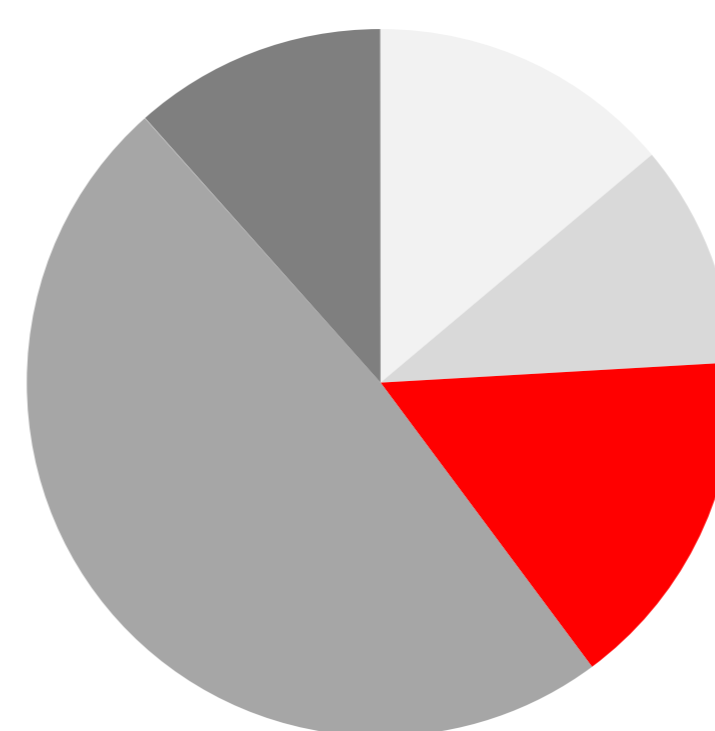
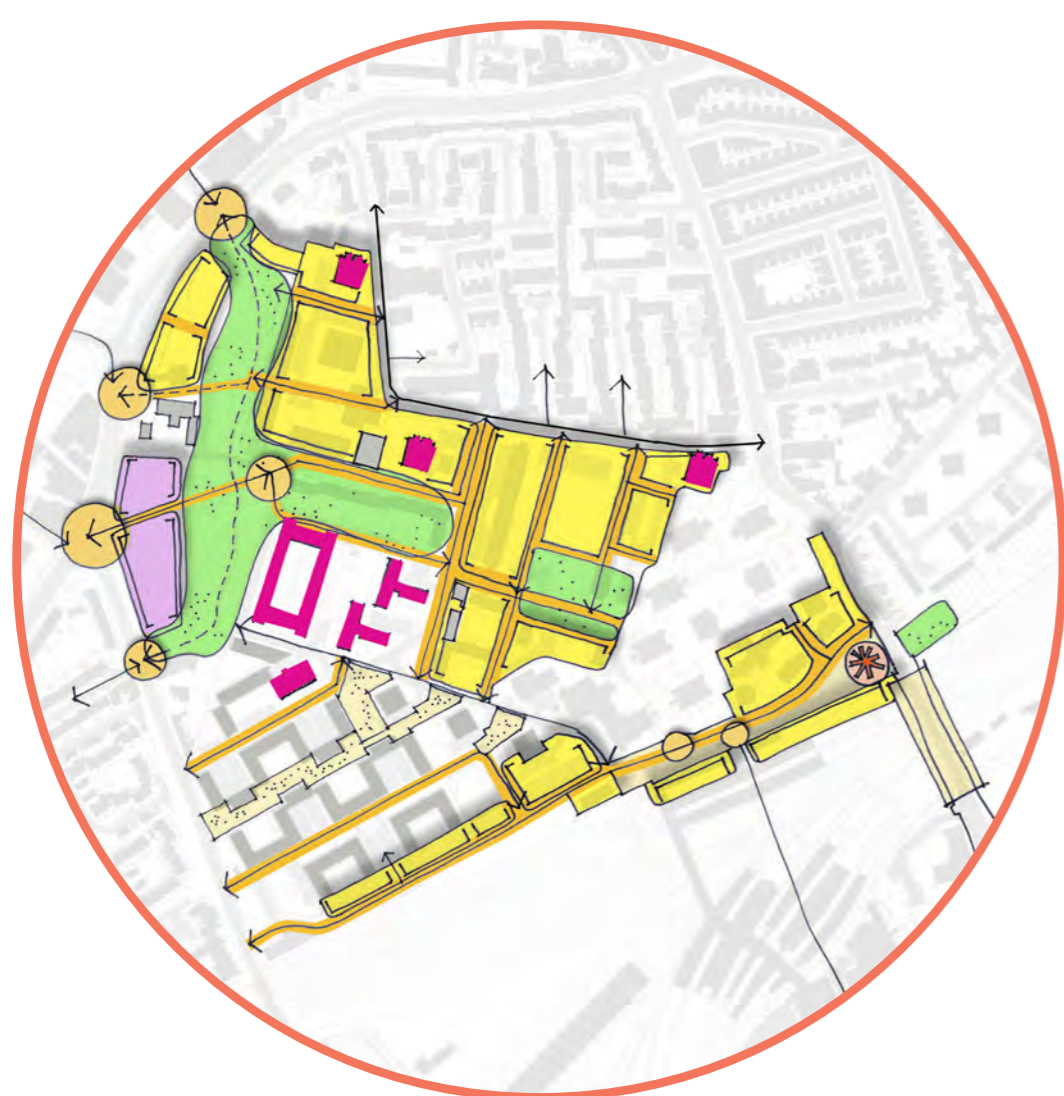
“Obviously not happy with current crime rate and anti social behaviour in the estate”

“I want to stay in the area”

“Regeneration in area of Clapham Junction Station is long over due!”

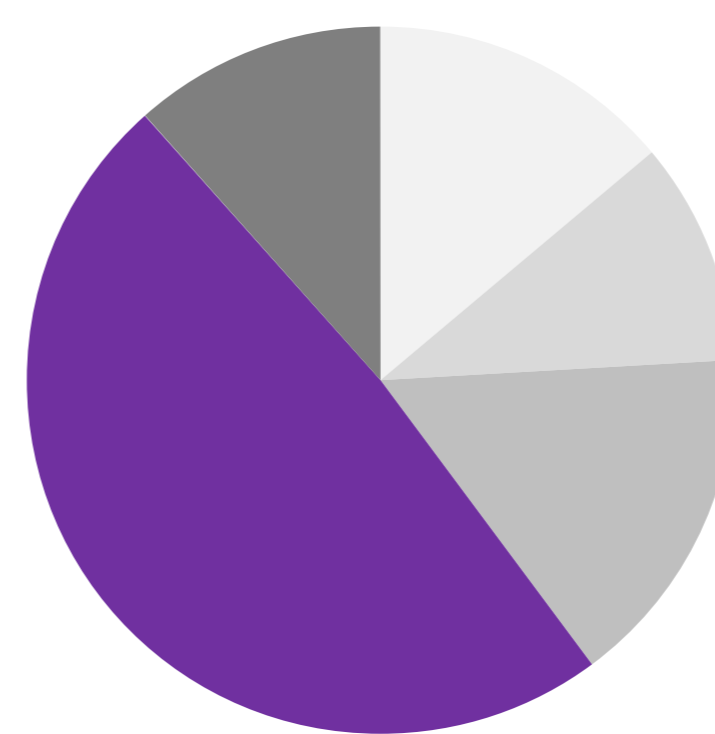
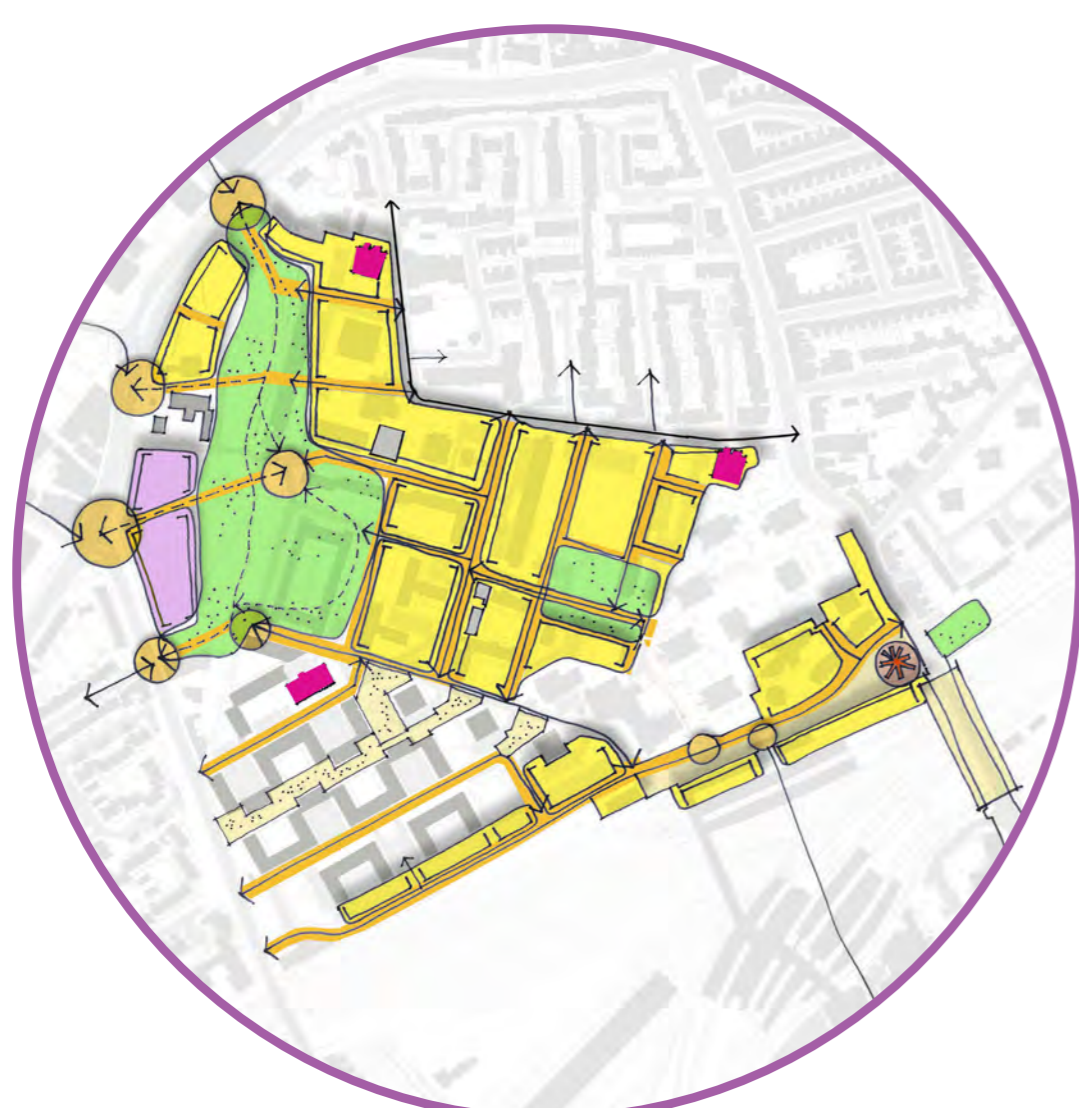
“The minor Changes are insufficient due to out of date living conditions plus the welfare of the schools and church would benefit more from one of three other options”

Option 2: More Change



16%
Chose this as their preferred option

Option 3: Greater Change



49%
Chose this as their preferred option

The Options Explained..

What could be included in the refurbishment?



Example of a fully refurbished Tower block: Castlemaine Tower, Battersea



Providence House and Church of the Nazarene to be relocated in new buildings subject to on-going discussions.

- Retained Buildings
- Demolish Buildings
- Minor Refurbishment
- Major Refurbishment

Blocks included for Minor Refurbishment:

Arthur Newton House
 Ganley Court (excluding Freeholders)
 Shepard House
 Gagarin House
 Jackson House
 Farrant House
 Kiloh Court
 Sporle Court (On site now)

- Repairs and decoration to external (windows, guttering)
- Possibly new windows to some blocks (subject to cost-in-use analysis)
- Decoration of internal communal areas

Blocks included for Major Refurbishment:

Pennethorne House
 Penge House
 Chesterton House
 Holcroft House
 Scholey House
 Inkster House
 Lavender Rd Shops

- Redesigning the lobby areas (and end stairwells to the barrier blocks)
- Internal decoration to communal corridors, lobbies, etc
- New Door entry.
- New green roofs
- Overcladding
- New windows
- Internal rewires in tenanted units.
- Kitchens and bathroom renewals in tenanted units
- Internal lighting/external lighting
- CCTV
- New Extract fans
- A green wall as part of the cladding
- Some photo-voltaics on the roof
- The removal of the cold water storage tanks
- Re-modelling the entrances

What's not included?

No external environmental improvement works or replacement of homes are included in the proposals for refurbishment. This means:

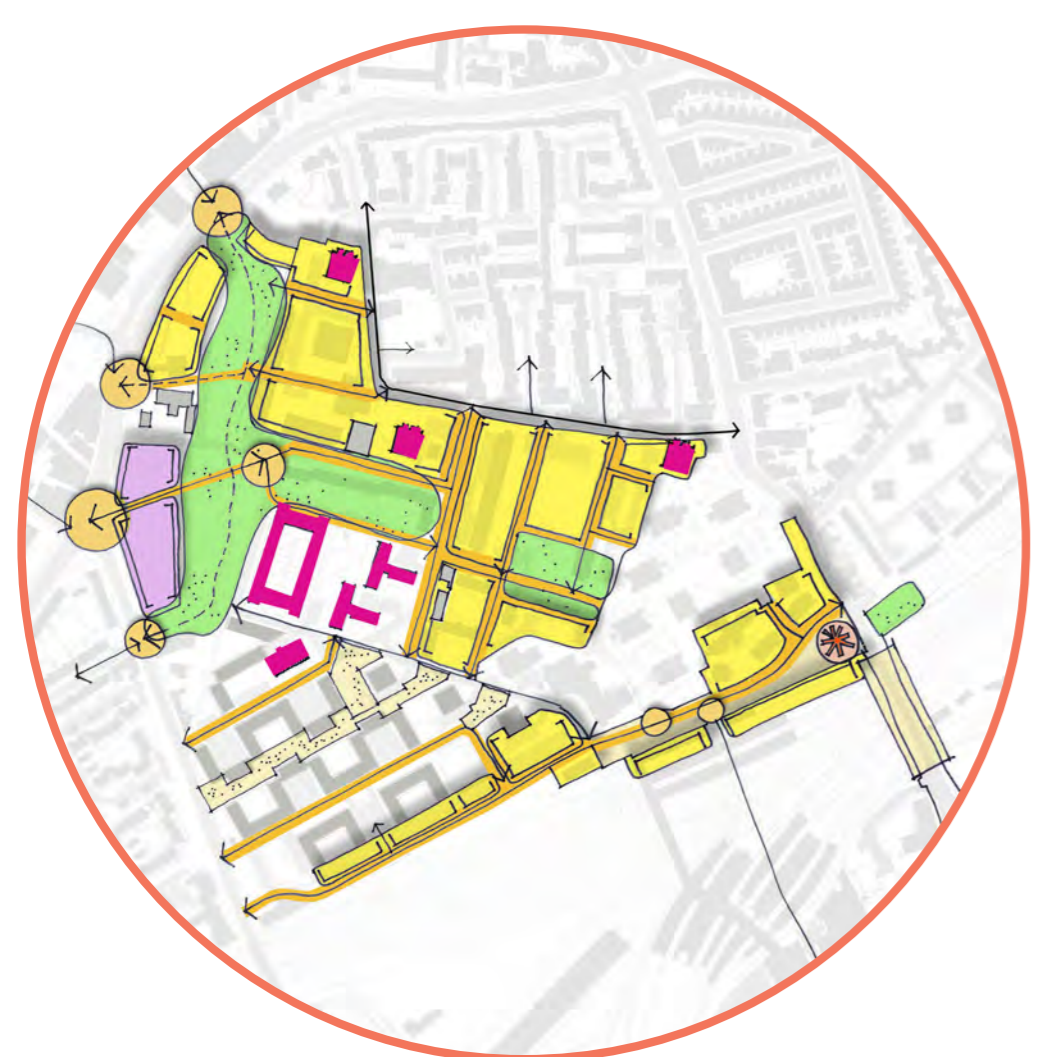
- Roads and streets will remain the same.
- Pennethorne square will remain as it is.
- York Gardens will remain as it is.
- There will be no additional new community facilities.
- Parking courtyards and open spaces will remain the same.
- The general layout and character of the estates will not change very much.
- The internal layout of blocks and properties will not change.

The Benefits of Each Option...

Option 1



Option 2



Improvements to York Gardens



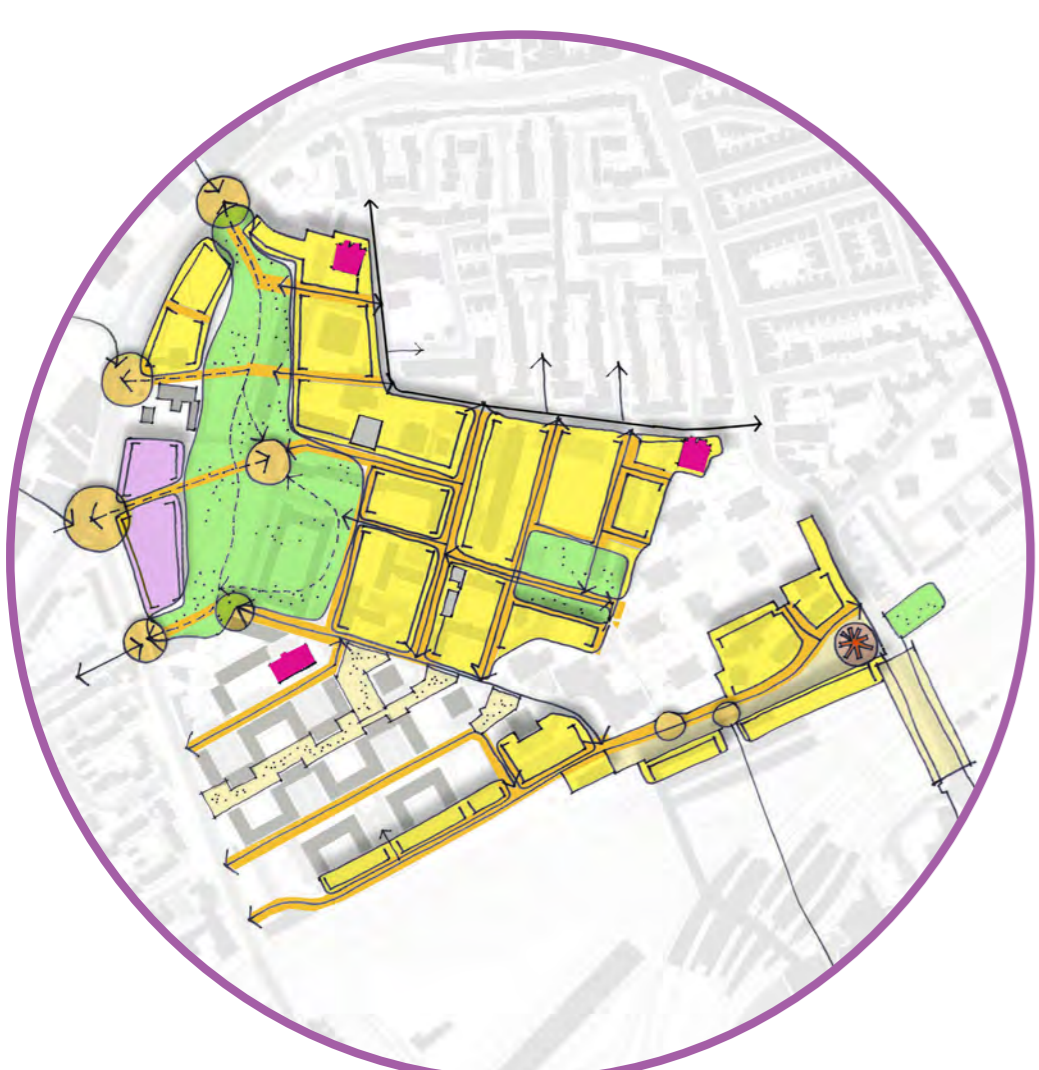
New Leisure and Community Facilities



New and improved public spaces



Option 3



New and Improved York Gardens



New Leisure and Community Facilities



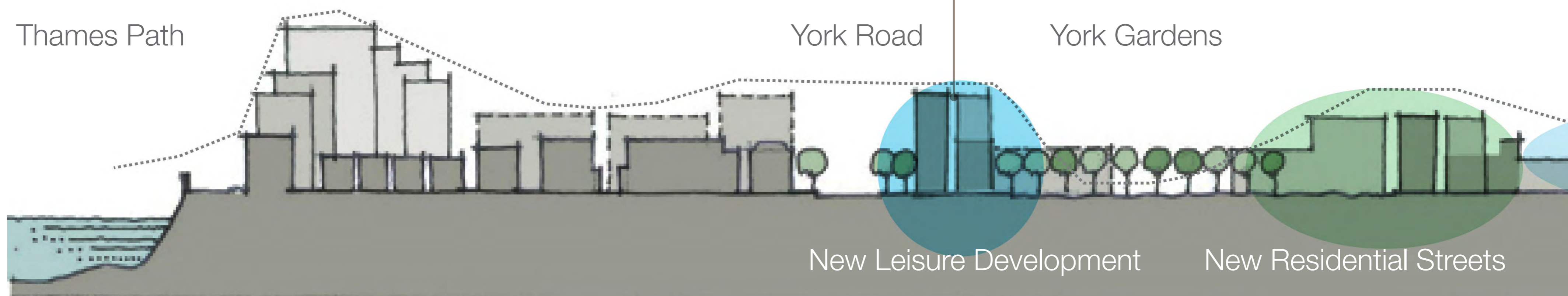
More new and improved public spaces



Thames Path

York Road

York Gardens



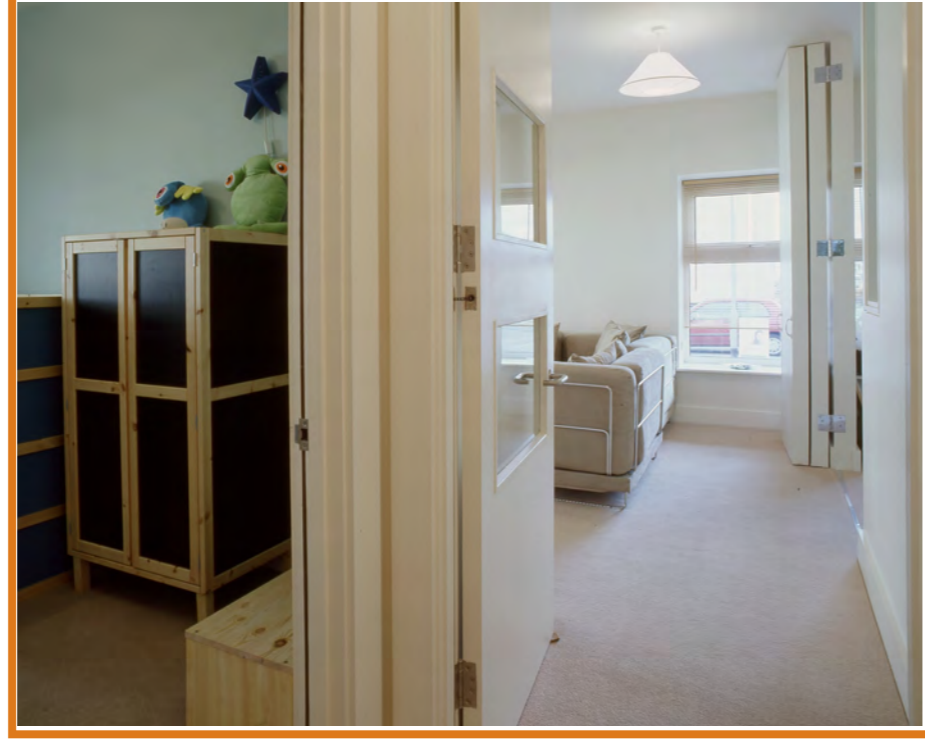
New Leisure Development

New Residential Streets

New and improved streets



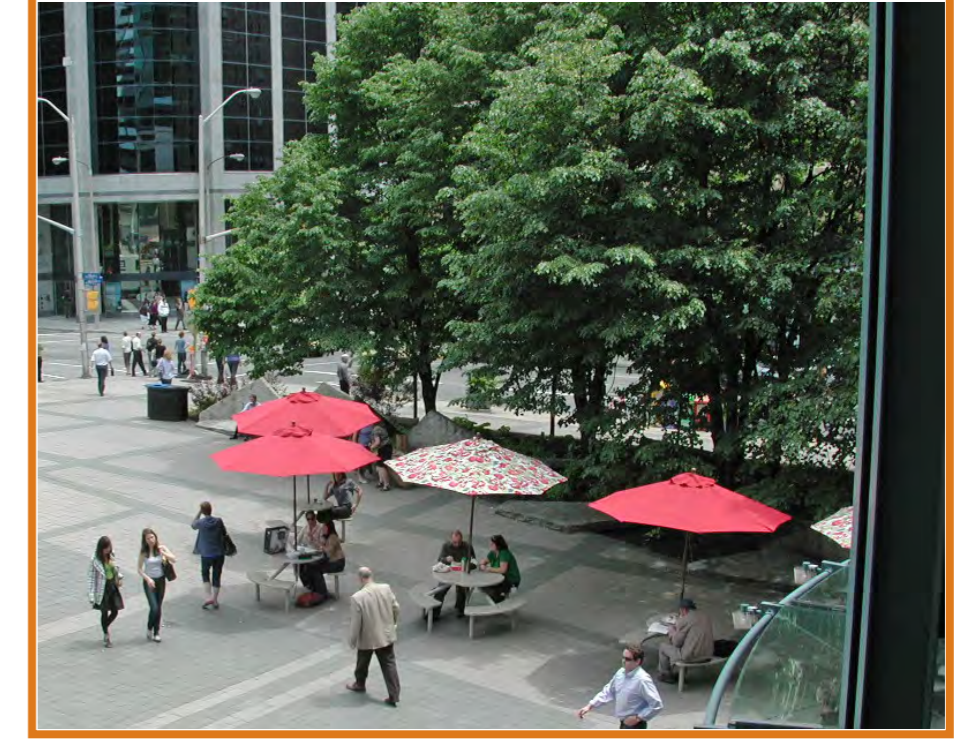
New and Improved Homes



Improved Security and Communal areas



A new Station Piazza



Improved streets across most of the area



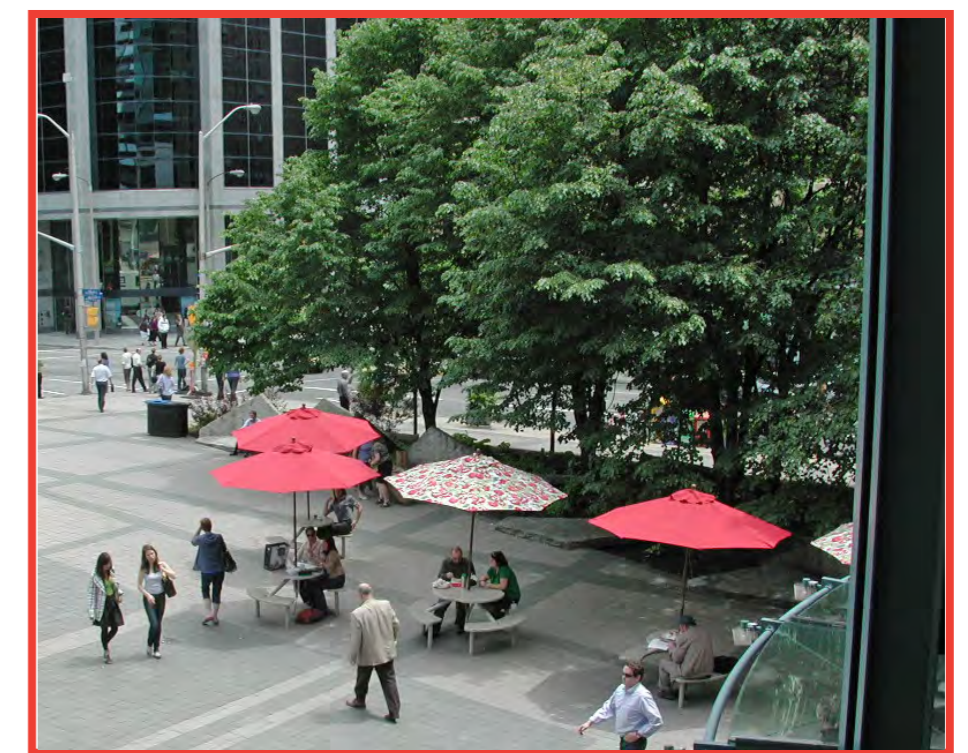
More new and Improved Homes



More Improved Security and Communal areas.



A new Station Piazza



Improved streets throughout the Estates



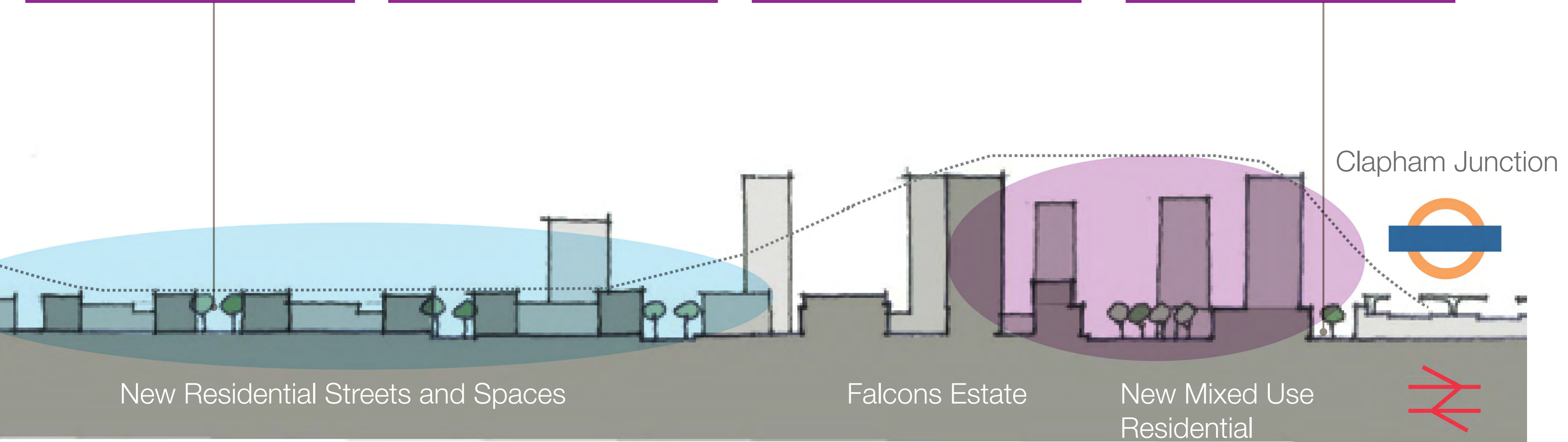
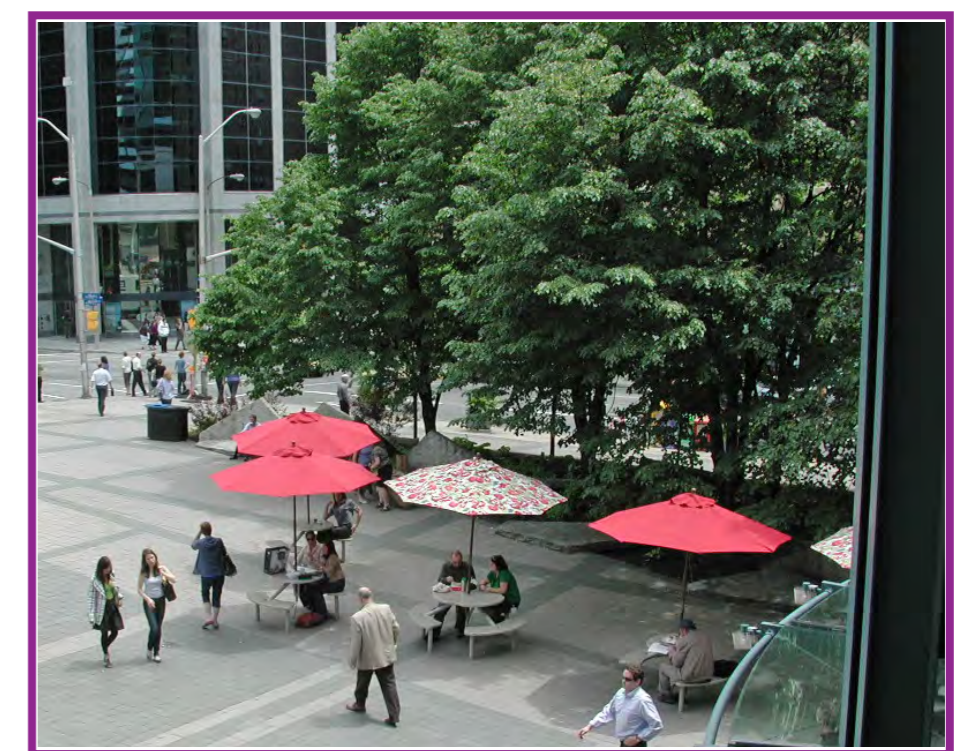
Most New and Improved Homes



Most improved Security and Communal areas.



A new Station Piazza



What a Typical Street Block might include...

A range of new homes, from mews houses to 4 - 8 storey blocks of flats with entrances off the street.



Private Gardens

Private Courtyards



New Streets

Generous Amenity Space

Green Roofs



New Housing....

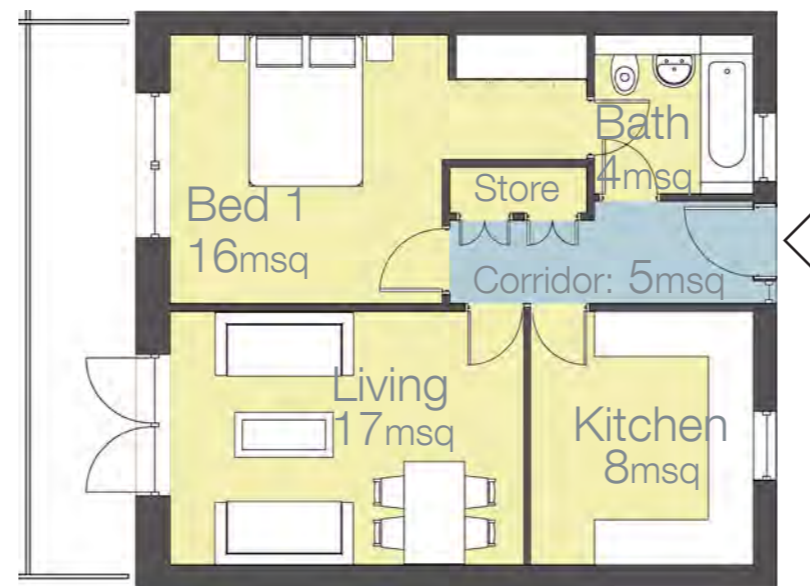
Your Homes Now:

New homes to Mayor of London's current standards:

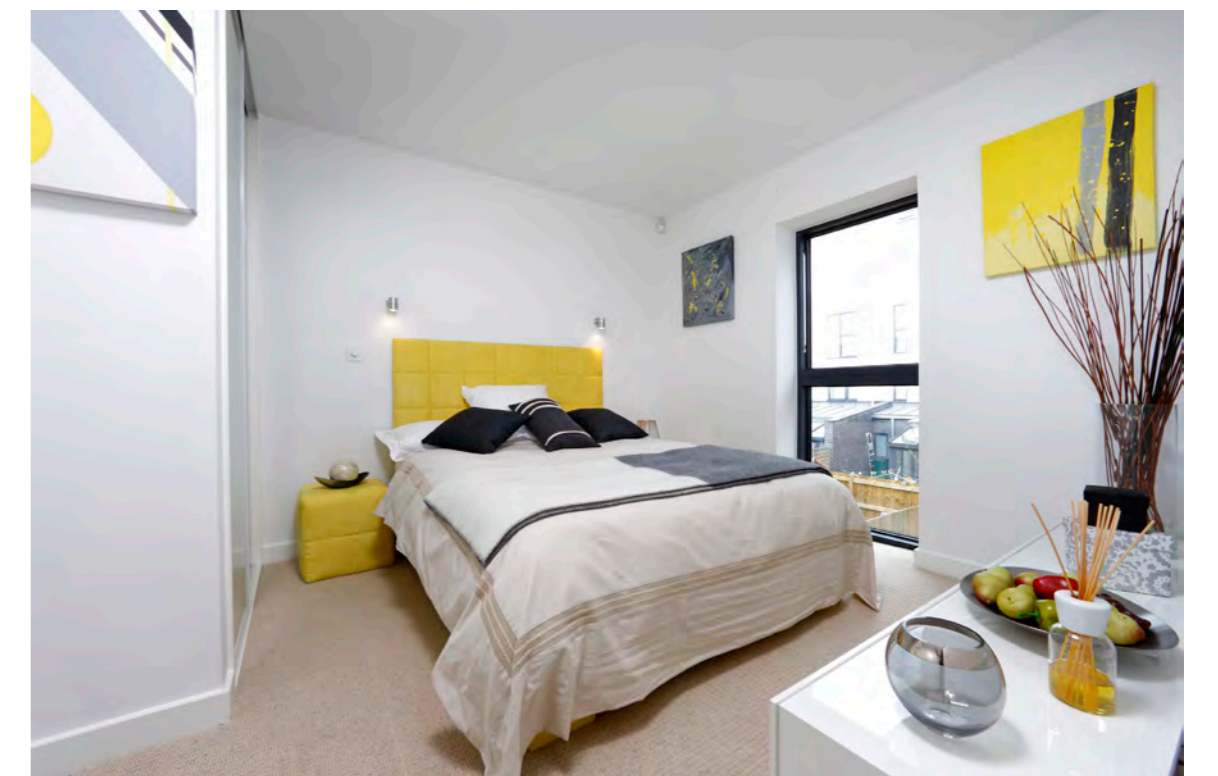
A range of 1 beds, 2 bed, 3 beds, 4 bed flats & houses to Lifetime Homes Standards + 10 % wheelchair accessible homes.



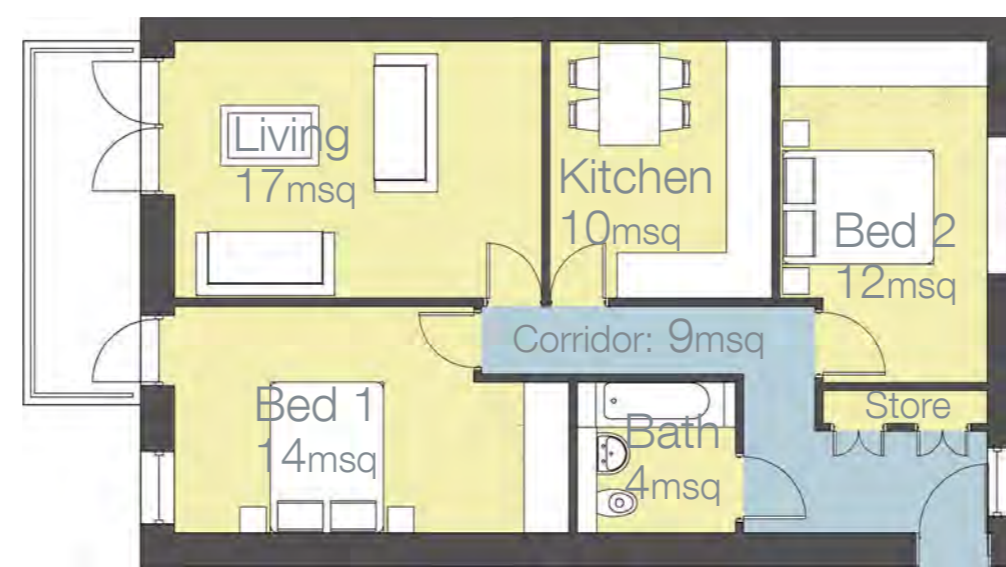
1 Bed 2 person Flat,
Pennthorne House
50msq/ 538ftsq



1 Bed Flat 2 Person Flat
50msq / 538ftsq



2 Bed/ 4 person Flat,
Holcroft House Type 1
68msq / 732sftsq



2 Bed 4 Person Flat
70msq / 753ftsq



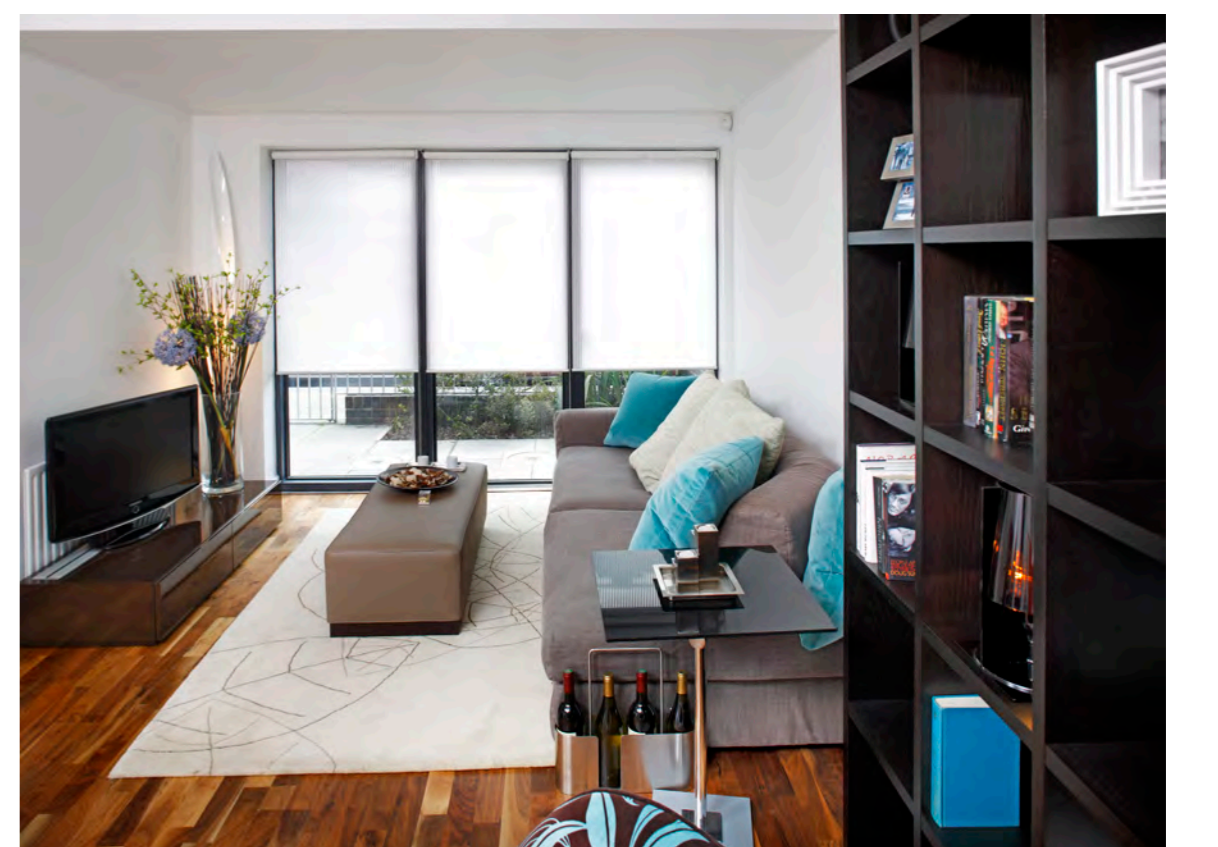
2 Bed Flat/ 4 person,
Holcroft House Type 2
63msq / 678sftsq



3 Bed/ 6 person Flat,
Chesterton House
80msq / 861sftsq



3 Bed/ 6 Person Flat
95msq / 1022ftsq



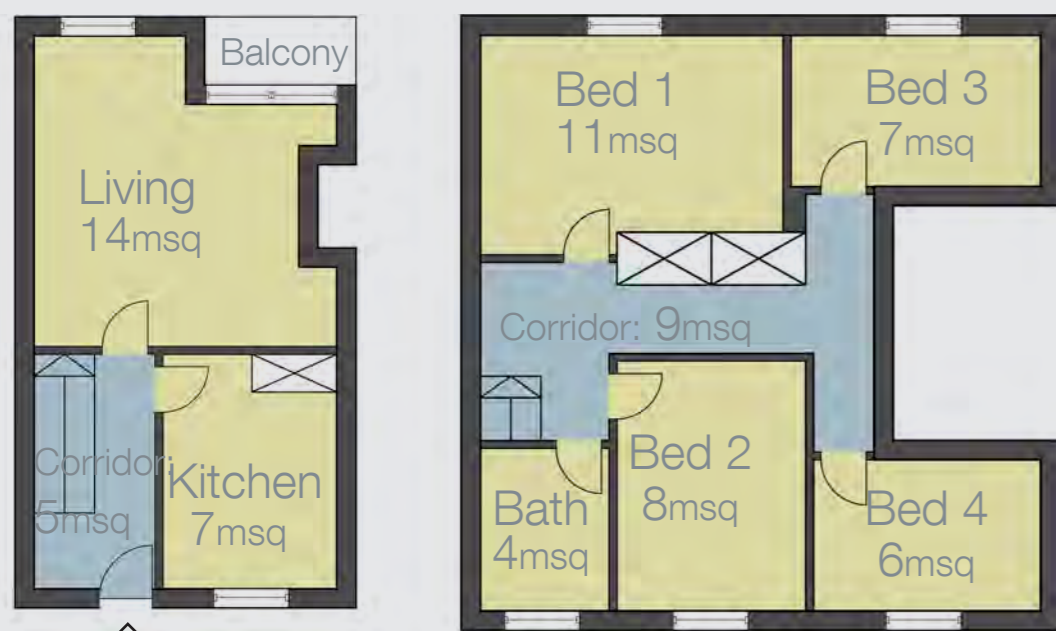
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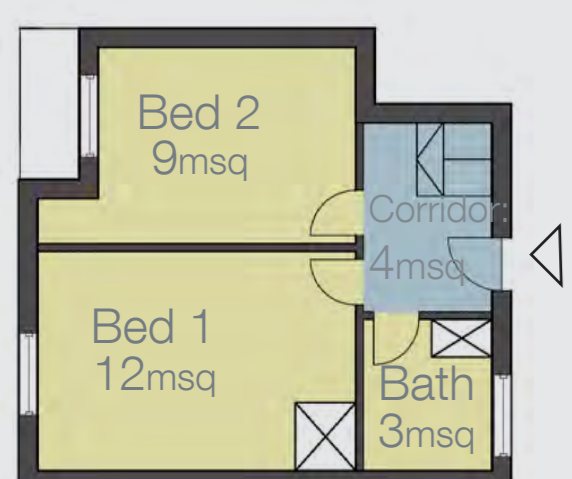
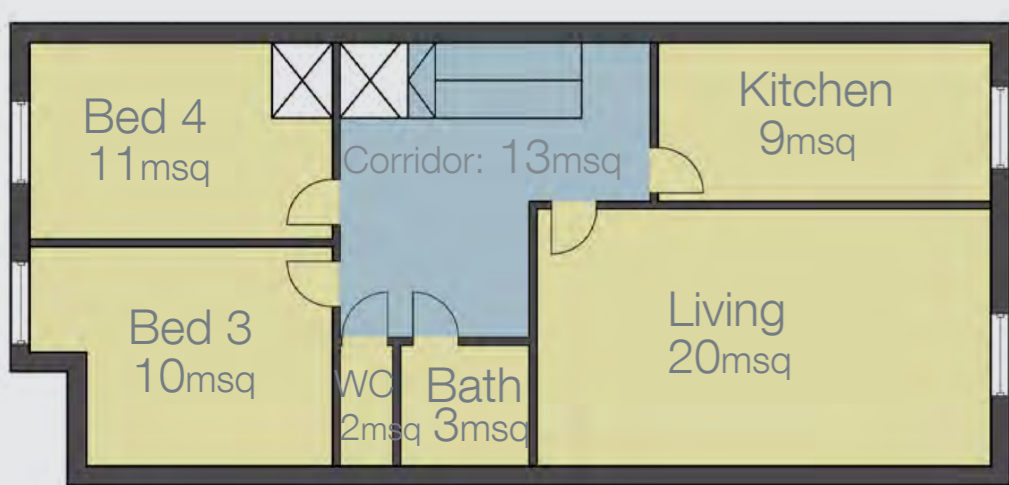
A range of 1 beds, 2 bed, 3 beds, 4 bed flats & houses to Lifetime Homes Standards + 10 % wheelchair accessible homes.



3 Bed/ 5 Person House,
Ganley Court
89msq / 958sftsq



4 Bed/ 5 Person Maisonette,
Arthur Newton
75msq / 807sftsq



4 Bed/ 6 Person Maisonette,
Scholey House
100msq / 1076sftsq



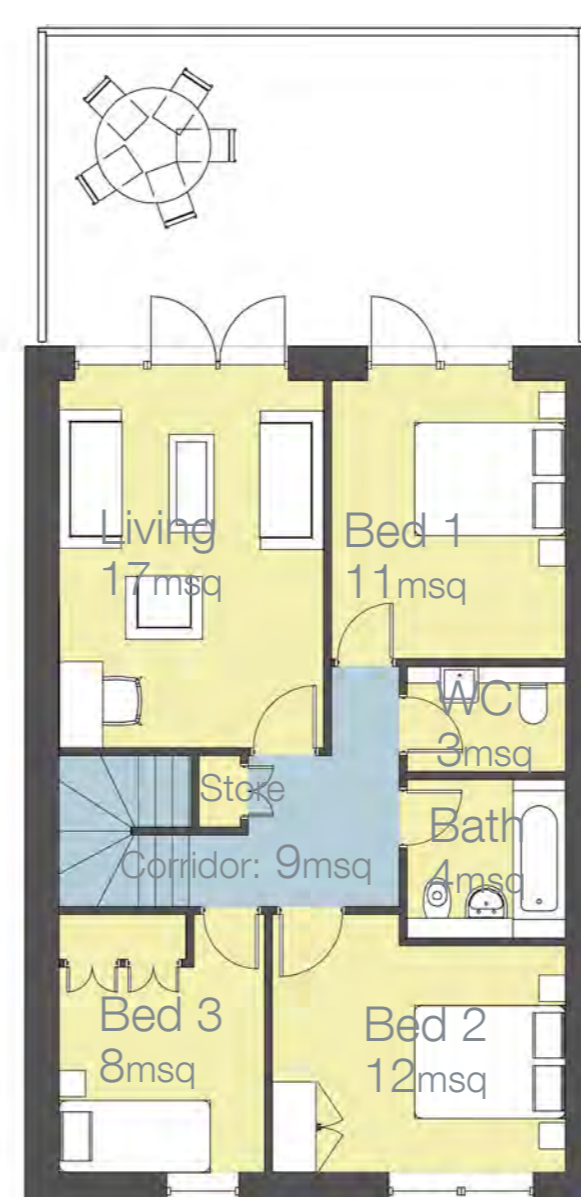
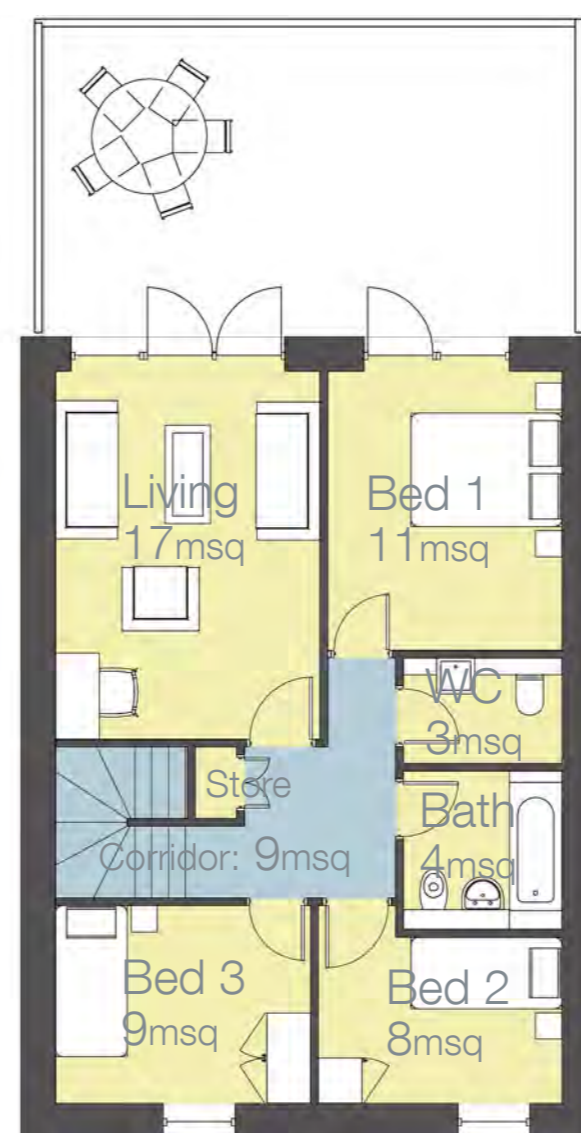
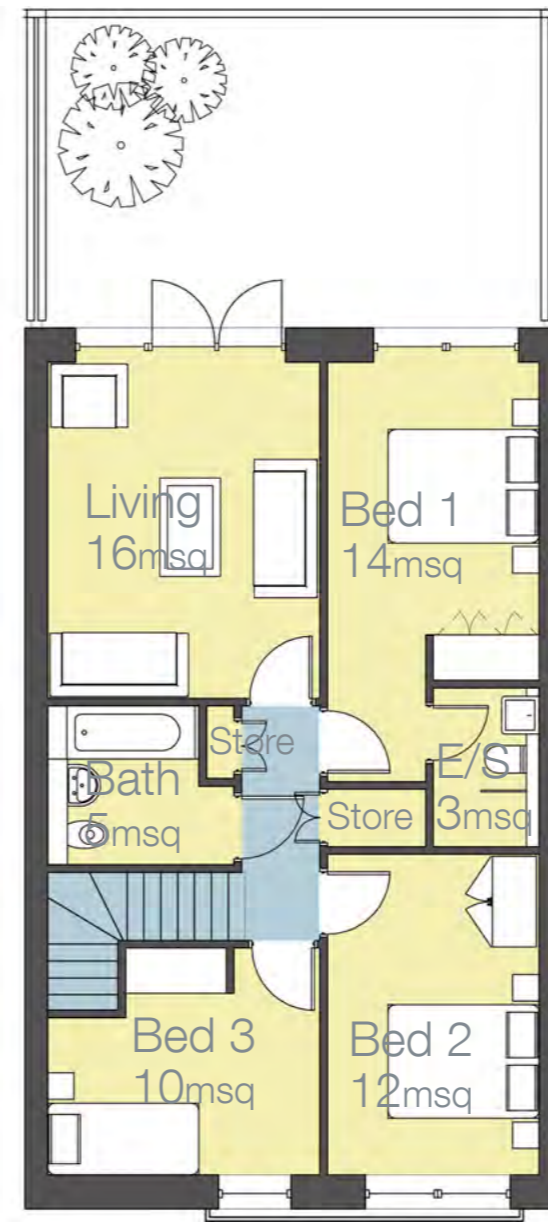
3 Bed 5 Person House
96msq / 1033sftsq



4 Bed 5 Person Flat
100msq / 1076sftsq

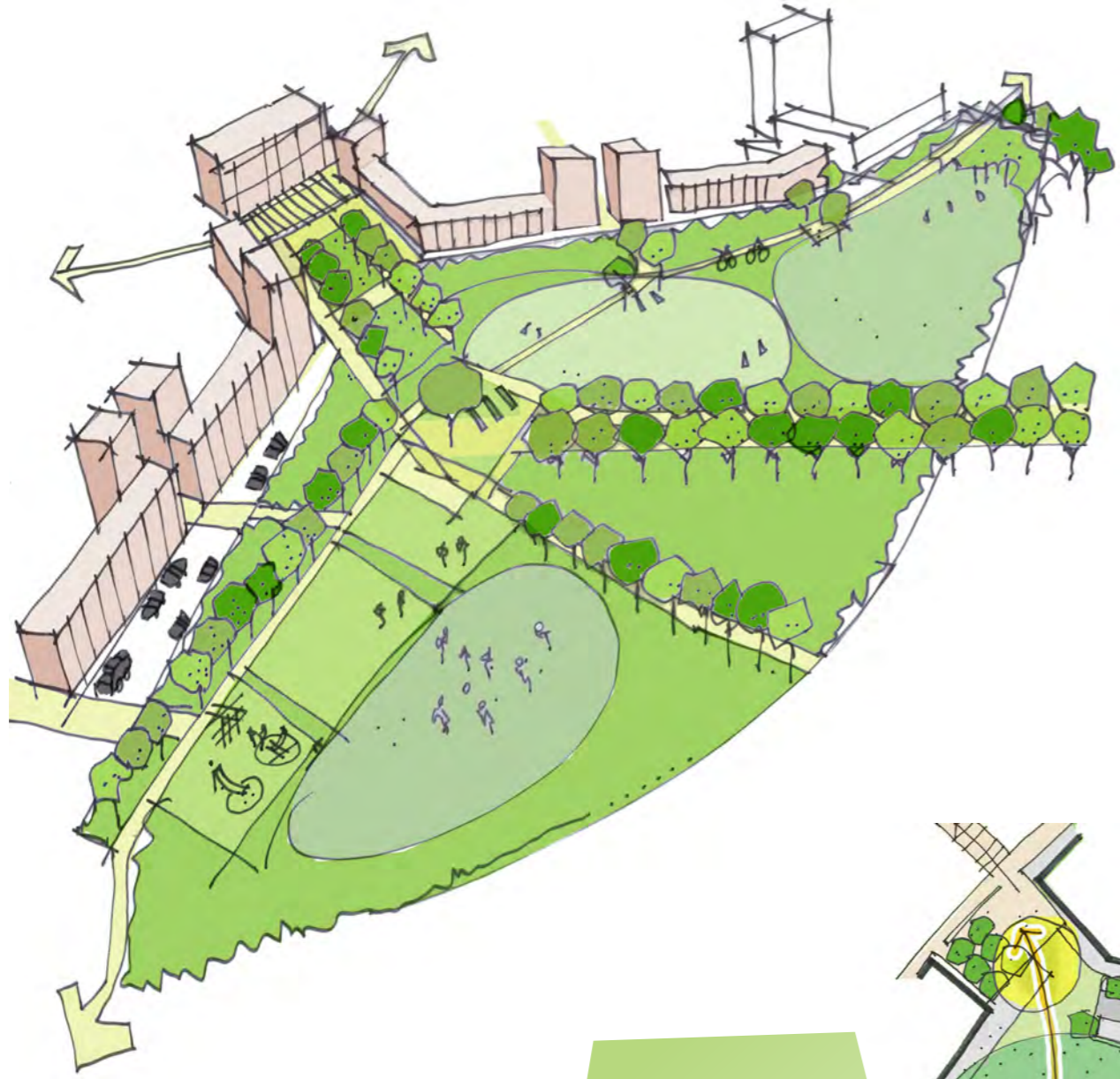


4 Bed 6 Person Flat
107msq / 1052sftsq

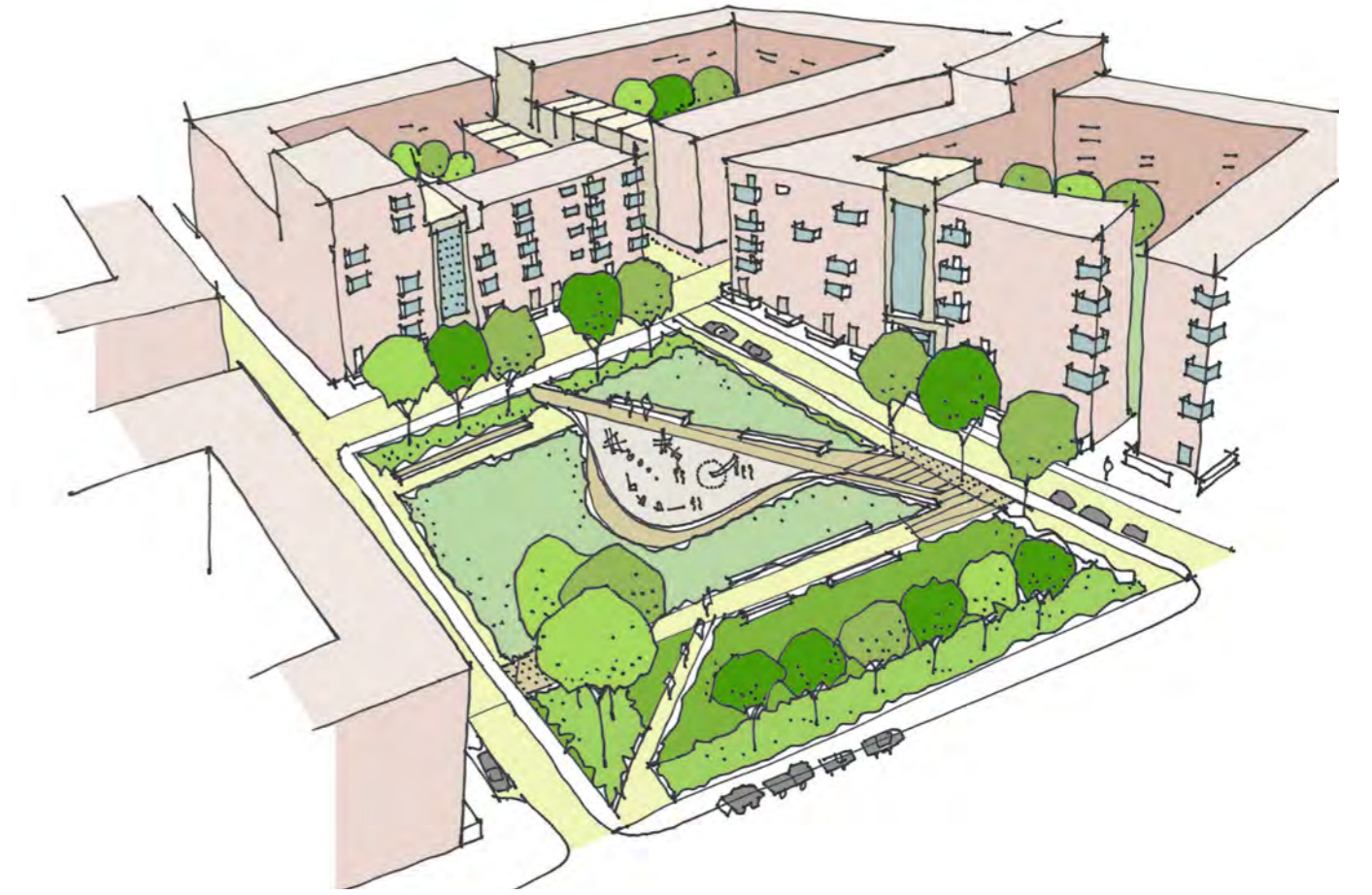


Public Space Improvements...

All of the public space improvements that are included in Option 3 (maximum change) are shown below...



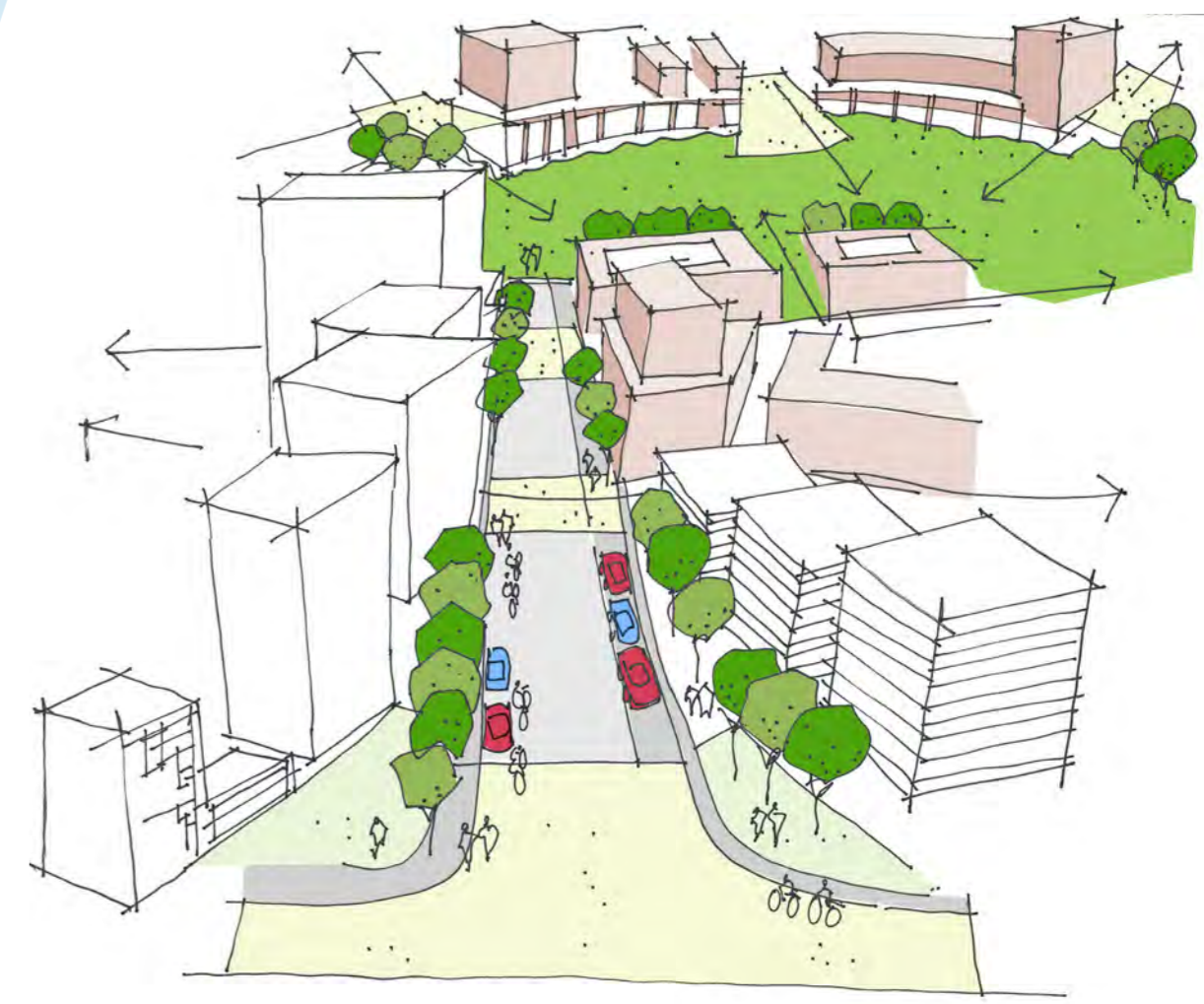
York Gardens Leisure & Community Facilities



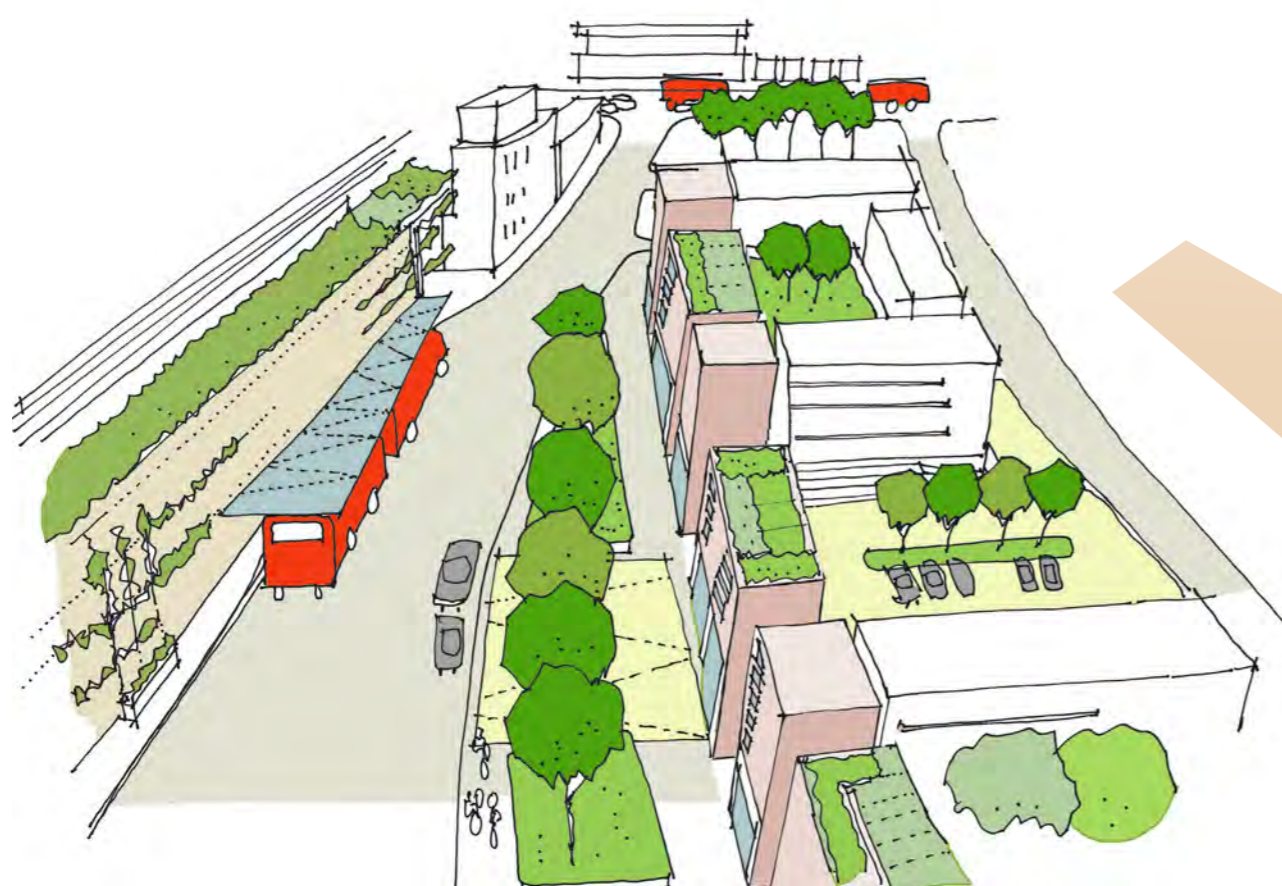
A New Pocket Park



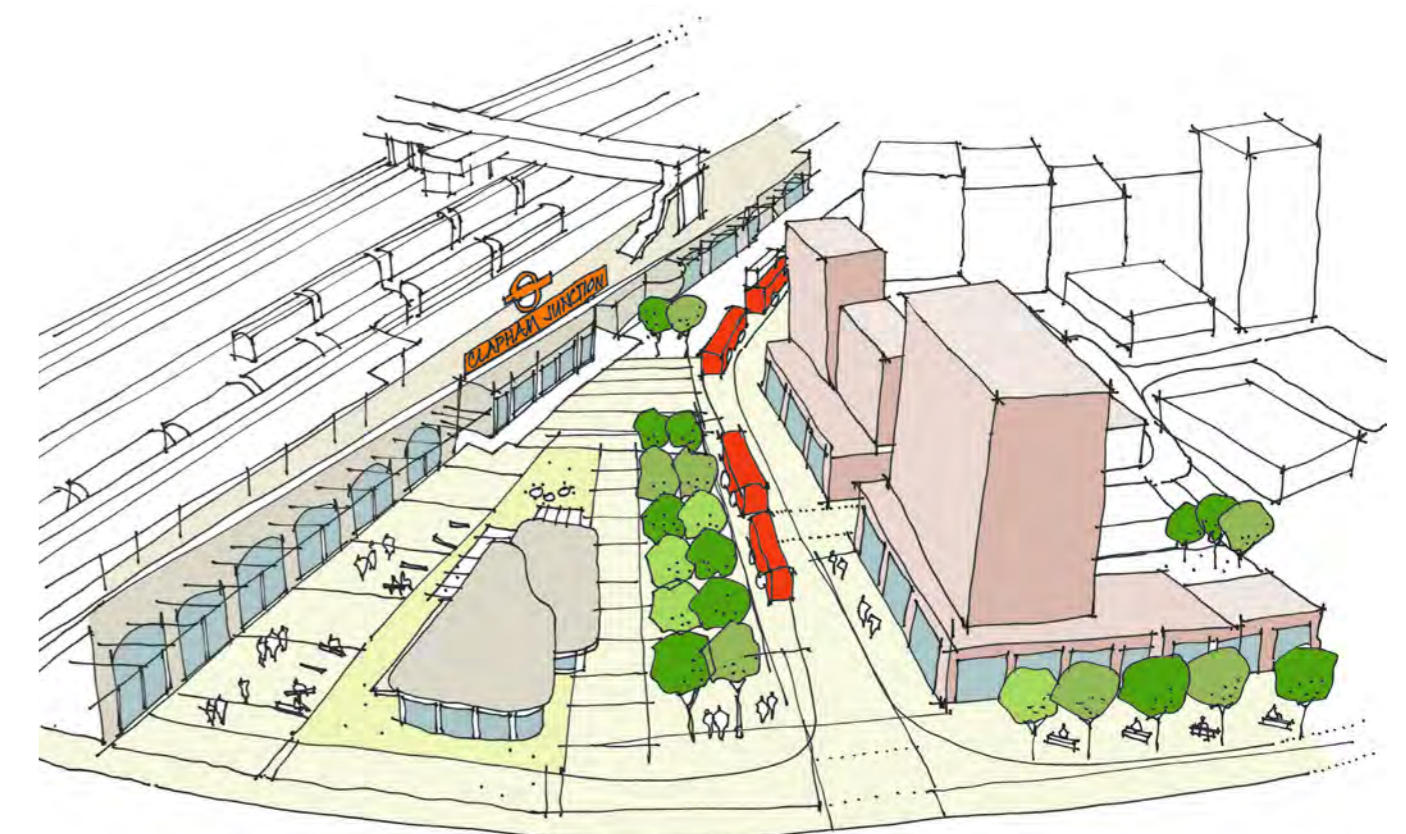
Winstanley Streets



Winstanley Road



Grant Rd



Station Piazza

New Facilities for the future

What's Could be Included?

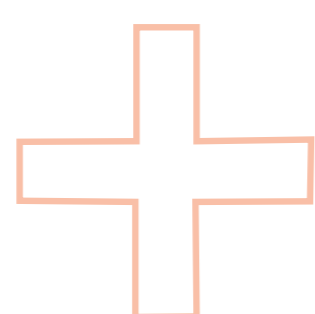
A Leisure Centre?

- Sports hall.....?
- Gym.....?
- Swimming pool.....?
- Teaching Pool.....?
- Workout studio.....?
- Cafeteria.....?
- Creche / soft play area.....?
- Sauna / health suite area.....?
- Massage / sports therapy rooms.....?



The Reinstated Library and Community Centre?

- Computers and Childrens' Reading Room.....?
- Library desk and offices.....?
- Small community room.....?
- Large Community Hall.....?



The following re-provided facilities:

- Providence House.....✓
- Church of the Nazarene.....✓
- Battersea Baptist Chapel.....✓
- Thames Christian College.....✓



A Vision for a Leisure Centre & Library



What other facilities would you like to see provided in the area?

- New shops.....?
- Training Space.....?
- Start-up space for new businesses.....?
- Office and Commercial Space.....?
- A new Health Centre.....?
- Anything Else.....?

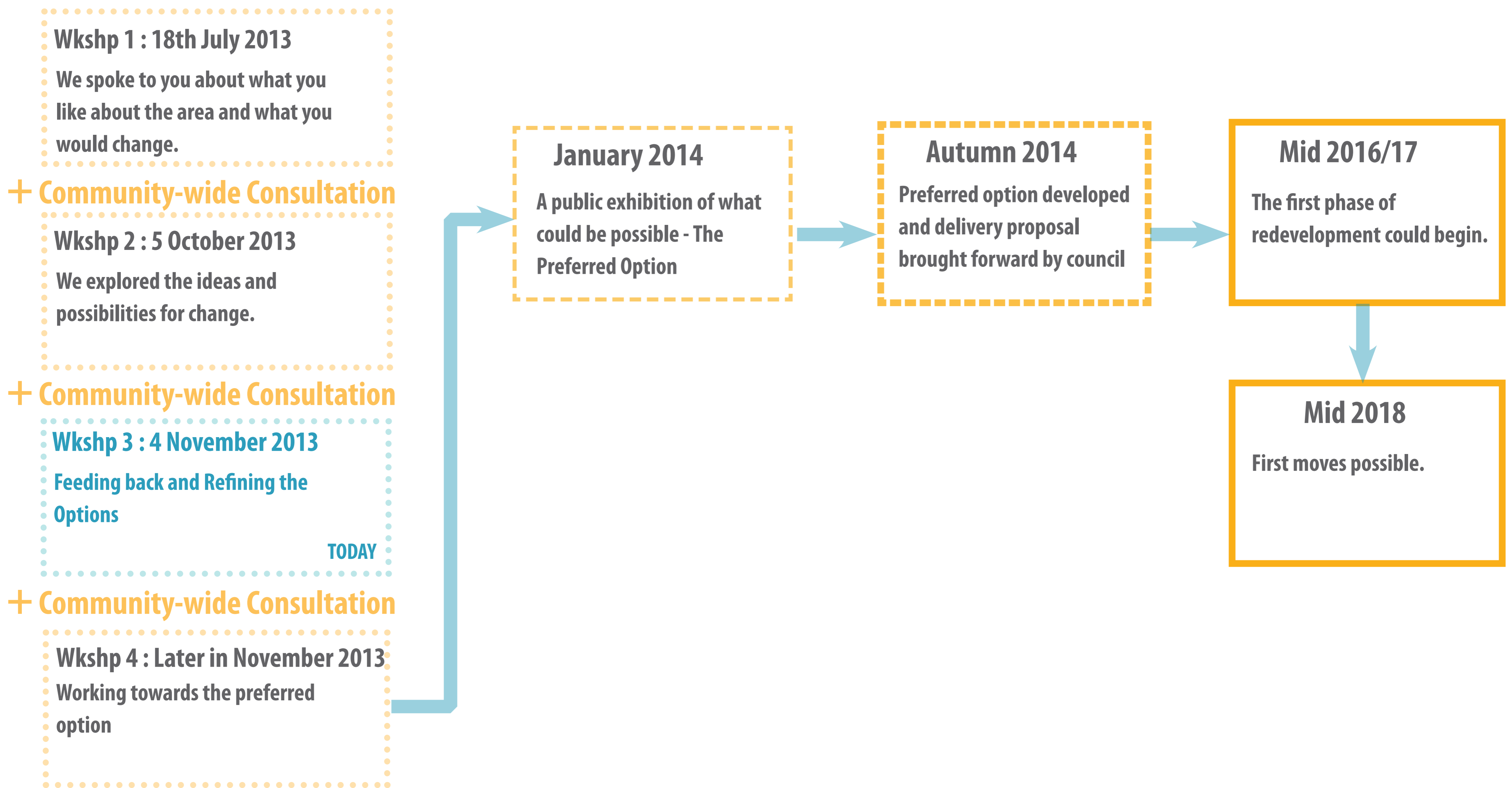


What are your priorities for the future?

Tell us in a feedback form

What's next?

The expected time-frame:



Getting involved in the process for positive change:

If you would be interested in being part of a local residents group involved in shaping the changes in the neighbourhood, get in touch to find out more or fill in a form with your details.

Contact:

WANDSWORTH BOROUGH COUNCIL :
Charlotte Haley, WYR Regeneration Project Officer
Email : chaley@wandsworth.gov.uk
Phone : 0208 871 6802



New Facilities	Get Involved
<p>What's Included? Please tick Your Preferences</p> <p>Sports hall..... <input type="checkbox"/></p> <p>Gym..... <input type="checkbox"/></p> <p>Swimming pool..... <input type="checkbox"/></p> <p>Teaching pool..... <input type="checkbox"/></p> <p>Workout studio..... <input type="checkbox"/></p> <p>Cafeteria..... <input type="checkbox"/></p> <p>Crèche / soft play area..... <input type="checkbox"/></p> <p>Sauna / health suite area..... <input type="checkbox"/></p> <p>Massage / sports therapy rooms..... <input type="checkbox"/></p> <p>The Reinstated Library and Community Centre Please tick Your Preferences</p> <p>Computers and Children's Reading Room..... <input type="checkbox"/></p> <p>Library desk and office..... <input type="checkbox"/></p> <p>Small community room..... <input type="checkbox"/></p> <p>Large Community Hall..... <input type="checkbox"/></p> <p>The following re-provided facilities:</p> <p>Providence House..... <input checked="" type="checkbox"/></p> <p>Church of the Nazarene..... <input checked="" type="checkbox"/></p> <p>Battersea Baptist Chapel..... <input checked="" type="checkbox"/></p> <p>Thomas Christian College..... <input checked="" type="checkbox"/></p> <p>A Vision for a Leisure Centre & Library</p> <p>What other facilities would you like to see provided in the area?</p> <p>New shops..... <input type="checkbox"/></p> <p>Sleeping Spaces..... <input type="checkbox"/></p> <p>Start-up space for new businesses..... <input type="checkbox"/></p> <p>Offices and Commercial Spaces..... <input type="checkbox"/></p> <p>A new Health Centre..... <input type="checkbox"/></p> <p>Anything else please provide details:</p>	<p>Be a part of a force for positive change in your area</p> <p>If you would be interested in being part of a local residents group involved in shaping the changes in the neighbourhood, get in touch or leave us your details.</p> <p>WANDSWORTH BOROUGH COUNCIL : Charlotte Haley, WYR Regeneration Project Officer Email : chaley@wandsworth.gov.uk Phone : 0208 871 6802</p> <p>Please provide your details:</p> <p>NAME :</p> <p>ADDRESS :</p> <p>TEL :</p> <p>E-MAIL :</p> <p>COMMENTS :</p>

The Last Workshop...

For those of you who missed the last workshop, we have displayed our exhibition for your information...

WHAT YOU TOLD US...

WORKSHOP1 - ABOUT YOUR NEIGHBOURHOOD...

What's Good?

- Location
- Local facilities
- Work 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"

"Brands 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"

"Anti-social behaviour has improved - support officers help"

WORKSHOP1 - ABOUT YOUR NEIGHBOURHOOD...

What's Unsafe?

- Pennathorne Square
- Protestant 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

"Pennathorne Square is a ghetto, it's not safe"

"At night I only walk through the main roads"

"Shops need a total revamp"

"Dodgy things happen in the late chutes - drug addicts sleep there - a scary area"

"Most activities and places for kids - it's an intimidating environment for them"

"No places for young people to enjoy - parks with trees and garage areas"

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 area of their Estates
- Residents are concerned about safety on the streets and in public spaces
- Residents of both Estates were more positive and well satisfied with their area than the borough as a whole
- Lower resident satisfaction scores 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.

Winstanley Estate: 53% Agree, 47% Disagree

York Road Estate: 39% Agree, 61% Disagree

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

- Housing for London (HFL)
- Business Associates
- Protestant House
- Church of the Resurrection
- Falcon Road Primary School
- Battersea Association School
- Land Management
- Business Associates Forum
- Block by Block Communities
- Community Safety Officers
- York Council
- Protestant House
- Church of the Resurrection
- Local Residents
- Business Associates Forum
- Business Associates

What's Bad?

- Anti-social 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 bring things in order"

"Improve security - revitalize the whole area, it looks run down and out of date"

"Drop-poo issues on York Gardens"

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

What would You Like to Change?

- Improved homes with fewer towers
- Improved York Gardens and open spaces
- Employment opportunities
- A better range of shops
- 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 rebuild the estate"

"Disorder along York Road - more shops along York Road"

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

"Lighting would help a lot to open up the area"

"More green spaces and parks like York Gardens"

WHAT YOU COULD HAVE...

Better Public Spaces

A Better Park

More Welcoming Entrances

Improved Entrances & Corridors

Improved Play Facilities

Better Affordable Homes

Living Rooms and Balconies

Better Bathrooms

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

Better Kitchens

Bedrooms

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

Better Modern and Affordable Housing...

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

The minimum design is 20% more spacious than the current 100% city wide average of 48sqm (517sqft) (excluding balconies)

100sqm (1067sqft) (including balconies)

120sqm (1287sqft) (including balconies)

150sqm (1587sqft) (including balconies)

180sqm (1917sqft) (including balconies)

200sqm (2137sqft) (including balconies)

220sqm (2357sqft) (including balconies)

240sqm (2577sqft) (including balconies)

260sqm (2797sqft) (including balconies)

280sqm (3017sqft) (including balconies)

300sqm (3237sqft) (including balconies)

320sqm (3457sqft) (including balconies)

340sqm (3677sqft) (including balconies)

360sqm (3897sqft) (including balconies)

380sqm (4117sqft) (including balconies)

400sqm (4337sqft) (including balconies)

420sqm (4557sqft) (including balconies)

440sqm (4777sqft) (including balconies)

460sqm (4997sqft) (including balconies)

480sqm (5217sqft) (including balconies)

500sqm (5437sqft) (including balconies)

520sqm (5657sqft) (including balconies)

540sqm (5877sqft) (including balconies)

560sqm (6097sqft) (including balconies)

580sqm (6317sqft) (including balconies)

600sqm (6537sqft) (including balconies)

620sqm (6757sqft) (including balconies)

640sqm (6977sqft) (including balconies)

660sqm (7197sqft) (including balconies)

680sqm (7417sqft) (including balconies)

700sqm (7637sqft) (including balconies)

720sqm (7857sqft) (including balconies)

740sqm (8077sqft) (including balconies)

760sqm (8297sqft) (including balconies)

780sqm (8517sqft) (including balconies)

800sqm (8737sqft) (including balconies)

820sqm (8957sqft) (including balconies)

840sqm (9177sqft) (including balconies)

860sqm (9397sqft) (including balconies)

880sqm (9617sqft) (including balconies)

900sqm (9837sqft) (including balconies)

920sqm (10057sqft) (including balconies)

940sqm (10277sqft) (including balconies)

960sqm (10497sqft) (including balconies)

980sqm (10717sqft) (including balconies)

1000sqm (10937sqft) (including balconies)

Your Neighbourhood **Your Homes** **The Mayor's Design Guide unpacked...**

YOUR CHOICES...

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

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

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

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

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

The Original Proposal **Option 1: Moderate Change** **Option 2: More Change** **Option 3: Greater Change** **More Change = More Benefits**

The Original Proposal **Option 1: Moderate Change** **Option 2: More Change** **Option 3: Greater Change** **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 Planning: 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 13 July 11
- Workshop 2 10 October 2011
- January 2014: A public exhibition of the development plan and a public meeting
- January 2014: A public exhibition of the development plan and a public meeting
- February 2014: A public exhibition of the development plan and a public meeting
- March 2014: A public exhibition of the development plan and a public meeting
- April 2014: A public exhibition of the development plan and a public meeting
- May 2014: A public exhibition of the development plan and a public meeting
- June 2014: A public exhibition of the development plan and a public meeting
- July 2014: A public exhibition of the development plan and a public meeting
- August 2014: A public exhibition of the development plan and a public meeting
- September 2014: A public exhibition of the development plan and a public meeting
- October 2014: A public exhibition of the development plan and a public meeting
- November 2014: A public exhibition of the development plan and a public meeting
- December 2014: A public exhibition of the development plan and a public meeting

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 on discounts 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: All the 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 leaseholder representatives in any affected blocks. A management strategy for the estate will be agreed to ensure continued effective management of the estate in the event any new development occurs.

How could you be affected?

Winstanley & York Road Thinking about the future Levitt Bernstein GVA