

REGENERATION NEWS

Issue 12, November 2018



PHASE 0 UPDATE

The Winstanley & York Road Joint Venture partnership, are delighted to announce the appointment of Midgard Construction Ltd for 'Phase 0'. We anticipate the delivery of this phase of the regeneration to take two years to complete, meaning the new residential homes and community facilities will be delivered by the end of 2020.

Phase 0 is the first phase of the Winstanley & York Road regeneration which will see major improvements across both estates over the coming years. It comprises of three separate developments along Grant Road, which in total will deliver 139 new residential flats along with the relocation of the Battersea Baptist Church and Thames Christian College.

Block A, located at the corners of Plough and Grant Road, is designed to meet the needs of existing residents, providing 46 one and two bed homes. These are for the first phase of decant from Scholey House, Jackson House and Kiloh Court. Residents will be contacted soon to express their interest.

Block B will be the relocated Battersea Baptist Church and Thames Christian College. This block will be situated between Thomas Baines Road and Sendall Court. There will also be a new community MUGA built between Block B and Block C.

Block C will consist of 93 flats which will be for private sale. This block will be situated on the corner of Grant Road and Winstanley Road.



Residents can expect regular updates on construction of the phase development with regular contact with the Joint Venture development team and Midgard. Newsletters and meetings will ensure that residents know who to speak to about the site, whether it be queries on employment opportunities, questions on site set up or just a general update on when your home will be delivered!

Taylor Wimpey

THE BRIGHTER BOROUGH
Wandsworth

CONSULTATION FEEDBACK

We have gathered feedback from the local community at all of our Summer consultation events. Some of the responses can be found below:

90% of respondents agree or strongly agree that the creation of new homes, including additional affordable homes for local people, is important to the regeneration of the area.



83% of respondents think bringing the bus services into the neighborhood would be good for the area.

92.5% of respondents agree or strongly agree that job opportunities and the delivery of commercial floor space is important to ensure the development delivers on all opportunities of regeneration.

"Convenient open hours to the leisure centre and library are key. No group should be excluded."

"Having had a look I feel more confident with the changes. I have had a chance to speak to someone on site today who answered my questions to his best. I enjoyed the event in the park."

87.5% of respondents agree or strongly agree that a state-of-the-art leisure and community centre is important to the redevelopment, with the rest being neutral about this exciting opportunity.

74% of respondents do not believe that there are sufficient library and learning facilities in the local area

"Delighted accessibility has been considered. As a project as a whole this has been handled much better than other regens. Every regen has its painful moments but at least with this there is dialogue and you're speaking to people."



"We want better access to community activities which are child friendly and cheaply priced."

"I like the masterplan because they want everything to be new and improved. I want slides and two swings in every little park so no one has to wait in line for long."



"The regeneration is an amazing opportunity for the area, improving the quality of life for many a family, providing job opportunities within the area. My family and I are extremely excited at the prospect of moving into a brand-new building. The designs look fantastic!"

"Keep grey buildings to a minimum – I suggest you use other colours or brick as otherwise the area looks depressing."

"I would like to see positive care from the community for the older generation. This would include encouraging use of the leisure centre."

"The landscaping and sports facilities look appealing and will help to create attractive community spaces."

"I feel that it's very important to keep the cultural mix of the area intact, so affordable homes are a must!"



LEGO DESIGN & BUILD COMPETITION

Two groups of young people – from Providence House and Carney’s Community gym are taking part in an initiative with HTA Design and Seerbridge. Using Lego, and Lego Digital Design software, the teams are tasked with designing a prototype house or flat that reflects life beyond 2020.

Teams will be showcasing their ideas and final designs in an exhibition with all the other competition entries, with final judging in mid December. The purpose of the competition is to get teams working together to build collective design solutions, as well as to learn the design software and encourage their fledgling interest in architecture and the built environment.



Holiday Closure

Our Site office will be closed from:
17th December 2018
and will re-open on the
7th January 2019

COMMUNITY VOICES

SENIA DEDIC, FOUNDER OF WOMEN OF WANDSWORTH AND COMMUNITY CHAMPION




I made Battersea my home 25 years ago after escaping war-torn Sarajevo. I started my career working with government agencies such as Sure Start and joined their Multidisciplinary Partnership Board in 2003. I had my three children in Battersea and became the Governor of Christ Church School in 2005. I met most of my friends there and got to know the local neighbourhood very well. I formed the School PTA and started fundraising to help the school establish the Secret Garden on the Falcon Estate, where I had already founded the Falcon Estate Residents’ Association.

In 2007 I formed Women of Wandsworth (WoW) - a community organisation with the primary aim of holding a weekly forum to help parents with their family problems. This led me to start the WoW Enterprise Club in 2010, to teach single mothers about entrepreneurship as a solution to their employability and child care issues. Over the years, I have founded or had active involvement with several groups, with the objective of addressing a number of issues which are important to our community, including helping those in temporary accommodation and parents with disabled children.

I have been honoured to receive a number of accolades for my community work including an ARCH national award and the Team London Award from the Mayor of London, following which I was selected to be a London Ambassador for the 2012 Olympic Games. In 2013 I was chosen to become a Housing Community Champion and I took that honour very seriously. I became even more involved in my local neighbourhood and organised excursions for children and families with respiratory problems

caused by the high levels of pollution in inner city London. We are very grateful for the grant provided by the Council’s Regeneration Team which enabled us to make a trip to the Eden Project and surf the waves in beautiful Cornwall earlier this year.

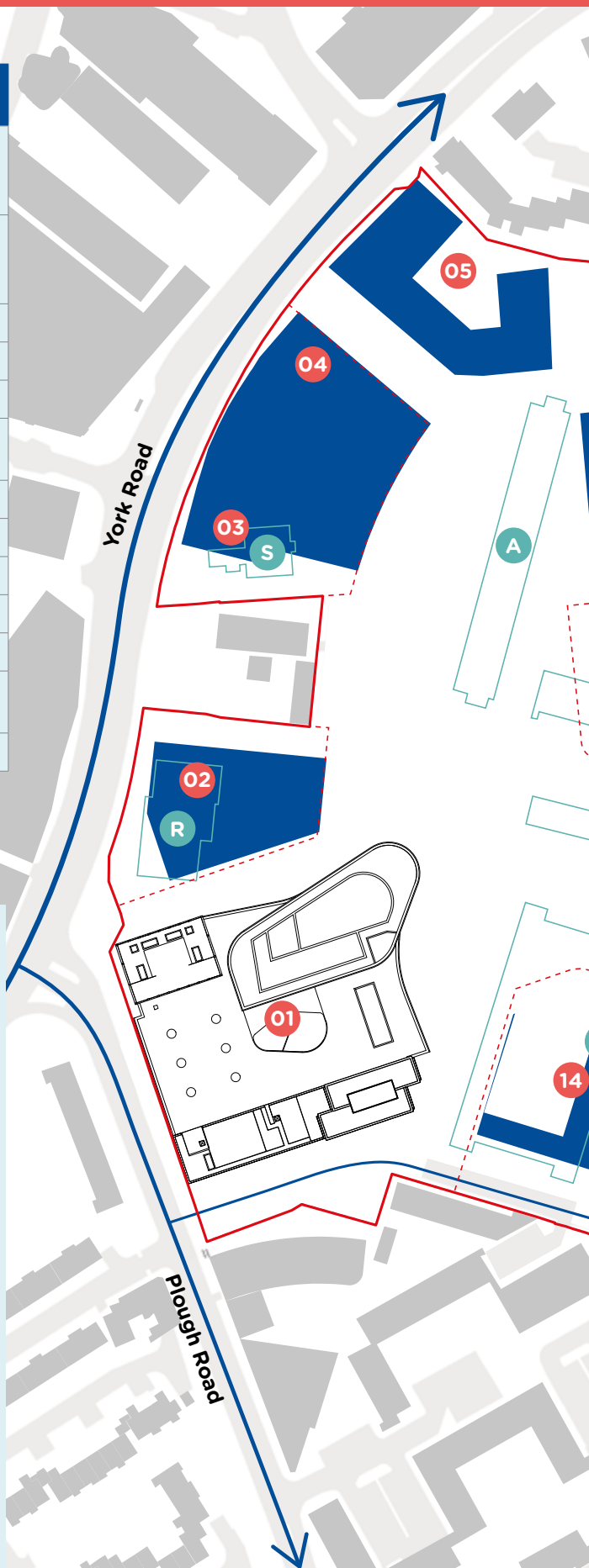
Last year I was delighted to be presented with the Mayor of Wandsworth’s Civic Award, which is granted to unsung heroes for improving the lives of local citizens. Through WoW Mums, I have been organising regular intergenerational lunches since 2010 in local sheltered accommodation and lodges for the elderly. More recently, we have joined the Regeneration Team in holding coffee mornings and serving dinner to local elders, which has been an opportunity for them to share their memories of the Winstanley and York Road estates. I am also a Coordinator of the Rotary Christmas Day lunch, where we serve lunch to 700 senior members of the Wandsworth community, and I have organised events, such as carpentry workshops, for Battersea Men’s Shed on several occasions.

I have been a Big Local SW11 Partnership Executive Member since 2012 and my vision is to achieve less pollution in Battersea; for instance, by putting solar panels on the car parks at ASDA and Lidl, which could also be used to charge electric cars. I would like to see solar panels introduced onto the new Winstanley and York Road blocks to make our neighbourhood more self-sustainable, and to supply free energy to local organisations including schools, hospitals and the fire station. 

THE PHASING PLAN

The diagram below shows the phasing plan for the Winstanley and York Road site.

Block	Demolition Phase	Estimated Delivery Date	Proposed New Block
Pennethorne House	Phase 0	2020	Offsite and 8 if choosing to return
Lavendar Road	Phase 0	2020	Offsite and 8 if choosing to return
Scholey House	Phase 1	2020 – 2021	A and 5
Jackson House	Phase 1	2020 – 2021	A and 5
Kiloh Court	Phase 1	2020 – 2021	A and 5
Arthur Newton House	Phase 2	2023	6
Baker House	Phase 2	2023	6
Holcroft House	Phase 3	2023 - 2024	6 and 7
Farrant House	Phase 4	2025	10
Shepard House	Phase 4	2025	10
Gagarin House	Phase 4	2025	10
Chesterton House	Phase 5	2027	9
Ganley Court	Phase 6	2030	8



The Winstanley and York Road Joint Venture (JV) is comprised of Taylor Wimpey and the Council's Regeneration Team. Together, the JV has been working hard on the rehousing plan for residents of the two estates, making sure that the plan is realistic and deliverable.

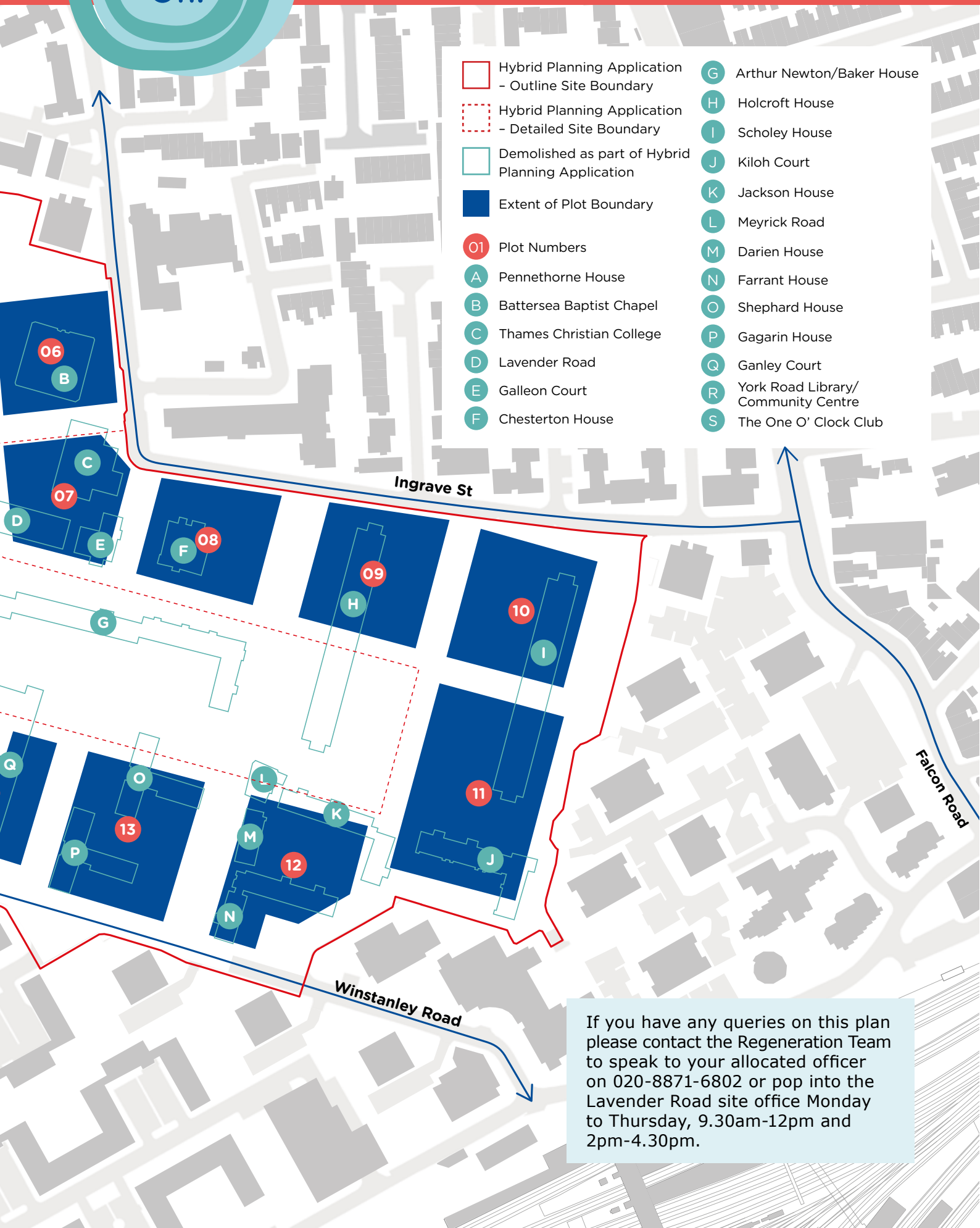
The most important thing to the team has been to ensure that we will meet the commitments previously made to residents, including;

- One move into a new home
- A new home which meets your household's needs at the time of your assessment
- A personal interview with your allocated case officer to understand and allow for any additional needs which your family may have, such as wider doors for wheelchair use or a 'wet-room' style bathroom

The phasing plan is how we expect to deliver the scheme, both the construction of your new home and the demolition of your old. There are a number of factors which could impact our plans over the years, such as the planning process or the need to reach agreements with owners who do not wish to stay. Our commitment is that we will keep you updated throughout, and make sure residents are aware as soon as possible if any changes take place.

The JV team are also committed to ensuring that residents can enjoy their new homes and neighbourhood as soon as possible. It is possible that in later phases unallocated homes in blocks may become available, creating opportunities for some residents to move into their new home earlier than planned. We will ensure that residents are contacted should suitable opportunities for earlier moves come along.

Spotlight On:



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| | Hybrid Planning Application - Outline Site Boundary | | Arthur Newton/Baker House |
| | Hybrid Planning Application - Detailed Site Boundary | | Holcroft House |
| | Demolished as part of Hybrid Planning Application | | Scholey House |
| | Extent of Plot Boundary | | Kiloh Court |
| | Plot Numbers | | Jackson House |
| | Pennethorne House | | Meyrick Road |
| | Battersea Baptist Chapel | | Darien House |
| | Thames Christian College | | Farrant House |
| | Lavender Road | | Shephard House |
| | Galleon Court | | Gagarin House |
| | Chesterton House | | Ganley Court |
| | | | York Road Library/Community Centre |
| | | | The One O' Clock Club |

If you have any queries on this plan please contact the Regeneration Team to speak to your allocated officer on 020-8871-6802 or pop into the Lavender Road site office Monday to Thursday, 9.30am-12pm and 2pm-4.30pm.

WINSTANLEY AND YORK ROAD REGENERATION

PRESENTS

CHRISTMAS CAROLS CELEBRATION

Tuesday 11th December
Elderly Residents:
3pm – 6pm
Schools and residents:
4:30pm – 6:30pm

Venue:
York Gardens Library
and Community Centre,
34 Lavender Road,
SW11 2UG

This is a wonderful celebration for local schools, community choirs and residents to come along to celebrate the festive period.

We have performances from World Heart Beat Music Academy, Falconbrook Primary School, Thames Christian College and Sacred Heart Primary School.

Free lunch will be provided to 65 year olds and over. The catering will be supported by Platform 1 and the Camden society.

If you need assistance getting to or from the venue, please contact Crystal Haylock on 020 8871 6802 or email Crystal.Haylock@RichmondandWandsworth.gov.uk

Please note, one week's notice is needed prior to event.

YOUR LOCAL COUNCILLORS

The Winstanley and York Road estates are in Latchmere ward. You can raise any issues with your local councillors:

Cllr Tony Belton, TBelton@wandsworth.gov.uk, 020 7223 1736

Cllr Simon Hogg, SHogg@wandsworth.gov.uk

Cllr Kate Stock, Cllr.K.Stock@wandsworth.gov.uk

You can also contact the Cabinet Member for Housing, Councillor Kim Caddy, at KCaddy@wandsworth.gov.uk or leave a message on 020 8871 6041.

Phone: 020 8871 6802

Email: winstanleyyorkroad@richmondandwandsworth.gov.uk

 Winstanley and York Road regeneration

 @WinstanleyYork

 @winstanleyyork

Office: 10 Lavender Road, SW11 2UG.

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www.wandsworth.gov.uk/winstanleyyorkroad

www.winstanleyyorkroad.co.uk

GET IN TOUCH...

HAVE YOUR SAY!

Taylor Wimpey

THE BRIGHTER BOROUGH
Wandsworth