

Question	Answer
<p>What is the Homes for Wandsworth programme?</p>	<p>There is an exceptional need for new homes in the Borough with, at present, over 12,000 applicants on the Council’s housing waiting list, over 3,600 of whom are in temporary accommodation. Wandsworth Council approved a development programme in 2017, with the aim to build 1,000 new homes across the Borough on sites within the Council’s ownership.</p> <p>Following the 2022 elections, Wandsworth Council has been targeting a series of actions to address the housing crisis Wandsworth faces. One of these is the Homes for Wandsworth programme’s focus on council homes. This will deliver 1,000 council homes – over 500 more than previously planned.</p> <p>These homes will be delivered for local people and will be normally allocated to existing council tenants from the Estate, or the wider vicinity, who have an existing priority due to their homes either being overcrowded or underoccupied. This will then free up homes for those on the waiting lists.</p>
<p>How will the Council consult neighbouring residents and how can I make my views on a proposed new development known?</p>	<p>We want the proposals to consider as many of the estate and neighbouring residents’ views as possible. Therefore, as part of our approach to the design and development of new homes under the “Homes for Wandsworth” programme, we are committed to undertaking early and continued consultation and engagement with local residents and key stakeholders adjacent to and within the vicinity of proposed development sites.</p> <p>Consultation and engagement with residents and stakeholders forms part of the pre-planning processes routinely undertaken by us and our appointed consultancy services and is a means of obtaining vital feedback and input into the early design and feasibility stages of our development proposals.</p> <p>Our approach to consultation and engagement on development proposals is predominantly in the form of drop-in sessions, which would be held as locally as possible to the proposed development site. We are also happy to receive feedback and comments from residents and stakeholders who may be unable to attend or have missed an event, and this can be provided by email to developmentteam@wandsworth.gov.uk.</p>

	<p>The Council and/or our appointed consultancy services will always aim to clearly communicate timescales for consultation and engagement feedback to be received and reviewed accordingly at each stage of the design and development process.</p> <p>Additionally, as development schemes progress, there will be statutory planning consultation phases undertaken by the Local Planning Authority.</p> <p>There will be a continued process of informing and updating residents and stakeholders as to the progress of schemes. This may include ‘meet the contractor’ events, pre-commencement notifications to residents and regular newsletter updates from contractors working on our development sites.</p>
Who are the architects on the project?	We have appointed Kind and Co. to bring forward design proposals for the two developments.
What is the website for this project?	Please view the link for our dedicated scheme site at: Tyneham Close, SW11 - Wandsworth Borough Council
What proportion of homes will be affordable?	All of the new homes will be council level rent.
Will Wandsworth Council develop the site, or will it be sold on?	<p>The Council will be delivering the new homes directly.</p> <p>We will not be selling the land at any point; the Council will always remain the freehold owner of the site and will manage all the affordable homes along with the maintenance of communal and external areas.</p>
Why are Wandsworth developing this site and not considering other sites?	<p>There is a great need for affordable housing in the borough and this site is part of the wider programme for the Council to build 1000 new homes. The programme is being delivered on over 40 different Council-owned sites across the borough. Please visit the ‘where we are building homes’ tab on the Council’s dedicated website www.wandsworth.gov.uk/newhomes for more information.</p> <p>Tyneham Close is therefore one of many sites that provide a great opportunity to build much needed affordable homes and contribute to wider block and estate improvements to benefit existing residents.</p>
How will I be able to apply for one of the affordable homes?	Any new rented affordable homes being developed will be allocated in line with our Housing Allocations Scheme.

	<p>A Local Lettings Plan will be put in place. The aim of the Local Lettings plan will be to give priority for allocation of the new homes to existing council tenants from the Lennox Estate, or the wider vicinity, who have an existing priority for housing due to their homes either being overcrowded or underoccupied. Any Local Lettings Plan will not become operational until development has moved considerably forward in its construction.</p> <p>If you would like to make an application to go onto our housing register for social housing, you will need to register here:</p> <p>Apply to join the housing waiting list - Wandsworth Borough Council</p> <p>Applications for housing are assessed under the Council’s Housing Allocation Scheme. More detail can be found here:</p> <p>Qualifying and priority criteria for social housing - Wandsworth Borough Council</p> <p>We can give no guarantee as to the allocation of any new homes as this would be dependent on the terms of the Local Lettings Plan, the applicants circumstances and housing priority.</p> <p>If you have any further queries regarding the application process or available housing options, contact housingregisterapplications@wandsworth.gov.uk</p>
<p>The are security concerns about the existing communal garden – strangers use the garden and leave litter and are antisocial. What can be done to improve this situation?</p>	<p>The design team have met the ‘Designing out Crime’ Officer from the Metropolitan Police service and looked at the Tyneham Close communal gardens and the gates leading to Woodmere Close and onto Lavender Hill. As part of ongoing engagement with residents, the design team will consider what improvements can be made to both access and security through this area.</p>
<p>Will new cycle storage be provided for existing residents?</p>	<p>This is currently being considered by the design team as part of the proposals. If additional cycle storage is needed for current residents, a suitable location will need to be found. The design team have identified that this could potentially be to the front of 27-48 Tyneham Close. Further updates will be provided following the next stage of resident engagement.</p>

<p>The 5 car parking bays outside 27-48 Tyneham Close tend to be monopolised. Are there any options for an alternative use of the space?</p>	<p>These spaces are unregulated as they are neither part of an operating housing estate parking scheme nor regulated by the Highways department. Alternative use could comprise a mixture of some resident cycle storage and/or disabled parking spaces. This will be considered as part of the further developed proposals for the scheme.</p>
<p>What will happen to the existing refuse areas? Currently there are problems with fly-tipping, foxes and rats.</p>	<p>Refuse areas will be enclosed within the new development and sized for both existing and new development requirements, including the refuse for 27-48 Tyneham Close (the central block). The containment of refuse within an enclosed space, with resident key fob access, will tidy up the areas for existing residents and should reduce current problems with rats and foxes.</p>
<p>Will the new development impact the light levels in the surrounding properties?</p>	<p>The current proposals and surrounding buildings have been modelled and assessed for their impact on their neighbours by a daylight and sunlight surveyor. This includes assessing any impact on interior layouts, gardens and their trees from a planning perspective. The reports support the current proposals for the purpose of a future planning application and will be publicly available with the planning submission documents in due course.</p>
<p>Residents of the new properties will be able to look into neighbouring properties gardens from their balconies.</p>	<p>The design team understand the concern and are revisiting the design of the balconies to include measures such as translucent mesh or directional louvres to address any issues of loss of privacy. This will be balanced against ensuring that the balconies provide sufficient amenity for the new residents.</p>
<p>Traffic control on Tyneham Road: concerns about traffic problems and drivers mounting pavement. During recent works to the Highways, traffic lights were installed to control the flow of traffic; can they be reintroduced for the duration of the works to mitigate the issues?</p>	<p>A construction and environmental management plan will be drawn up prior to commencement of any works on site and will address matters pertaining to traffic, vehicular movements, noise, dust, pollution and health and safety matters. Every effort will be made to minimise disruption to existing residents. A 'meet the contractor' event will also be held prior to the start of any works in order to discuss any issues with residents and to explain how these matters will be managed by the contractor on site.</p>
<p>My flat is directly adjoining the proposed development. How could my flat layout be affected?</p>	<p>Although flats at the east and west ends of 27-48 Tyneham Close directly adjacent the development have similar layouts, there will have been variations made to the flats over the course of time. The design team has been visiting residents and surveying existing properties in order to assess these differences. Current design proposals for the new buildings include proposed extensions to those existing flats to provide a larger</p>

	kitchen/dining room and a new private balcony. For the ground floor flats the same approach would apply but access to a private garden space would be provided instead of a balcony.
The large pavement areas to the east of the development present an opportunity for sustainable drainage, rain gardens and landscape that will help address some of the historical issues with surface water flooding. Can this be incorporated?	Yes. The design team are consulting with the council teams responsible for these areas and will be presenting proposals for landscaping these areas.