

**Alton Estate Regeneration**

**Wandsworth Council and Redrow Homes Development Partnership**

**Meeting of the Steering Group held at the offices of Barton Willmore, 7 Soho Square,  
London W1B 3QB  
on Tuesday, 27<sup>th</sup> November 2018 at 2.00 pm.**

**Attendance List**

**Chair:**

Mr K. Parrett, Redrow Homes

**Present:**

Mr C. Buss, Wandsworth Council

Mr C. Boxall, Wandsworth Council

Mr T. Ogbe, Wandsworth Council

Mr M. Parker, Redrow Homes

**In attendance:**

Mr A. Algar, Wandsworth Council

Mr M. Hunter, Wandsworth Council

Mr P. Muldowney, Redrow Homes

Ms J. Offord, Redrow Homes

Ms A. De Lima, Secretary to the Steering Group, Wandsworth Council

## **Meeting Summary**

### **Minutes**

The minutes of the previous meeting held on 24 October 2018 were agreed.

### **Programme Progress**

The Steering Group acknowledged the importance of considering the timing for taking possession over areas and an appropriate demolition programme. Mr Boxall stressed the importance of programming to avoid a situation where buildings will be left empty for a long period of time. Vacant possession of the Western Area Team office, Police office, youth club and the former Roehampton Boys' Club for Block A is currently forecast to be achieved in April 2019. It was also noted that a decision on hoardings and branding should be made at an early stage. Mr Boxall noted that the start on site date at Minstead Gardens had been brought forward in the programme to January 2020 and that the Council were keen to deliver these works as early as possible. There was agreement that the Alton Activity Centre would be brought forward in the programme, so that start on site is at the beginning of Phase 1. Mr Parker also discussed the location for the main site office which would be used for management activities, training, and where Workmatch would have a presence.

### **Planning Application Update**

Ms Offord informed the Steering Group about the series of landscaping workshops that had taken place. The submission has been collated and Gillespies will work through the principles and consult to inform their design. There was also agreement that for the purposes of placemaking and to create a sense of continuity, consistent lighting and street furniture would be required from the start of Danebury Avenue down to Portswood Place. The Steering Group discussed the value of having a 360-degree fly-through feature available which could clearly demonstrate the landscape in the context of the buildings and how the buildings sit together. The Steering Group also considered how the phasing plan could be better visually presented, which could also help demonstrate the rehousing, continuity of community and commercial facilities and the re-provision of open space. Mr Parker presented a discussion paper on phasing and decant which identified how risks and the overall timeframe of the programme could be reduced. The Steering Group agreed that the current programme was optimised due to the Council's rehousing commitments to residents.

### **Bessborough Road and Fontley Way Satellite Sites**

Mr Boxall provided an update on the Bessborough Road scheme. The immediate priorities are to obtain the bat licence and progress towards demolition and start on site. The Steering Group noted that Bessborough Road would be the first project delivered through the Regeneration Agreement and that it was a significant part of the overall programme. Ms Offord updated the Steering Group on the progress of the Fontley Way scheme, with particular reference to the pre-application work undertaken with planning officers. The scheme will comprise of 14 family-sized maisonette units, over two levels, based on Wandsworth Council's preferred mix to meet decant requirements, and a 0.5 parking ratio

due to the low PTAL of the area. The Steering Group noted that the designs will allow for a lift to be introduced if required.

**Consultation and Community Engagement**

The Steering Group noted that the fortnightly communications meeting between Redrow, Council officers, and the external consultants Communications Potential was working well. It was also noted that an updated Engagement Strategy over the next period (planning submission, planning approval and start on site) would need to be signed off by the Steering Group before planning submission.

**Any Other Business**

Mr Algar informed the Steering Group that a paper outlining the Council's approach to balloting would be presented to the Roehampton Partnership that evening.

Mr Boxall reiterated to the Steering Group the importance of clearly presenting the 'softer' outcomes of the regeneration that are to be delivered such as jobs, placemaking and the arts, as well as the physical regeneration of the area.

The next meeting will take place on 29 January 2019. There was agreement for meetings of the Steering Group to be scheduled to continue to take place every month in 2019.