

WANDSWORTH BOROUGH COUNCILHOUSING AND REGENERATION OVERVIEW AND SCRUTINY COMMITTEE –
22ND JANUARY 2020EXECUTIVE – 27TH JANUARY 2020

Report by the Director of Housing and Regeneration on the Alton Estate Regeneration, SW15 (Roehampton and Putney Heath), and Winstanley-York Road, SW11 (Latchmere) Regeneration schemes.

SUMMARY

This report provides details of the latest position regarding both the Alton Estate, SW15 (Roehampton and Putney Heath) and Winstanley and York Road Estate, SW11, (Latchmere) regeneration schemes.

The report updates on progress for both schemes. The report requests approval to the Joint Venture's proposed procurement strategy for Block 5. The meeting will receive an update on the results of the recent consultation with residents on Inkster House and Penge House and proposes to extend the Regeneration Residents' Offer to residents of these two blocks. Finally, the Local Lettings Plan for the allocation of the first block of new Council housing on the scheme, Block 15A is proposed for approval. On Alton approval is requested for an indemnity to be given for Redrow to enable early demolition and for the Council to indemnify the Co-op for works to their temporary store.

The Director of Resources comments are included in the report.

GLOSSARY

MHCLG	-	The Ministry of Housing, Communities and Local Government
EINA	-	Equality Impact Needs Analysis
GAB	-	Get Active Battersea
GLA	-	Greater London Authority
HRA	-	Housing Revenue Account
LPA	-	Local Planning Authority
JV	-	Winstanley Road-York Road Regeneration LLP
MHCLG	-	Ministry of Housing, Communities and Local Government
MUGA	-	Multi-Use Games Area
PAC	-	Planning Applications Committee

RECOMMENDATIONS

1. The Housing and Regeneration Overview and Scrutiny Committee are recommended to support the recommendations in paragraph 2. If they approve any

Regeneration update report

views, comments or recommendations on the report, these will be submitted to the Executive or the appropriate regulatory and other committees for their consideration.

2. The Executive is recommended to: -
 - (a) agree a variation to the procurement and sub-contracting clauses in the Winstanley York Road Joint Venture agreements as detailed in paragraph 13 and in the exempt report (Paper No. 20-07A) and delegate agreement of the detail and form of this amendment to the Director of Housing and Regeneration;
 - (b) agree to extend the Winstanley and York Road Residents' Offer to residents of Inkster House and Penge House, as explained in paragraphs 23 to 35. Delegate agreement of the details and final form of the offer as it applies to Inkster and Penge residents to the Director of Housing and Regeneration;
 - (c) agree to extend the Winstanley and York Road Residents' Offer to allow the discretionary voluntary acquisition of residential leasehold interests in Inkster House and Penge House, noting that these purchases are to be undertaken at market value plus the appropriate Home Loss or Basic Loss payment and paying reasonable incidental expenses, as detailed in paragraph 30;
 - (d) note the proposal to submit a planning application for a new Winstanley and York Road Joint Venture office as explained in paras 13 to 18;
 - (e) agree the approach to the early works and indemnities on the Alton scheme set out in paragraphs 52 to 61; and
 - (f) agree the adoption of the Local Lettings Plan as previously agreed in draft form (Paper 17-67) as explained in paragraphs 77 to 82.

INTRODUCTION

3. This report provides an update on the Winstanley-York Road and Alton regeneration schemes and on some issues that relate to both schemes. It makes several recommendations to ensure the schemes' momentum. It also discusses options for Inkster and Penge Houses.

WINSTANLEY AND YORK ROAD REGENERATION UPDATE

4. The hybrid masterplan planning application, details of which were reported to the November 2018 HROSC meeting (Paper 18-414), is scheduled to be considered by the Planning Applications Committee on 28th January 2020. Assuming the application is approved it will then be sent to the Mayor of London for his Stage 2 consideration.
5. The first phase of the scheme known as Land North of Grant Road was granted planning permission in August 2018. This advanced phase known as Phase 0 includes the first block of new Council social rent and shared equity homes in the regeneration scheme on Plough Road, (known as Block 15A), the re-provision of the existing Thames Christian School and Battersea Baptist Church, (Block 15B), a new

improved MUGA to replace the old Blue Pitch and a block of private for sale homes, (Block 15C). Blocks 15A and 15C commenced on site in December 2018. Block 15B and the MUGA commenced in August 2019.

6. Block 15A comprises 46 new Council social rent and shared equity housing and will be used to re-house some of the existing tenants and resident owners from Scholey, Kiloh and Jackson Houses. An allocations process will be held with residents from these blocks who expressed an interest in moving into the new building. A resident choice process was also held to select kitchen colours, flooring materials etc. The Block is scheduled for completion ahead of schedule in June of this year. Block 15C is scheduled for completion in November 2020. The church, school and MUGA are scheduled for completion in June 2021.
7. An application was made by the 20th Century Society to list the existing Battersea Baptist Church building. Had the listing been agreed it would have caused substantial delay to the development programme and would have delayed the provision of new Council housing by over a year. The application was, however, rejected by the Secretary of State who did not consider the building had sufficient merit to warrant listing.
8. Design on Block 1, which comprises a multi-purpose community building containing a leisure centre, library, family centre and community centre with flats above, has continued through the past year and Stage 4 design is now being undertaken. This is the post-planning stage of design – when detailed design and layouts are fixed – and is usually undertaken prior to tendering the construction of the units. The detailed operational requirements of the different uses, the potential for joint delivery of services and sharing of staff facilities and equipment and options to simplify multi-use of services in one visit are all being considered as a part of that process. The phasing plan showing the masterplan and block numbers is attached at Appendix 1. The latest internal layouts of the community building are attached at Appendix 2.
9. Stage 4 design has also commenced on Block 5 (71 Council social rent and shared equity flats and 63 Registered Provider shared ownership flats). The Council's flats will accommodate the remaining tenants and resident leaseholders from Scholey House, Kiloh House and Jackson House. In line with the Residents' Offer, the Council social rent flats have been designed to meet the current or projected identified needs of existing households.
10. The current programme for the development, assuming that the main planning application is approved by the Mayor of London by June of this year, is that work will commence on site for Block 1 and Block 5 in January of 2021.
11. In line with the adopted phasing plan, the next stage of development during 2020 requires commencement of detailed design for Blocks 6, 7, 10 and 11. In line with the published residents' offer these homes will be built to meet the needs of the residents. In order that the correct size and configuration of homes are developed through the design, housing needs surveys are carried out on several occasions through the design and build process.
12. The housing needs survey ensures that residents' requirements are captured, at a defined point, both in terms of bedroom size requirements, and their specific physical adaptation requirements which may need additional space allowances such as

Regeneration update report

wheelchair units. Further visits are carried out when a block commences stage 4 design. This allows for early inclusion of other additional needs, such as wet rooms but also certain choices, such as open plan kitchen and living rooms. A final visit is carried out when construction starts on site to confirm previous requirements for needs are up to date and for residents' choices on kitchen design and finishes for decorations are to be made. In 2020 visits will be carried out as below: -

- (a) Visits for next stage of design for Block 7 (Holcroft House) – March to July 2020;
- (b) Visits to confirm next stage design position for Block 6 (Arthur Newton and Baker Houses) – March to July 2020;
- (c) Visits for next stage design for Block 10 (Shepard, Gagarin, Farrant Houses) - July to October 2020; and
- (d) Visits for next stage design for Block 5 (Scholey, Kiloh and Jackson Houses) – March to July 2020.

BLOCK 5 CONSTRUCTION CONTRACT

13. Block 5 is proposed to be built using Taylor Wimpey South Thames ("TWST") as main contractor. Appointing Taylor Wimpey as contractor is allowed for in the Joint Venture legal agreements and was considered in detail and agreed as part of the dialogue during the procurement process in 2016/17. There have been discussions between the Joint Venture partners concerning adjustments to the Joint Venture procurement strategy in order to secure better value for money on sub-contracting. The current procurement strategy requires a fixed price contract which can result in the main contractor pricing in risk over a significant period of time as cost certainty comes at a price. The exempt report attached (Paper No. 20-07A) contains further details of these discussions and of the recommended changes. The proposed amendment to the detail of the procurement strategy requires a variation to this section of the Joint Venture Agreement and therefore, the agreement of the Committee is being sought.

NEW SITE OFFICE FOR WINSTANLEY-YORK ROAD JOINT VENTURE LLP

14. As noted above scheme development blocks 1 and 5 are targeted to start on site in January 2021. These development sites will require site facilities for personnel, which are likely to be two different contractors, within the blocks' site compound. The site details for these works will be reported for information in future papers but will be in-line with the published phasing and development plans.
15. The Council's Regeneration Team has been based at 10/12 Lavender Road since 2015, with a core number of the Joint Venture development management team joining them in an expanded office in 2018 when works commenced on site at Grant Road for phase 0. As a consequence of the development programme progression, there will be an increase in onsite personnel for the Joint Venture development team which has led to the need for larger office premises.
16. As 10/12 Lavender Road is planned to be demolished as part of the development of block 7, further expansion into vacant units on this site would be an inefficient and short-term solution. A number of alternative sites have been considered for an office unit which meets the Joint Venture requirements, both in size and accessibility to the sites, for residents and stakeholders, and the site of the disused boiler house next to

Chesterton House has been identified as the preferred option. The proposed location is shown on the plan at Appendix 3. This requires that the area be brought into use by the JV earlier than the published phasing plan (Appendix 1) which identifies the area to be developed as part of Block 8, in 2028 onwards.

17. The proposed site office will be two storeys high and will continue to provide open access to residents of the estates to drop in to see the Regeneration Team and will be designed to also deliver a new private interview room alongside the open front desk and exhibition space which will ensure that the most up to date information is displayed for communication to the community. The current programme assumes the new office will be operational from summer 2020
18. It is proposed to use the existing office space at 10/12 Lavender Road for engagement and community events with further potential for “pop up” events as part of the emerging cultural strategy for the regeneration. This commenced with the carpentry micro manufacturing “Assemble and Join” in 20 Lavender Road this summer which has continued to be enjoyed by community groups and schools through 2019. The parade is currently programmed for demolition in 2021.

COMMUNITY ENGAGEMENT

19. HTA Design led on the design and planting workshops with Falconbrook School for Phase 0 hoarding on Grant Road. The hoarding which frames the first new homes to be delivered, displays the children’s planting and recycling prowess with lavender plants in painted recycled bottles and features letters the children wrote to visitors to the area about what they liked most about their home.
20. The Get Active Battersea (GAB) took place on Saturday 13th July 2019. As in previous years it was a successful event with many community organisations in attendance providing fun sporting activities for all the family to improve their health and well-being and to explore and enjoy the variation of activities provided locally. The abundance of local talent in the arts was on display for all to see and immerse themselves in with stage performances, arts projects and craft opportunities.
21. Assemble and Join launched in a pop-up workshop in Lavender Road in July 2019, with design workshops at Falconbrook School. The designs were cut ready for the GAB festival, where there was a stall available to assemble the planters. The planters are to be installed in Falconbrook School’s playground after a further planting workshop, filling them with sensory plants. The project continued throughout the summer with open events and organised sessions. There is continued demand from the local community groups and the workshop will continue to remain open into 2020, with an exciting new inter-generational collaboration with the Chelsea Pensioners to design planters and bird boxes for installation at the Chelsea Flower Show in 2020.
22. The Winstanley and York Road Christmas event took place on 16th December 2019, with an inter-generational dimension. The carol event provided a Christmas lunch to local older people with entertainment provided by the Katherine Low Settlement drama troop. The Regeneration Team organised several craft workshop sessions with Falconbrook School and the residents of Haven Lodge sheltered housing. In the workshops, participants used air drying clay to make ornaments with someone special in mind, as a ‘thank you’ gift. The workshops culminated in the ‘thanks giving’

Regeneration update report

event, as part of the carol concert. Children read out their thank you notes (and those of the seniors) to share their stories before a full carol concert with music provided by local primary schools, St Peters Church and World Heart Beat.

INKSTER HOUSE AND PENGE HOUSE

23. The original proposal to exclude Inkster House and Penge Houses from the regeneration scheme and to explore a refurbishment option with residents was agreed in February 2014 (Paper 14-158). The proposed refurbishment scheme was agreed in 2015 (Paper 15-197) subject to detailed structural and other surveys. Subsequent reports updated on the position and the latest in June 2019 (Paper 19-165) set out the difficulties with the refurbishment project, agreed to re-examine with residents the options for long term development of the buildings and explained the need to undertake repairs to the windows at Inkster House, Penge House and Chesterton House. These window repairs are now proceeding with a target date for commencing the works of summer 2020.
24. The June 2019 report also explained that the long-term options for Inkster and Penge Houses needed to be reconsidered together with residents of the blocks. As will be recalled, the intention was that these two buildings were to be refurbished with the residents in situ. However further detailed studies revealed that the structural works required would be too disruptive to allow residents to stay in the block during the works, necessitating a full decant of all residents before works could commence. This drastically altered the potential timescales for the project as competing pressures on the Council's Allocations Scheme (including the changes in Homelessness legislation and the decant requirements of the two major estate regeneration schemes), meant it was unlikely to be possible to undertake any decant until 2026.
25. This has clearly meant a significant change in the timescales assumed when the original decision to exclude Inkster and Penge Houses in the regeneration was taken. In the meanwhile, the Grenfell Tower tragedy was also considered likely to result in change of regulation around tower block refurbishment which would also need to be considered. Consequently, it is now considered that many of the original factors around the decision to refurbish these blocks have changed and a re-assessment is sensible.
26. In considering the options for refurbishment of these blocks, including the option for a refurbishment without external cladding, the Council's consultant BPG reported that;

“if any major investment is to be made into the blocks, or, that if there is a known intent to keep the blocks for a substantial period of time, the strengthening works should be undertaken. This stands whether or not this is a ‘light touch’ refurbishment or, if more substantial works are being considered to keep the buildings in use for a number of years and is not just if structural interventions are being proposed.”
27. As the consultants have advised that should the blocks be retained in the longer term, strengthening works should be undertaken, it follows that a decant will be required at some stage whether major works are undertaken or not. A minor refurbishment project or ‘do nothing’ are not therefore considered options. However, it should be stressed that this does not mean that the buildings are structurally

Regeneration update report

unsound. Inspections undertaken by the Council and by BPG reveal that there has been no movement. However, it is considered that if works are undertaken to the building then structural strengthening should be undertaken. The structural survey is attached at Appendix 4. Chesterton House which is within the existing regeneration is of the same construction and age as Inkster and Penge Houses and therefore is subject to the same issue.

28. The Council's Major Works team will undertake regular checks on these two blocks and on Chesterton House, to identify if any movement should begin to occur and to ensure that the blocks remain structurally sound. The decant proposal for Chesterton House residents is already agreed as a part of the regeneration proposals. Chesterton House will be decanted into Block nine of the regeneration which is due in 2027 on current programme.
29. Options for decant were discussed with residents of Inkster and Penge Houses at a drop-in event on 6th January 2020. The event was due to happen in November 2019, however, it had to be postponed due to the General Election. The consultation boards are attached for information at Appendix 5.
30. The proposal put to residents was that the main principles of the Regeneration Residents' Offer for Winstanley and York Road should be adopted where practicable for the decant of Inkster and Penge residents. For leaseholders, this would enable them to ask the Council to acquire their leases. Taking an average of the value of one and two bed properties across the remainder of the estate and applying that to the 28 leasehold properties in these two buildings would give an estimated maximum cost, if all the owners asked to be bought out, of £9.6m including an estimate of home loss and disturbance payments. The current options for decanting the buildings and re-housing residents are as follows: -
 - (a) Residents are decanted into the new build Council housing delivered as part the Winstanley York Road regeneration scheme. This will be after the re-housing of existing households in the regeneration area is complete. This would be into Blocks 12 and 13 and, based on the current programme, would be from 2028 onwards;
 - (b) Residents are decanted into new build housing elsewhere. Should residents wish to explore this option to accelerate delivery of replacement homes then officers will explore options which could include existing Council sites or other sites within the Battersea area.
 - (c) Residents are decanted into existing Wandsworth stock. This would not be in line with the Regeneration Residents' Offer. The decant would not be into new build housing and would take longer to achieve as it would only be possible at the pace at which properties became available. As mentioned above this would not be able to start until 2026.
31. The consultation was attended by around 50 residents. Given the history of the proposed refurbishment to the blocks and the consequent delays it was perhaps not surprising that there was frustration that the position had now changed and that a refurbishment was not now being considered. This was accompanied by a view that the Council was only doing this in order to get control of the sites for development. It should be noted that no decisions on the future use of the sites have been taken.

Regeneration update report

32. There was a concern that any proposals for residents to move were towards the end of the decade – much later than the previously expected refurbishment. The opening up of the Residents' Offer was universally welcomed. Not all residents felt they would want to take advantage of it but recognised that for other residents it would be of use and was fair. Overall there was a number of residents who responded who would want to take advantage of the Early Move option or to sell their property to the Council.
33. Many people recognised that the offer that they would only move once and then into new-build Council accommodation was a good offer. There was however a substantial minority who wanted to return to the blocks when re-built or who still wanted the buildings refurbished or provided with what they regard as a proper justification as to why it couldn't be done. The block's current location on the edge of the estate was an important attraction for many and there was a perception that moving into the heart of the estate would be a retrograde step.
34. The views gained from the drop-in session will be written up and issued in a newsletter for all Inkster and Penge House residents and this will give scope for a more comprehensive process of engagement, the results of which will form a part of any formal decision that may be taken around the future of the blocks.
35. Given there appears to be no medium or long-term option that avoids the need for strengthening or decant of the blocks it does not appear a good use of public funds to empty the buildings in order to carry out strengthening works, then refurbish the buildings and then move residents back into a 50-year-old refurbished building. Further investigations will however be needed in order to confirm a decision to decant the buildings. This will be prepared and reported to a later committee. The proposal to open the Regeneration Residents' Offer to Inkster and Penge House residents is considered reasonable as it increases the options available for some residents who have experienced uncertainty for a number of years. It will also assist the Council in the longer term given there appear to be no options available without the blocks being decanted.

ALTON REGENERATION UPDATE

PLANNING UPDATE

36. The Council's partner, Redrow Homes Limited ("Redrow") submitted the hybrid planning application during the week ending 7th June 2019, details of which were previously reported to the November 2018 HROSC meeting (Paper No. 18-415). Phase 1 comprises the detailed element of the application and Phase 2 comprises the outline element. The formal planning consultation ran for 30 days and included three drop-in sessions in the Roehampton library hosted by Planning officers. Residents have been able to view the application (ref. 2019/2516) and comment online beyond the 30-day period. A paper copy of the application documents has also been available to view at the library.
37. The mixed-use development proposals which Redrow has submitted to the Planning Authority include the phased demolition of the existing buildings on the site (including 288 residential units, the existing Roehampton Library and retail units on Danebury

Regeneration update report

Avenue) and the development of new and replacement commercial and community buildings at Portswood Place and play facilities at the Alton Activity Centre.

38. There will be a formal planning re-consultation on the tenure distribution changes outlined below and other amendments to the scheme. At the time of writing, Redrow had not formally submitted these changes to the Local Planning Authority (LPA) and any update on timescales for this will be provided verbally at the meeting.

REVISED PROPOSALS TO THE LOCATION OF AFFORDABLE HOUSING

39. Following the statutory planning consultation and the GLA's Stage 1 Report the Council has been working with Redrow to revise the scheme to respond to the comments around tenure distribution, and these changes are summarised below.

Proposal to Amend Phasing Plan to accelerate the delivery of Council housing

40. The GLA Stage 1 report made a series of comments about the distribution of the replacement Council units. In light of this, and other comments, the tenure mix, and location of affordable housing has been reviewed.
41. It is felt that two points of context need be made:
- (a) When considering whether Block Q is "isolated" it needs to be viewed in the context of the wider estate and not just the application site. The plan attached at Appendix 6 shows the intervention area in context. It shows that Block Q very much forms part of the wider estate, and
 - (b) Current tenure distribution – all the proposed Council blocks in the detailed element of the application are *currently* mixed tenure containing social rent and intermediate housing.
42. The current and planned proposals are shown on the plans attached at Appendix 6a.
43. In summary the amendments proposed are:
- (a) Block Q2 (facing Roehampton Lane) is changed from mixed social rent/shared equity to 100% shared ownership. Due to comments from the LPA about the unit size mix the number of larger units has been reduced which has resulted in the block accommodating five more units without any increase in the building's footprint;
 - (b) Blocks Q1 and Q3 remain mixed social rent/shared equity;
 - (c) Block O is switched from private to a mix of social rent/shared equity;
 - (d) Block A remains a mix of social rent/shared equity, but the tenure mix has been amended to provide more social rent units; and
 - (e) The number of replacement units in Phase 2 (the outline element) naturally falls from 100 to 65 (100% social rent).

Regeneration update report

44. There is a difference of interpretation between the GLA and the Local Planning Authority as to whether shared equity is classed as affordable housing. The GLA acknowledges that this product represents a good offer for existing resident owners but does not accept it is “genuinely affordable”. The LPA does accept shared equity as affordable and the percentages in the tables below follow the LPA’s definition.
45. The revised proposals for Phase 1 (the detailed element of the Planning application) are summarised below

Changes by unit number

	Current application			Proposed application		
	SR	SE	SO	SR	SE	SO
Block A	24	16	0	35	5	0
Block O	0	0	0	29	6	0
Block Q1	33	10	0	33	10	0
Block Q2	18	8	0	0	0	31
Block Q3	36	11	0	39	8	0
	111	45	0	136	29	31
Total units in phase			649			654
Total affordable (LPA)		156	24.0%		196	30.0%

Changes by habitable room (NB Block Q is measured as a whole as figures are not available for the separate blocks)

	Current application			Proposed application		
	SR	SE	SO	SR	SE	SO
Block A	92	58	0	147	19	0
Block O	0	0	0	78	18	0
Block Q	319	114	0	266	72	90
	411	172	0	491	109	90
Total hab rooms in phase			1934			1954
Total affordable		583	30.1%		690	35.3%

46. The impact of these proposals for Phase 1
- provides a more balanced tenure split of units across the intervention area;
 - Using the LPA’s definition the number of affordable units in Phase 1 increases by 40 with the percentage affordable by unit numbers increasing by 24.0% to 30.0% and by habitable rooms from 30.1% to 35.3%.

- (c) Due to the increase in unit numbers and changes in some of the tenure distribution the number of social rent units in the intervention area has increased from 188 to 201 – a net increase on 43 over the 158 existing units.
 - (d) Changing the tenure of Block O and amending the tenure split in Block A accelerates the delivery of 40 social rent units by around 4½ years and should provide scope to accelerate Phase 2.
47. In the Council's view, Block Q remains an excellent location for family housing for existing residents due to its generous courtyard, easy access to Downshire Field and the new Children's Centre and Nursery. These proposals balance this commitment to deliver family housing on Block Q with the desire for a more balanced tenure distribution across the scheme.
48. The Regeneration Team has delivered a brochure to all affected residents in the intervention area, outlining the proposed changes to both the tenure mix and phasing. This was accompanied by a detailed covering letter. For those residents in 31-115 Danebury Avenue the letter explained that the changes would accelerate their move from Phase 2 to Phase 1.
49. Additionally, commencing 6th January 2020 the regeneration project officers attended one-to-one appointments with the resident leaseholders and secure council tenants of 31-115 Danebury Avenue (14 households in total) to ensure they fully understood the changes and what their (increased) options were. Three drop-in sessions for affected residents were also held during the week commencing 13th January. This consultation was originally scheduled for November/December but was deferred due to purdah restrictions. A verbal update on residents' feedback will be provided at the Committee meeting.
50. The increase in Council housing in Phase 1 means a reduction in Phase 2 from 100 to 65 homes. These 65 homes will be all social rent and there is a net increase of five homes across both phases.
51. These proposals will benefit residents in terms of providing greater choice and earlier moves for some. Front-loading the affordable also means that in the event of significant increases in values there is greater scope for the planning system to deliver additional units in Phase 2 through the viability mechanism.

Early preparatory works

52. It is proposed that some advanced works are undertaken if the Planning Applications Committee decision approves the planning application. This will help accelerate delivery as and when full planning is received. The proposed works are for the demolition of former Housing Office/Youth Centre building, demolition of the Co-op block and demolition of 190 Roehampton Lane.
53. The early demolition of key buildings works will: -
- (a) Reduce the risk of 'squatting' / sites becoming targets for anti-social behaviour;
 - (b) Reduce the Council's running costs for maintaining empty buildings; and

Regeneration update report

- (c) Ensure that the development can commence as soon as possible after planning permission which will accelerate the delivery of the first phase of Council homes and community building.
- 54. Redrow are prepared to fund and organise the demolition works but have asked that the Council indemnify them against these costs in the event of the development not proceeding (e.g. in the event of the GLA refusing the application and the contract subsequently being terminated).
- 55. The aggregate estimated cost of demolition is £720,000. This report seeks approval to the principle of providing this indemnity capped at this amount. The works will be subject to a transparent procurement process and if the costs are lower than this the cap will be reduced downwards. In the event of the indemnity ever being required to be paid, the Council will have achieved value from this expenditure either through the land being worth more if sold or costs being reduced in the event the Council were to develop the sites itself.
- 56. Redrow has also asked the Council to consider providing indemnities for design fees for advanced infrastructure works and to accelerate detailed design on the Council blocks O & A. These requests are being interrogated but the principle appears acceptable if there is a clear link between the indemnity and acceleration of the programme post-planning permission. In the event that these indemnities and the proposed amounts are considered reasonable, approval will be sought via the SO83a procedure.
- 57. Furthermore, in order to facilitate the delivery of Block A it has been necessary to agree the temporary relocations of the Coop and Wells Pharmacy to other nearby retail units. Both tenants have indicated their willingness to voluntarily surrender their existing leases and vacate their current premises subject to them being able to move into temporary premises pending the completion of their permanent units on the ground floor of Block O.
- 58. This voluntary agreement means that Phase 1A is able to proceed without a Compulsory Purchase Order (a process that could take up to two years to obtain the order) and thus be delivered ahead of time.
- 59. As the Co-op will be moving from its current premises at 5-9 Danebury Avenue (which consists of 342 sqm) to temporary units at 41 and 43 Danebury Avenue (which combined is only 230 sqm) ahead of the grant of planning consent for their permanent premises in Block O they are concerned that a lengthy stay in the temporary units (either due to a delay to the scheme or in obtaining planning consent for the permanent store), which are considerably smaller, will have a continued adverse impact on their profits in addition to their estimated cost of £571,000 to fit out the temporary unit.
- 60. Thus, in return for their cooperation they have asked the Council to agree not to demolish their current unit at 5-9 Danebury Avenue until the Planning Application Committee resolves to grant consent for the new unit. They also want the Council to provide them with an indemnity for their property temporary fit out costs, subject to a limit of £571,000, which would be refunded to them if the new store is not built by an agreed long stop date.

61. In the circumstances the Assistant Director of Regeneration believes that the Co-op's request is reasonable and their voluntary agreement will enable the earliest possible delivery of the new community building and replacement Council homes. The proposal also ensures continuity of a local supermarket, mitigates the Council's potential compensation claim from the Co-op and substantially improves the existing units.

UPDATE ON SATELLITE SITES

62. The Council is working with Redrow as a contractor to bring forward the two satellite sites at Bessborough Road and Fontley Way as Council homes to meet the Council's one move policy, delivering 100% Council housing.
63. Bessborough Road has planning permission for 5 x three-bed maisonettes, 2 x three bed. flats and 3 x two-bed. flats. Development started on site in September 2019. Completion is anticipated in Spring 2021. Hoardings for the site have been designed in conjunction with year six students from Heathmere Primary School.
64. Fontley Way proposes the delivery of 14 new family homes comprising 12 x three bed and 2 x four bed maisonettes. The Planning Application was submitted on 18th October 2019. Completion of the scheme is currently anticipated in early 2022.

COMMUNITY ENGAGEMENT

65. The Roehampton Festival took place on Saturday 7th September 2019. As in previous years it was a successful event with over 30 stalls provided by local community groups and voluntary sector, Kings and Queens event by Regenerate RISE, a youth singing talent contest and children's area by Regenerate and Wandsworth youth services.
66. The Alton Christmas event took place on 17th December 2019, with an inter-generational dimension. This year it was called the Winter S.M.I.L.E event, which stands for Special Messages in Little Envelopes. The Regeneration Team organised several craft workshop sessions, with Heathmere School and the patrons of the 60+ Café and the sheltered housing residents at Minstead Gardens and the Manresa clubrooms. In the workshops, participants used air drying clay to make ornaments with someone special in mind, as a 'thank you' gift.
67. The workshops culminated in the 'thanks giving' event, on Tuesday 17th December 2019 (at the Methodist Church Hall, Minstead Gardens) where children read out their thank you notes (and those of the seniors) to share their stories. There were local singers and musicians performing (co-ordinated by the World Heart Beat Academy) and refreshments.
68. The Community Capacity Project for Roehampton commissioned by Public Health and led by Citizens Advice Wandsworth have over the summer period undertaken the process of recruitment for the post of Community Capacity Coordinator for Roehampton, a candidate has been selected (born and raised in Roehampton) with significant experience of community development work in Lambeth, and is likely to start at the end of January 2020.

Regeneration update report

69. Age Well Roehampton (a three-year project) has been commissioned by Adult Social Care and Public Health which focuses on older people (plus 65) in providing outreach activities for those who may be at risk of losing their independence as well as some level of intergenerational activities involving local primary schools. Hestia have been selected and they are now in the process of recruiting a co-ordinator for the project.
70. As part of the Alton Regeneration Cultural Strategy the Council has made an unoccupied retail unit at 6 Portswood Place available for cultural “meanwhile” use by local artists and arts organisations. The first occupier, from the end September 2018, is Ubuntu Museum (The African Museum of Humanity) which is a social enterprise, whose mission is to highlight and celebrate ‘cultural inclusivity’ within education, the arts and commerce.
71. The museum opened on Wednesday 16 October 2019 until Saturday 14 December 2109. During its time in the unit, it has:
- (a) Welcomed over 340 people, and around 95% of those were local residents;
 - (b) Hosted four workshops with Heathmere Primary School, engaging 92 year 5 and 6 students in a talk about the museum and a workshop about identity.
 - (c) Welcomed local groups including young people from Regenerate, families from Roehampton R.O.C.K.S and the Men's Shed (who have provided ongoing DIY help)
 - (d) On Thursday 21 November 2019 hosted a makeup workshop for young people and adults
 - (e) Held four storytelling sessions on the Saturdays for families
 - (f) Built networks with Tooting Library and Granard Primary School, SW15, who is hoping to visit; and
 - (g) Applied for a WAF grant (£2,000) to temporarily install the museum in Roehampton Library in May 2020, complemented by a programme of events. The museum is proposing to submit an application for Cultural Seed fund for up to £5,000 to design and develop a portable museum, which will be able to continue to pop up in places, including schools, libraries and other sites.
72. It is intended that the Council will work with Enable to find other short-term arts-based occupiers who can provide access and benefits to the local community through their outreach work.
73. On both satellite sites the Regeneration Team has worked with the neighbouring nursery (Fontley Way) and Heathmere primary school (Bessborough Road) on artwork for the site hoardings.

ISSUES ACROSS BOTH SCHEMES**ENSURING INCLUSIVE DESIGN**

74. To assist with the design of the new housing, particularly the new Council Housing, the Council has employed a Specialist Housing Occupational Therapist to ensure the new homes fully meet the bespoke needs of disabled and older residents.
75. The Occupational Therapist role supports both schemes and provides the following:
- (a) Overseeing the design of wheelchair dwellings, ensuring the Council's development partners comply with current and developing regulations and ensuring best practice and modern innovations are incorporated;
 - (b) Providing design advice for sheltered and general needs housing and across the surrounding built environment, open spaces and public realm so that they comply with current regulations and provide inclusive and accessible neighbourhoods;
 - (c) Ensure buildings are designed inclusively, flexibly, and have future-proofed quality and adaptability. This will provide long term savings by reducing adaptation costs, reduce life-cycle costs and provides better, more inclusively designed homes, not only for the most vulnerable residents, but hopefully all, both now and in the long term;
 - (d) Provide guidance notes and best practice guides for consideration for future Council new build projects; and
 - (e) Together with the Regeneration Team Housing Officers enhance the one to one service for directly affected disabled and older tenants and residents. The role is available to accompany decant home visits to discuss residents' concerns, identify their current and future housing needs and recommend adaptations and access requirements for their new homes.
76. Examples of the work undertaken include:
- (a) Facilitated the design of a 6-bedroom 10-person wheelchair unit for Block 5 to meet a family's specific need. The unit has been designed with the flexibility to be split out into two x 3 bedroom 5 person flats in the event that the housing need requirements change and the unit is not required for another household in the scheme, although it may meet the needs of families on the physical disabilities queue for the borough;
 - (b) Working closely with complex needs cases for all residents to be rehoused, for example undertaking detailed design to produce a bespoke design for a family requiring three ceiling hoists and a shower bed for their child's needs; and
 - (c) Detailed design advice on all wheelchair units in the new blocks. These new homes will assist to reduce the demands of the borough for those on the physical disability queue and ensuring buildings are built to meet the Council's long term needs as well as existing residents.

Regeneration update report**LOCAL LETTINGS PLAN**

77. The draft local lettings plan was agreed in 2017 (Paper 17- 67) in the interests of maintaining momentum within the schemes. This was to enable discussions on the priority block/s and for those registered for an Early Move to progress. It was agreed that priority was to be given to those council residents registered for an early move who live in the identified first phase of demolition, prior to the full scheme phasing plans being published.
78. The “Early Moves Scheme” has applied to all secure council tenants in the intervention areas of both schemes who have resided in their property for twelve continuous months before being asked to or requesting to leave their home. The local lettings plan for the regeneration schemes ensures that there is sufficient flexibility to facilitate the efficient and timely decant of council residents from their homes as required, and effectively ring-fences the newly built homes for the purpose of rehousing those council residents in first instance, accounting for identified local need thereafter.
79. Paper No. 17-67 also identified that bespoke solutions are a preferred and necessary option for certain households. It was identified that this may apply to households where there are particularly elderly or more vulnerable residents, or larger over-crowded households where an earlier solution to housing issues may be beneficial for the household. It was agreed that for this purpose the existing programme of buy-backs of properties outside of the regeneration area was to be extended to give scope for developing these options through purchasing other properties.
80. The early moves scheme into existing housing stock has facilitated 114 moves, with 131 further residents identifying that they are interested in moving into existing council stock or alternative housing association stock, as their preferred alternative to moving into a new build home as part of the schemes. Of these, 14 properties have been purchased to meet a specific identified need such as overcrowding, disability, or an extenuating social circumstance.
81. Both schemes now have published phasing plans, which are set out in Appendices 1 and 7, which deliver new homes for all secure council tenants and all resident owners. These phasing plans have been designed to enable residents to move once, from their existing home to a new home in the scheme, which meets their needs as discussed at the one-to-one housing needs survey in their homes. The previous draft local lettings plan has now been updated to reflect the published phasing plans and is attached as Appendix 8.
82. As explained above in paragraph 6, the Joint Venture is now close to completing the first new Council social rent and shared equity flats for re-housing of existing estate residents in Block 15A on the corner of Plough Road and Grant Road. The allocations process for tenants to move into this block is now underway and is the reason for formalising the Local Lettings Plan dealt with in paragraphs 78 to 82 above. As a result, Officers are also completing the legal documentation for the offer documents for resident leaseholders who want to buy into Block A. As explained in numerous previous reports (Paper 15-8 in particular, applies), this is a shared equity product. This means that the leaseholder will own the whole property

but the Council will take a charge against the property for the equity difference between the equity which the leaseholder has invested and the value of the new property. Although this is a charge on the property and not a cash mortgage in the usual sense, this is in legal terms a mortgage on the property.

COMMENTS OF THE DIRECTOR OF RESOURCES

83. The Director of Resources comments that the options relating to Penge House and Inkster House will involve incurring significant additional cost although currently there are no accurate up to date estimates available. Currently there is only £12.124 million in the approved Housing Revenue Account capital programme for the refurbishment as £2.5 million has already been earmarked specifically for the window renewal within the programme. Currently there are no additional resources assumed within the HRA Business Plan therefore any expenditure above that level, which is assumed likely, will need to be factored into the plan which will involve increasing the level of external borrowing.
84. The proposal to voluntarily buy back residential leasehold interests is estimated to cost £9.6 million in total including home loss and disturbance payments. In the interim the cost of acquisition can be met from the existing approved HRA capital budgets for acquisition with further recommendations regarding future budget approvals made at the appropriate time once the likely buy back profile has been established.
85. The proposals to provide indemnities to Redrow for demolition works and design fees and to the Co-op for temporary fit out costs of the temporary location are deemed necessary to accelerate the programme and maintain momentum. Essentially this would leave the Council with a liability in the event that the scheme does not progress for any reason.

EQUALITY IMPACT NEEDS ANALYSIS

86. The Equality Act 2010 requires that the Council when exercising its functions must have "due regard" to the need to eliminate discrimination, to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and to foster good relations between persons who share a relevant protected characteristic and persons who do not share it. As such an Equality Impact Needs Analysis (EINA) has been undertaken on the decision to adopt the Local Lettings Plan for each scheme. This EINA is attached as Appendix 9 to this report. The EINA has found that there are 5 positive impacts and 1 neutral impact of this decision.

CONCLUSION

87. Substantial progress has been made over the past year in delivering these two important schemes. On both schemes the first sites producing new Council housing are now under construction. In the next year it is intended to secure planning permission on both schemes and the first Council residents will move into their new homes on Winstanley York Road.

Regeneration update report

The Town Hall,
Wandsworth,
SW18 2PU.

BRIAN REILLY
Director of Housing and Regeneration

14th January 2020

Background papers

There are no background papers to this report.

All reports to Overview and Scrutiny Committees, regulatory and other committees, the Executive and the full Council can be viewed on the Council's website (www.wandsworth.gov.uk/moderngov) unless the report was published before May 2001, in which case the Democratic Services Manager (Ms Thayyiba Shaah – tel: 020 8871 6039; email thayyiba.shaah@richmondandwandsworth.gov.uk) can supply it if required.