

Wandsworth Council

Housing and Community Services Department
17-27 Garratt Lane
London SW18 4AE

Please ask for/reply to: Richard Goodman
Telephone: 020 8871 6000
Direct Line: 020 8871 8361
Fax: 020 8871 7989

Email: rgoodman@wandsworth.gov.uk
Web: www.wandsworth.gov.uk

Our ref: LS/RG/Kersfield Rd Estate
Your ref:
Date: January 2015

**All Residents
Kersfield Road Estate
London, SW15**

Dear Resident,

Land to the south of Essington House, Sprewell House and Rosbury House, Kersfield Rd Estate, London, SW15

In order to ensure the best use of its land holdings, the Council periodically reviews specific areas on its estates and assesses whether they may possibly be suitable for other uses.

Land to the north and south of the above-mentioned blocks on your estate has been identified as being suitable for the development of a number of residential dwellings. The areas are indicated on the attached plans. The intention would be for homes developed to be let at low cost rents and to be owned and managed by the Council. As part of any development, consideration will also be given to any environmental improvements that need to be made and that would enhance the area.

Any decision to approve a future development will also take into consideration views which are expressed by residents of the Kersfield Road Estate as part of pre planning application discussions that the Council will have with residents. More formal consultation will take place as part of the planning application process with residents being able to make representations on the plans as they wish.

Outline proposals indicate that 30 or more units could be developed on the estate in the form of lateral extensions to the three above-named blocks. However, I would reiterate that no firm plans or proposals are in place defining a specific scheme, nor has planning consent yet been sought.

The proposal to seek authorisation 'subject to further financial and legal due diligence' to allocate the land in question as part of the Council's 'self-build' development programme is due to be considered by the Housing and Regeneration Overview and Scrutiny Committee on 21st January 2015. Should the Council decide to approve this, more detailed feasibility studies will be prepared and these will form the basis of resident consultation as set out above. A copy of the relevant Committee report will be available from 13th January 2015 and may be viewed at:

<http://ww3.wandsworth.gov.uk/moderngov/ieListMeetings.aspx?Committeeld=575>

If you have any queries concerning the content of this letter please contact me.

Yours sincerely

Richard Goodman
Property and Land Officer
Leasehold and Procurement Services