

REGENERATION NEWS

Issue 15, April 2021



*Bringing you the latest
news from the Winstanley
and York Road
Regeneration project*

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Wandsworth



**A FEW WORDS FROM THE REGENERATION
TEAM PROGRAMME MANAGER
– PHILIP MORRIS**

On behalf of the Regeneration Team, I would like to send our best wishes to all residents and neighbours of the Winstanley and York Road Estates. We hope that you have all been keeping safe and well through these difficult times.

It has been great to see the community pull together but we are aware that there are people who may need additional support due to issues caused by the COVID 19 pandemic. If you, or someone you know needs additional support please contact the Access Team on 0208 871 6555 or accessteam@wandsworth.gov.uk

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PLANNING APPROVAL

The Winstanley & York Regeneration LLP are delighted to announce that the Winstanley & York Road Regeneration scheme has been given the green light from the Greater London Authority (GLA).

The programme includes plans to build up to 2,550 new homes, a new leisure centre, a community centre, a library, a children's centre and nursery, a new local office for Work Match which helps people into jobs, a health centre and a new 2.49 hectare public park.

It is also expected to create 88 permanent jobs for local people, 3,360 temporary construction jobs and an overall boost to the local economy of £207.6m.

The Leader of the Council Cllr Ravi Govindia said in response to the GLA's approval of the scheme.



“

This means we can push on with our plans. We have made a commitment to every secure council tenant and resident leaseholder that they will have the right to a new, improved home and I am confident that having the opportunity to live in better, higher quality, sustainable homes will genuinely improve people's lives.

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OFFICE OPENING TIMES – COVID RESPONSE

During this time, we have been unable to staff the Regeneration Team Office at 10 Lavender Road. We apologise for any inconvenience this may have caused.

However, some Council receptions have reopened on a limited appointment only basis, including the Housing reception at 90 Putney Bridge Road. Although receptions are reopening the majority of resident and customer contact will continue to be dealt with by telephone and appointments will only be arranged where this is not possible.

The safety of residents and staff remains our priority and there are precautions in place to ensure visitors and staff are able to follow social distancing guidelines. Please be assured that all Council buildings including reception areas are benefitting from enhanced sanitisation and that staff are maintaining high standards of hygiene and observing social distancing.

We hope that with the upcoming Government announcement we will be able to re-open the office full time.

We would also like to announce that the Regeneration Office at 10 Lavender Road will be relocating to Duvall House on Grant Road. This is the tower block on the corner of Grant Road and Winstanley Road. If everything goes to plan, we hope to complete this relocation and fully re-open when the COVID19 restrictions are lifted by the Government and the office is ready.

MITCHELL HOUSE – THE FIRST SOCIAL RENT NEW BUILD BLOCK

We are delighted to announce that Block A, now known as Mitchell House, is ready to welcome its new residents. It is the first of the new social rent blocks to be delivered as a part of the regeneration.

A total of 46 homes, 25 one bedroom apartments and 21 two bedroom apartments including 6 fully accessible wheelchair units have been built on the corner of Grant Road and Plough Road.

As the first block to be delivered for occupation, it is a landmark building in the Winstanley & York Road project. Residents from Scholey House, Kiloh Court and Jackson House will be moving into the new homes in the coming weeks.

These new properties have been built to high modern standards with new systems and features to improve both safety and energy standards within the block such as solar panels, mechanical heat recovery systems and sprinklers in every flat.

The block has secure entry systems to the entrance doors, and bike and bin stores, meaning only those who have the right to access the building and those areas can do so.

Each flat has an integrated utility pod with plumbing for washing machines. This standardises all properties and provides ease of maintenance. Other features include showers over baths, vanity mirrors with shaving lights, and a charging socket.

Outdoor areas are provided to all homes with private patio space to those on the ground floor, and a large balcony to all homes on the other floors – these balconies also come fitted with waterproof outdoor power sockets.



Along with the six flats designed and adapted in full for wheelchair users, other flats have also been adapted to meet individual tenants' needs such as level access showers, shower seats and hoists. These features have been added following assessments by the Regeneration Team's specialist Housing Occupational Therapist. The residents who are moving in were also given a decorating palette from which to choose a paint colour for the walls, carpet or laminate flooring and the colour of the kitchen units.



WASTE NOT WANT NOT BATTERSEA – THE FOOD SHARING EXTRAVAGANZA

Waste Not Want Not Battersea is a grassroots, Battersea based food waste prevention and environmental organisation which has been in operation since 2017. It is the first project in Battersea to collect surplus food from nearby markets and distribute it to those in need through the local community, youth centres and outreach programmes. This has been especially beneficial during the current pandemic.

Through the continued hard work of the founder Hadas Hagos and a dedicated team of volunteers, WNNWNB has built close relationships with traders in New Covent Garden Market and other local retailers. On average the project manages to save 1000kg of perfectly usable food from the bin each week.

WNNWNB was born from a love of food and a wholehearted respect for the process and work that goes into growing it and getting it from the source to individual plates. WNNWNB is dedicated to ensuring that perfectly edible and nutritious food does not become waste and instead is used for the benefit of the local community. This is their story.



It actually started with Hadas' daughter, who, struggling with mainstream education in 2016 asked her mother if home schooling was an option. Not one to shy away from a challenge, Hadas began to give her daughter a real world education and set up 'Inside Out School' in partnership with an ex teacher Rowan Salim, an outdoor school that explored the world around them, learning about issues such as food poverty and homelessness. The Inside Out School arranged an educational trip to New Covent Garden Market. They observed just how much perfectly edible, still packaged food, was going to waste.

If the food was not sold by the market traders, it was left to be disposed of, something that Hadas couldn't comprehend at all. We are not talking about scraps, or the odd box, but pallets and pallets of perfectly usable food. From avocados to shallots, broccoli to asparagus, you name it, it was there. There seemed no real justification to throw it all away and so with the help of her daughter and several volunteers, Hadas began to collect this food to redistribute in the local community.

The Inside Out School started a monthly event called 'Feast and Films' where the unused produce of New Covent Garden Market was cooked and eaten by those who attended as well as watching films about sustainability, waste prevention and mindful living. The more they explored, the more they found, and the more they found, the more the team saw the potentially life-saving intervention that could be achieved by using this unwanted food.

At the time, Hadas was also heavily involved in the community centre on the Doddington Estate and found a day that was free from local bookings and began her food sharing project – *Waste Not Want Not Battersea*. This was not a food bank, but a community resource. If people were in need or struggling to feed themselves or their family, they could simply come and take whatever they needed, with no judgement and no questions asked and most importantly, without stigma.

When pallet upon pallet of fresh food is going to waste, it was almost a crime for this food sharing not to happen. There was no begging for donations, they simply rescued and "rehomed" food to those in need. The community rallied together and soon the project was inundated with volunteers as well as consumers. They also started cooking meals for sharing. Soon the traders at the Covent Garden market were on board with the project and they stopped discarding the food pallets by the bins, instead the traders delivered the pallets of excess and unsold food to clear and designated areas within the market for WNWNB's collection.



These food sharing events have grown from 1 event a month in one location, to 4 days a week across a number of venues in Battersea, largely due to the current COVID19 pandemic. While the country was under strict lockdown between March-July 2020, WNWNB saw a sharp rise in not only people in need of food, but of food that was going to waste. With restaurants and markets unable to operate there was a surge in surplus food, these restaurants and traders contacted WNWNB to ensure that their surplus food would not go to waste. Social Services and the Wandsworth Food Hub also started referring people to WNWNB, especially those who were sheltering, those unable to get to the shops themselves and those who were struggling financially as a result of being unable to work during lockdown.

Such was the demand that Wandsworth Borough Council's housing champions fund donated £2500 to hire a refrigerated van to help deliver food to those in need. The difference they have made has been incredible.

Not only was there an abundance of rescued food, but also a number of volunteers from all walks of life were eager to be a part of this project. Professional chefs who were on furlough donated their spare time to help cook meals including Chef Alfio Laudani, Head of the Rex Whistler restaurant, Tate Britain.



Alfio became heavily involved in the kitchen over the first lockdown, preparing between 200-250 meals a day.

WNWNB is currently running from the site of what used to be Platform 1 café in the Bramlands area of Clapham Junction. After the lifting of initial lockdown restrictions, deliveries of meals have been wound down to only include those referred to WNWNB by Social Services and the Wandsworth Food Hub, but they can still be collected by those able to travel to WNWNB. They have also started a cookery project with local youth centre Providence House, where the members

are taught basic as well as more advanced cookery skills and have started with pickling and jam making.

Moving forward WNWNB are expecting there will be a greater uptake of the food sharing scheme. But with countless volunteers and support from local organisations, Hadas is tackling the problem of food waste and food poverty head on.

If you or anyone you know is struggling to feed yourselves or their family, help is at hand. WNWNB run food sharing events throughout the week, please see details below:

WASTE NOT WANT NOT BATTERSEA

Wednesdays between 1-4 pm

📍 Yvonne Carr Community Centre
2 Thessaly Road
SW8 4HT

Thursdays between 1-4 and Saturdays between 1-3pm

📍 Waste Not Want Not Battersea
9-10 Bramlands Close
Battersea
SW11 2NT

For further details please contact WNWNB on the details below:

✉ info@wastenotwantnot-battersea.org
 📷 [@wastenotwantnot_battersea](https://www.instagram.com/wastenotwantnot_battersea)
 🐦 [@WasteNotWantNotProject](https://twitter.com/WasteNotWantNotProject)
 📘 [WasteNotWantNotProject](https://www.facebook.com/WasteNotWantNotProject)
 🏠 www.wastenotwantnot-battersea.org



FUTURE SKILLS TRAINING - DRY LINING

A group of 11 enthusiastic locals, 2 of whom live on the Winstanley and York Road Estate, took part in a Dry Lining Training Project in March 2020 run by WorkMatch, along with colleagues from the FIS (Finishes and Interiors Sector Ltd.) Dragon Training provided an opportunity to learn a range of new skills.

At the end of the course all participants received a power tool set with a cordless drill and impact driver, presented to them by Councillor Caddy and left the programme with the possibility of a new career, as well as the satisfaction of bringing an empty shop front back into use as a space for continued community activities.

Throughout the week long course the participants were trained on the following:

- ▶ Health and Safety
- ▶ Tools and materials recognition and safe use
- ▶ Measuring, marking-out, cutting and fixing plasterboard
- ▶ Use of laser levels
- ▶ Cutting and fixing metal stud and track
- ▶ Applying boards using the 'dot and dab' technique
- ▶ Application of filler, taping and jointing, internal and external angles
- ▶ Applying Knauf airless finish plaster via spraying machine to produce a smooth finish

These skills are a great way into the dry lining industry and following completion of the course WorkMatch helped to put the participants forward for work opportunities. Unfortunately, the COVID19 situation has made it difficult for everyone to get into employment, however work is starting back on site as we write and WorkMatch is hopeful that course graduates will be able to continue with their job searches in the near future.

Due to COVID19, WorkMatch has had to adapt much of its advice and learning to be delivered online or remotely and hopes to resume its Construction Skills Certification Scheme (CSCS) training online this month, with tests to follow while following social distancing rules.



Are you a Wandsworth resident looking for work, or a local business looking to recruit?

Call Work Match today on 020 8871 5191

Alternatively, you can email wandsworthworkmatch@wandsworth.gov.uk

MIDGARD APPRENTICESHIP FOR LOCAL RESIDENT - MR ALI

As part of the council's regeneration commitments, its contractor for phase 0, Midgard, is expected to employ as many workers local to the estate and neighbourhood as possible.

One such worker is Mr Ali, a Scholey House resident who will also be shortly moving into the block he helped to build, Mitchell House!

We caught up with him to find out how he found employment with Midgard and to hear his thoughts on the regeneration project.

How did you get employment with Midgard?

"I was at college studying for a diploma in plumbing and approached WorkMatch Wandsworth to help me find an apprenticeship in order to upskill myself. They managed to find me an NVQ Level 2 apprenticeship in plumbing with Midgard who were building Block A (Mitchell House) as part of Phase 0 of the Winstanley and York Road Regeneration Scheme."

Are you going to continue employment with them?

"Hopefully I will be taken on full time but even if this doesn't happen, I am in a much better position than I was previously"

What was the experience like?

"I have found the experience incredibly rewarding. Not only have I learnt a lot that will help me in the future,



I have made friends on site and was lucky enough to be able to be part of building the block that I will now be moving into."

Are you excited to be moving into the new property?

"Yeah 100%. I can't wait to move in and am really looking forward to living in a nice new flat. It is a bonus that I already know the building and am feeling really comfortable with moving in there."

Will this improve your housing situation?

"I share my current property with my brother, and it is only a one bedroom property so to be able to have my own space is invaluable. This will stop us living on top of each other and gives us the space we need."

What are your views on the regeneration?

"I think it is a very positive process for the whole area and I am looking forward to seeing the whole project finished, hopefully I will be able to work on more of the new blocks. I also have to say that during the move process the regeneration team have been very helpful and made the whole process very easy. I cannot wait to move in!"

WYR LOCAL LETTINGS PLAN CONSULTATION (SECTION 105)

In July last year, residents of the Winstanley and York Road Estates were given an update on the latest draft of the Local Lettings Plan for the regeneration scheme which will form part of Wandsworth's published Housing Allocation Scheme. The scheme outlines the priorities and defines the procedures to be followed in assessing applications under part 6 of the Housing Act 1996 and allocating council accommodation.

This local lettings plan for the Winstanley and York Road project will ensure that there is sufficient flexibility to complete the timely decant of residents from their existing homes to their new homes, as required to deliver the scheme. In the first instance, it effectively ringfences the newly built homes in the

project for the purpose of rehousing those decanted residents and accounting for identified local need thereafter.

The commitments made to the council's secure tenants when this scheme started in 2013 are still in place.

As part of the consultation, residents were invited to return comments for the council's consideration before the Local Lettings Plan was finalised. During this period the Regeneration Team had a number of questions concerning move dates, housing need and early move requests for individual properties.

PHASE 1 PHASING CHANGES

There have been some changes to parts of the phasing plan issued in the summer of 2020. Our initial plan to build Block 1, the Leisure and Community Centre (LCC) and two private, for sale housing blocks on York Road have been delayed until 2025. The last year has brought many challenges and the Joint Venture (JV) have made the decision to delay this element which would require substantial additional funds to be borrowed so as not to risk the delivery of other elements of the scheme, in particular the new housing for existing residents and the park.

The timing of the delivery of new council housing has not been affected as this is considered the most important element of the regeneration scheme and the Council has committed £150 million to ensure that that is delivered. The council housing provision in Blocks 5, 6 and 10 will still be delivered as previously stated and Block 7 will be brought forward to complete in late 2024. This will accelerate the re-housing of residents of Arthur Newton House and Holcroft House. Block 4, a smaller private housing block on York Road will be brought forward for the planning authorities consideration. Completion of Block 4 is estimated to be in late 2024 around the same time as blocks 6 and 7.

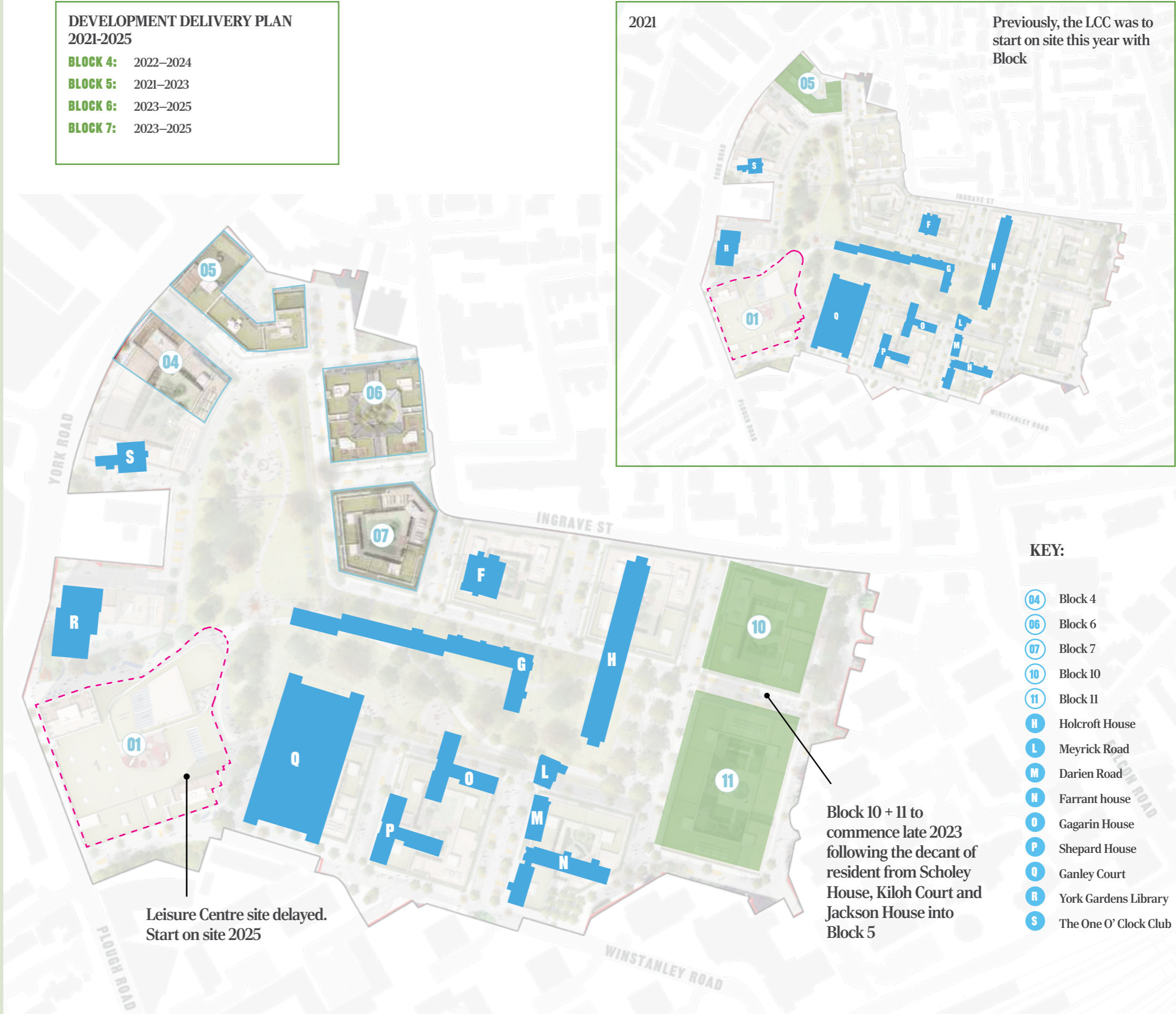
The Council has decided that it will provide additional social rent Council housing in Blocks 5 (commencing this year) and in Block 10 (commencing in 2023). This will increase the numbers of council social rent housing in the scheme as a whole by 100 units.

Whilst it is disappointing that the delivery of the LCC will be delayed, this does mean that the Southern part of York Gardens will remain for longer whilst Blocks 4, 5, 6 and 7 are completed and the new park can be provided at the north end of the site. The JV is currently looking at play provision during the first 4 years of the development to meet the varying play needs of the community. In addition, the energy strategy can be updated, and even more environmentally friendly technologies introduced. The changes to the energy strategy will be outlined to residents later this year. There will be further consultation on the details of the park and Blocks 4, 6, 7 and 10 alongside details of the cultural strategy.

The changes are illustrated in the plan shown. This shows the new development phasing as it was in 2021 and as it is intended to be in 2025.

DEVELOPMENT DELIVERY PLAN 2021-2025

- BLOCK 4:** 2022–2024
- BLOCK 5:** 2021–2023
- BLOCK 6:** 2023–2025
- BLOCK 7:** 2023–2025





Sphere Walk – Shuttleworth Road

FROM PENNETHORNE HOUSE TO SHUTTLEWORTH ROAD AND GIDEON ROAD – OFFSITE HOMES UPDATE

Residents of Pennethorne House will be delighted to hear that construction has begun on 71 new homes at Shuttleworth Road (now referred to as Sphere Walk), and 18 homes at Gideon Road. Sphere Walk will contain a mix of 1,2,3 and 4 bed homes with Gideon Road also providing some 5 and 6 bedroom family homes.

The new homes will be ready for occupation in Winter 2021 and Spring 2022 respectively. All properties will be allocated under the Local Lettings Plan and Allocation Policy.

These homes will rehouse the current council secure tenants and resident leaseholders living in Pennethorne House. This will allow for the demolition of Pennethorne House and together with the demolition of the Battersea Baptist Church and Thames Christian College following their reversion on Grant Road will allow for the construction of more new Council housing.

Residents who are due to move into these new builds will shortly be sent an information booklet about their new homes.



Gideon Road

INTERIOR DESIGN COMPETITION

Are you 14-21 years old?

Do you have an interest in interior design?

Would you like the chance to design a brand new flat within the regeneration scheme?



If the answer to these questions is 'yes!', then we have a great opportunity for you!

The Regeneration Team in association with HTA Design LLP are running a competition for young people in the local area with interior design aspirations. This competition will allow local students and young people to take part and it will be a fantastic, hands on way to learn and develop interior design skills.

You will learn how to create concept designs, mood boards, sketches, 3D modelling, choose materials & furniture and to design all aspects of the space.

The winner of the competition will see their design concept realised in a new-build flat as part of the Winstanley Regeneration project.

The competition will run as follows:

- ▶ Individuals or small teams may enter - there will be a few tasks to do, so small teams may be preferred
- ▶ An introductory workshop to introduce the project will be arranged. A project brief will be presented and talked through with everyone. This will include the project broken down into mini-tasks for each team to complete, such as research, create mood boards, idea brainstorming etc
- ▶ The interior design team from HTA Design, will hold 3 design workshops with everyone to review ideas and concepts, before the final design presentations.

- ▶ The final presentations will be reviewed by a guest judging panel and the winners announced.
- ▶ The designs will be turned into reality, with one of the show flats as part of the Winstanley Regeneration fitted out using the winning design concept.
- ▶ All participants of the competition will get the chance to work with a professional interior designer, develop a portfolio of work produced through the project, and receive a certificate of participation for their portfolio. HTA Design will also offer the opportunity of a work experience placement as part of the project (open to all competition participants).
- ▶ All participants will also be offered portfolio creation guidance and advice, the opportunity to use design software, CV creation advice and an insight into the professional design process.
- ▶ We anticipate a 6 week design competition programme, with an introductory workshop and 3 subsequent creative workshops to develop design ideas. Some work will need to be done by participants outside of the design workshop sessions.
- ▶ No previous design experience is necessary, however an interest in interior design is essential.

For more information, please contact
Rahul Prashar on 020 8871 6802, or email
rahul.prashar@richmondandwandsworth.gov.uk

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Wimpey
Central London

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CONTACT

If you have any questions about the work mentioned in this leaflet or the York Gardens regeneration please contact us on either:

020 8871 6802 or

winstanleyyorkroad@richmondandwandsworth.gov.uk

Information can also be found on the wandsworth website:

www.wandsworth.gov.uk/housing/housing-regeneration-projects/winstanley-and-york-road-regeneration

Please note the regeneration site office will be closed until further notice.

