



Winstanley and York Road Estate Regeneration

Hybrid Application

Decant Strategy

Town And Country Planning Act 1990 -
Application For Planning Permission

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**Taylor
Wimpey**

THE BRIGHTER BOROUGH
Wandsworth

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1.0 INTRODUCTION

- 1.1 This Decant Strategy has been prepared by Montagu Evans LLP on behalf of Winstanley and York Road Regeneration LLP (“the Applicant”) as part of an application for planning permission on the site known as the “Winstanley and York Road Estate” (the “Site”).
- 1.2 The purpose of this document is to explain the strategy for rehousing those residents that will need to move as a result of the development and options that will be available for existing permanent occupants that currently reside on the Site, having regard to the Mayor of London’s “Better Homes for Local People – The Mayor’s Good Practice Guide to Estate Regeneration” published in February 2018.
- 1.3 As set out in the Good Practice Guide, the overarching objectives for any estate regeneration scheme will usually be to:
- Deliver safe and better quality homes for local people;
 - Increase the overall supply of new and affordable homes; and
 - improve the quality of the local environment through a better public realm and provision of social infrastructure (e.g. schools, parks, or community centres).

Background

- 1.4 The Estate Regeneration Project dates back to 2012 when the Council agreed a programme to improve the physical environment, and raise the aspirations and improve the life chances of those living in the most deprived areas of the borough. A key catalyst for this was the publication of the independent Kingham Report which identified the high levels of deprivation and lack of opportunity in the area.
- 1.5 In response to the recommendation in the Kingham Report, in March 2012, the Council proposed that intensive and coordinated action should be focussed on the Borough’s most deprived areas and highlighted Latchmere, and Roehampton and Putney Heath Wards. This included exploring a physical regeneration option supplemented by a programme of community consultation.
- 1.6 In November 2012, the Council proposed that a comprehensive masterplan for the Winstanley and York Road Estate should be explored. The Council’s key strategic objective was to tackle the range of issues that are contributing to levels of deprivation and lack of opportunities on the Winstanley and York Road Estates. Behind this strategic aim lay other objectives that may be secured through a programme of physical regeneration which included:
- a) Creating a better quality living environment;
 - b) Improving the design and layout of the neighbourhood;
 - c) Promoting greater permeability through the estate and between the estate and the wider neighbourhood. In particular, better linkages and a clear and attractive

route through the estate area between the new properties along the riverside and Clapham Junction;

- d) Generating economic growth and new employment opportunities;
- e) Improving the commercial and retail offer in the area and in particular boosting the retail offer generally in the area including along Falcon Road;
- f) Securing additional housing and promoting greater housing choice through the provision of intermediate and market housing as well as low cost rented housing;
- g) Securing new high quality housing built to the London Mayor's Design Guide Standards;
- h) Addressing housing need and reducing over-crowding on the estates;
- i) Reducing long term maintenance and running costs for the Council's stock and maximising the use of the Council's assets; and
- j) Delivering a thriving and sustainable mixed neighbourhood.

1.7 Subsequently, GVA and Levitt Bernstein were selected to produce a masterplan for the Site and following an options assessment and consultation process with local stakeholders and residents, a preferred option for development was agreed.

1.8 The consultation involved use of a number of methods intended to secure as wide as possible level of resident and stakeholder engagement. The consultation included the following:

- a) Three open day sessions with the masterplanners displaying their proposals as they developed through the process;
- b) Weekly drop-in sessions at York Gardens Library;
- c) Meeting with key local stakeholder organisations;
- d) Sessions with user groups of stakeholder organisations in the area, including Providence House, Battersea Chapel, St Peter's Church;
- e) Events with local schoolchildren and attendance at school pick up times at Falcon brook School;
- f) Regular meetings with representatives of residents' associations;
- g) Meeting with older residents living the area;
- h) Meeting with local businesses on Lavender Road;
- i) Drop-in sessions in every potentially affected block on the estates;
- j) A booklet outlining the options and other details sent to every household with a reply paid envelope;
- k) Web page, twitter and facebook accounts; and
- l) Targeted door-knocking.

1.9 A total of 379 formal responses were received following the consultation which represented a response rate of 42% of those properties most affected by the proposals. Of those who responded, there was a significant majority of 70% in favour of Options 2 and 3 which were for a significant intervention which involved large scale redevelopment of York Road Estate and parts of Winstanley Estate, and remodelling of York Gardens to allow for new development along the York Road frontage including provision of a new leisure and community facility in this location.

- 1.10 Throughout the selection process and following Taylor Wimpey's appointment as the Council's development partner, community consultation has continued to play a significant role in how the proposals have evolved whilst ensuring that the strategic aims of the Council to tackle the range of issues that are contributing to levels of deprivation and lack of opportunities on the Winstanley and York Road Estates are maintained. Key to this is the physical regeneration of the area brought forward under this planning application.
- 1.11 Consultation with existing residents is ongoing with regular updates being provided via the dedicated page on Wandsworth Council's website, newsletters as well as there being regular opportunities to meet with the Council's housing representatives through community drop-in sessions at the Site's regeneration office on Lavender Road. This consultation also continues discussions with residents on the decant strategy which was first discussed in Summer 2013.

2.0 EXISTING OCCUPANTS AND KEY OBJECTIVES OF DECANT STRATEGY

Existing Occupants

- 2.1 The Site primarily comprises of 1960/70s built housing of a predominately concrete construction. The majority of housing consists of flats located within a series of high rise buildings and large horizontal block configured buildings. There are, however, a series of smaller blocks typically comprising between 2-4 storeys blocks including some two storey terraced housing.
- 2.2 The Site contains 759 residential units within a range of types of buildings up to 16 storeys in height. The mix and tenure of the existing residential buildings by unit numbers and number of habitable rooms are set out in the tables below.

Table 2.1 – Existing Residential Quantum by Unit Mix and Tenure

Unit Size	Social Rent	Intermediate	Leaseholders and Freeholders
Studio	79	0	12
One Bedroom	120	2	54
Two Bedroom	256	11	89
Three Bedroom	47	1	33
Four Bedroom +	25	0	30
Total	527	14	218
Combined Total	759		

Table 2.2 – Existing Unit Mix and Tenure by Habitable Room

Unit Size	Social Rent	Intermediate	Leaseholders and Freeholders
Studio	79	0	12
One Bedroom	240	4	108
Two Bedroom	768	33	267
Three Bedroom	188	4	132
Four Bedroom +	125	0	150
Total	1400	41	669
Combined Total	2110		

- 2.3 In addition to residential dwellings, the Site also contains some commercial occupiers including Thames Christian College, York Gardens Library, York Gardens Nursery, Battersea Chapel, AJ Corner Shop, a doctor's surgery, and a row of mainly vacant commercial uses along Lavender Road.

Key Objectives of the Decant Strategy

- 2.4 Alongside applying the overarching objectives for estate regeneration as set out in the Mayor of London's "Better Homes for Local People – The Mayor's Good Practice Guide to Estate Regeneration", a key objective is to limit disruption to existing occupants as much as possible and where possible to limit occupants to one single move.
- 2.5 Of the 527 social rent units currently on the Site, 397 units contain households that will require relocation under the decant strategy. The remaining 130 units are currently being occupied on a temporary basis. Of the 397 households, 318 households will be able to move directly from their old house to their new house including 46 households who are to be relocated to Grant Road which forms parts of the existing Winstanley Estate, albeit is subject to a standalone planning permission. The remaining 79 social rent households who are all currently at Pennethorne House are required to move off site to enable development works to commence, however, they will be given the opportunity to return to the Site once the rehousing of residents is completed.
- 2.6 All of these decant sites are within one mile of the Site at the following locations:
- Rowditch Lane;
 - Shuttleworth Road;
 - Gideon Road;
 - Lavender Hill; and
 - Tynham Close.
- 2.7 The provisional Decant Strategy is set out in **Section 4**.

3.0 APPLYING ESTATE REGENERATION PRINCIPLES

3.1 The Mayor of London’s “Better Homes for Local People – The Mayor’s Good Practice Guide to Estate Regeneration” states that all estate regeneration schemes in London that involve demolition of existing homes should provide:

- An Increase in Affordable Housing;
- Full Right to Return or Remain for Social Tenants; and
- A Fair Deal for Leaseholders and Freeholders.

3.2 These are dealt with in turn below in the context of the Site.

An Increase in Affordable Housing

3.3 Table 3.1 below shows indicative figures for the proposed development based on the maximum unit numbers proposed. As demonstrated, the proposed development will result in a net uplift in affordable housing on the Site. The table also demonstrates that the re-provision will be provided on a like-for-like basis. Indeed, there is no net loss in social rented or affordable rent units.

3.4 In addition to direct replacement, the development including Land North of Grant Road will deliver up to an additional 397 affordable units across the Site.

Table 3.1 – Comparison of Existing and Proposed Units by Unit, Habitable Room and Floorspace

Tenure		Excluding LNGR		Including LNGR	
		Units	Hab Rooms	Units	Hab Rooms
Social Rent	Existing	527	1400	527	1400
	Proposed	484	1554	530	1693
	Uplift	-43	154	3	293
Affordable Rent	Existing	14	41	14	41
	Proposed	100	266	100	266
	Uplift	86	225	86	225
Intermediate	Existing	0	0	0	0
	Proposed	222	653	222	653
	Uplift	222	653	222	653
Shared Equity	Existing	0	0	0	0
	Proposed	86	264	86	264
	Uplift	86	264	86	264

Private	Existing	218	669	218	669
	Proposed	1658	4559	1751	4810
	Uplift	1440	3890	1533	4141
Total	Existing	759	2110	759	2110
	Proposed	2550	7296	2689	7686
	Uplift	1791	5186	1930	5576
Total Affordable		35%	38%	35%	37%
Net Additional Affordable		20%	25%	21%	26%

- 3.5 From a floorspace perspective, we have estimated there to be approximately 45,814 sqm (GIA) of affordable floorspace across the Site. The development proposes up to 86,165 sqm (GIA) of affordable floorspace and therefore ensures no net loss of affordable housing from a floorspace perspective.

Full Right to Return or Remain for Social Tenants

- 3.6 All 397 of the existing social rent tenants are guaranteed a right to return to the Site once development works are completed. Those tenants who are required to temporarily move to one of the decant sites will also be guaranteed the opportunity to return to the Site.
- 3.7 The new homes will contain the same number of bedrooms as existing residents currently have unless a different sized property has been agreed with the Council following an assessment of needs.
- 3.8 The new homes will have no less security of tenure than those residents have today and residents will continue to be entitled to buy their property through Right to Buy.
- 3.9 Residents with tenancies over one year old will be entitled to a statutory Home Loss Payment and a disturbance payment to cover reasonable costs such as removal costs, redirected mail, disconnection and reconnection of services etc.

A Fair Deal for Leaseholders and Freeholders

- 3.10 In terms of acquisition, existing leaseholders and freeholders will be offered a purchase price for their property based on its open market value on a 'no scheme world' basis. In addition to this, residents will be provided with a statutory Home Loss Payment and will be able to reclaim reasonable valuation, legal and moving costs.
- 3.11 There will also be an opportunity for existing resident leaseholders and freeholders to be able to purchase a new property on the Site following redevelopment.

- 3.12 As the value of a new home is likely to be greater than the value of existing homes, a shared equity package has been designed that would allow residents to transfer their equity into a new property with any difference in value provided for through a loan. No rent or interest would be charged on the loan and residents would have the option of obtaining greater equity over time.
- 3.13 Non-resident homeowners who live elsewhere and / or rent out their property will be offered the market value of their property plus an additional statutory Basic Loss Payment and will be able reclaim reasonable valuation, legal and moving costs.
- 3.14 The shared equity package, however, will not be offered to non-resident homeowners as it has been designed specifically to help residents who live on the Site to stay in the neighbourhood.

Other Tenants – Galleon Court and Commercial Occupiers

- 3.15 We understand that there are 14 households in Galleon Court that have tenancies with registered housing association, Wandle Housing Association. Discussions are ongoing with Wandle Housing, however, subject to their agreement, there will be an opportunity for the Council to take these residents as tenants and reprovide them with a replacement home on the Site at rent levels that match their existing.
- 3.16 There are also a handful of small independent commercial operators on the Site who currently have tenancies with the Council. It is expected that the Council will acquire the leases of the properties. Whilst there is no requirement to specifically reprovide for these commercial tenants as part of the proposed development, there is potential for these operators to return to Site once the development is completed through a range of units. Consultation with these tenants is ongoing and they will be given sufficient notice to find alternative arrangements prior to acquisition.
- 3.17 Thames Christian College and the Battersea Chapel are being re-provided for on Grant Road which forms parts of the existing Winstanley Estate, albeit is subject to a standalone planning permission.

4.0 DECANT PLAN

- 4.1 As noted in Section 2, 79 social rent households will be relocated to the nearby Council owned decant sites prior to development works commencing.
- 4.2 This will allow Pennethorne House to be demolished (alongside other non-residential buildings) as part of the first phase of development and allow Block 5 and Block 6 to be constructed which will deliver a combined total of 105 social rent units.
- 4.3 Following this, no further offsite decant will be required with residents being able to stay in their existing homes until their new home is completed.
- 4.4 The provisional Decant Strategy is set out below which accounts for 318 households.

Decant Phase	Block	Proposed Block	Estimated Date of Rehousing
1	Scholey House	Block A (Land North of Grant Road) and Block 5	2021
	Kiloh Court		
	Jackson House		
2	Arthur Newton House	Block 6	2021
	Baker House		
	Holcroft House (Part)		
3	Holcroft House (Part)	Block 7	2024
4	Shepard House	Block 10	2025
	Gagarin House		
	Farrant House		
5	Chesterton House	Block 9	2027
6	Ganley Court	Block 8	2030

- 4.5 As stated in Section 3, all existing resident leaseholders and freeholders present when the JV was formed will also be given an opportunity to be able to purchase a new property on the Site following redevelopment. The phased delivery of the Site will allow any leaseholders and freeholder to move directly from their existing property to a new property.

5.0 CONCLUDING REMARKS

- 5.1 The document explains the decant strategy and options that will be available for existing occupants that currently reside on the Site, having regard to the Mayor of London's "Better Homes for Local People – The Mayor's Good Practice Guide to Estate Regeneration" published in February 2018.
- 5.2 The decision to redevelop the Site was borne out of the recommendations of the Kingham Report and the consultation responses from local residents that overwhelmingly responded in favour of comprehensive development.
- 5.3 Against the Mayor of London's "Better Homes for Local People – The Mayor's Good Practice Guide to Estate Regeneration", it demonstrates that the proposed development will provide the following:
- An Increase in Affordable Housing;
 - Full Right to Return or Remain for Social Tenants; and
 - A Fair Deal for Leaseholders and Freeholders.
- 5.4 The development as a whole also accords with the overarching objectives for an estate regeneration scheme. Namely, to:
- Deliver safe and better quality homes for local people;
 - Increase the overall supply of new and affordable homes; and
 - Improve the quality of the local environment through a better public realm and provision of social infrastructure (e.g. schools, parks, or community centres).