



Issue 9

July 2016

This newsletter is produced by Wandsworth Council to help keep you informed about the regeneration of your estate

The very first sites and new homes

To enable the first homes to be built through the regeneration, new housing will be built to ensure residents only need to move once and demolition can proceed.

The council and the appointed development partner will work out which blocks will be the first to be demolished and this information should be available in 2017. In the meantime, three sites at Dilton Gardens, Fontley Way and Petersfield Rise could be used as locations for the first groups of homes, if required in a phasing plan to be agreed with a development partner - which the council is in the process of procuring - and subject to planning permission.



Petersfield Rise

Services currently at these sites would be reprovided at other locations on the estate. The community hall at Petersfield Rise, which currently provides space for bingo sessions, majorette training and other activities would be reprovided at Dilton Gardens.

Approximately 30 new council homes would be provided through the use of these sites, as well as alternative sites on the estate for the services currently based there.

Rents, service charges and Council Tax in new homes

Tenants who move from their council home into a newly built one of the same size as part of the regeneration will pay the same rent.

Rents are likely to be different if tenants choose to move to a different-sized council home.

The Government has announced that there will be a one per cent reduction in social rents for the next four years. After this, unless the reduction policy is extended, it is expected that rents will continue to rise as per the borough-wide council policy of inflation plus one per cent.

The council expects that service charges will remain the same, or be lower than current levels, in the new homes

built as part of the regeneration. This is because the new blocks will be more energy efficient, meaning lower energy bills and running costs, and with fewer communal repairs required.

As with any other development in the country, the Government's Valuation Office Agency determines which Council Tax Band a newly built property is in only after it has been completed. Likewise, precise service charges for each household can only be calculated at this point. Otherwise, they would be based on assumptions which may go up or down depending on how much the service provider would charge for deploying staff and resources for the new blocks.



Feel Good Festival

Fun in the sunshine!

Festival fever came to Roehampton on 2 and 3 July as hundreds of residents of all ages enjoyed two days of music, food, entertainment and sunshine.

Around 350 older people attended the Kings and Queens banquet on Saturday 2 July, enjoying an afternoon of live performances and dancing.

It took place in a marquee on Danebury Avenue Green, with the occasion staffed by more than 100 volunteers, while the Deputy Mayor of Wandsworth, Cllr Wendy Speck, also paid a visit.

Michael David Chappell, of Wheatley House, said it was the first time he'd attended the Kings and Queens event, and that he very much enjoyed it. The 75-year-old school bus driver said: "I think it's very good value, seeing as it's free, and very good entertainment for people, especially if they're lonely."

Diane Davies, 71, of Putney Heath, came along with her sister. She said: "You can't fault it here, they're all so welcoming and cheerful, getting everyone up and dancing. It's really lovely."

The Kings and Queens event was organised by local charity Regenerate RISE, and has been running annually for more than 10 years.

Sunday 3 July saw around 500 people turn out for the Feel Good Festival, also on Danebury Avenue Green, and organised by Portswood Place-based charity Regenerate. Local residents enjoyed a mix of arts and sports, including circus skills, along with face painting, live music, food and drink, and a mini funfair.



Kings and Queens event



Roehampton Outdoor Art Movement

Roehampton Outdoor Art Movement (ROAM) ran a creative zone of activities including dance workshops, puppet making, storytelling, and comedy.

There were information stalls from local organisations, including Wandsworth Council's public health team and the NHS, while the weekend's events were also attended by Cllr Jane Cooper, Cllr Steffi Sutters, Cllr Jeremy Ambache, and Cllr Sue McKinney.

Both of the free-to-attend events were funded by local sponsors including Wandsworth Council.



Roehampton Outdoor Art Movement



Parking – in future

There are no estate parking restrictions at Alton, such as a Controlled Parking Zone or Parking Regulations Scheme, and in a 2008 consultation residents decided against establishing parking restrictions.

Undercroft parking in the new blocks will free up more spaces on the roads the blocks are on than at present, for example for visitors.

The regeneration will create enough parking spaces for those visiting or working in Portswood Place or the new Danebury retail area, which will double from its current size.

Parking provision for new homes will be according to the Mayor of London's standards, as set out in the London Plan.



Roehampton Outdoor Art Movement (ROAM)

We are a group of local residents, businesses and schools working together to create dynamic, accessible, creative and cultural programming for Roehampton.

We believe that the collective power of the group will help to make extraordinary things happen in the area.

Support us by following us on Twitter [@RoeArts](#) or Facebook facebook.com/RoeArts

ROAM is currently looking for estate-based artists to work with. If you live on or near to the Alton Estate and consider yourself to be an artist or creative practitioner please get in touch:

ROAMovement@gmail.com



ROAM's creative zone at the Feel Good Festival on 3 July

SOCIAL MEDIA

Alton regeneration on Facebook, Instagram and Twitter

The old Alton Area Masterplan page on Facebook has now been replaced with a new group, which you are welcome to join.



See and share photos, architects' images of new homes when they become available, and find out about meetings and events.

Type the words Alton estate regeneration into the search box on Facebook, then click on the group and ask to join. No other group members can see your profile or timeline, unless your page is already public.

It's a fast and free way to find out more about Alton's regeneration, though we will continue to print and distribute the newsletter.

Here's the web address, though you will need to log in to Facebook to go directly to the group:
www.facebook.com/groups/1683117041954730/

And on Twitter: [@AltonMasterplan](#)

Your ward councillors

The Alton estate is in Roehampton and Putney Heath ward

Surgeries take place on the second and fourth Saturday of every month, from 11am to 12noon, at Roehampton Library, 2 Danebury Avenue, Wandsworth SW15 4HD.

Your Roehampton and Putney Heath ward councillors are:

Cllr Peter Carpenter pcarpenter@wandsworth.gov.uk

Cllr Sue McKinney smckinney@wandsworth.gov.uk

Cllr Jeremy Ambache jambache@wandsworth.gov.uk

You can also contact the Cabinet Member for Housing

Cllr Paul Ellis by email at pellis@wandsworth.gov.uk

Phone: 020 8871 6207 or e-mail: roehampton@wandsworth.gov.uk

@AltonMasterplan Alton Estate regeneration (and ask to join)

www.wandsworth.gov.uk/roehampton

