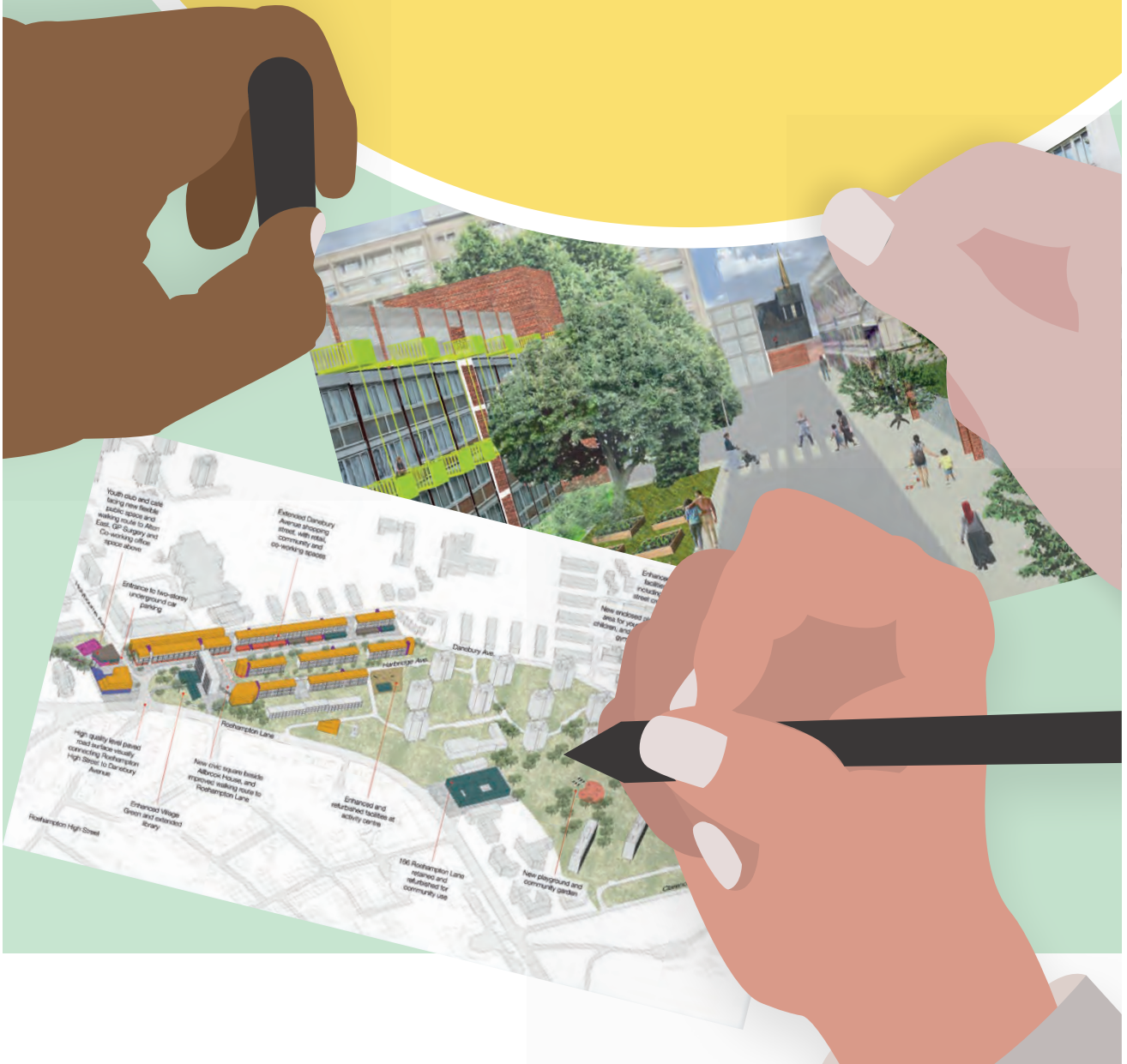


ALTON ESTATE PEOPLE'S PLAN



Produced by:



In collaboration with:



Alton ACTION

Project supported by:



Research England



INNOVATION
& ENTERPRISE

UCL Civic Design Exchange
The Bartlett School of Planning

Just Space and Alton Action

Research England's Higher Education Innovation Fund, managed by UCL Innovation & Enterprise

Alton Estate People's Plan

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UCL Civic Design Exchange. The Bartlett School of Planning.

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The Community Plan is the output of the knowledge exchange project 'Civic Design Exchange: Co-Designing Neighbourhoods with Communities'. This is not a consultancy project, but a knowledge exchange between university and communities. Therefore no professional liability is accepted by UCL, the project coordinator nor the project team for the content of this report. If you have any question about the project, please contact Dr Pablo Sendra (pablo.sendra@ucl.ac.uk). I will be happy to discuss with you the project and answer any query.

The Community Plan has been developed in collaboration with residents from Alton Estate. The name of these participants are not disclosed for data protection reasons.

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Figure 1.1: Allbrook House and Library

1. INTRODUCTION

1.1 BACKGROUND OF THE PROJECT

Between October 2020 and July 2021, a group of researchers from University College London (UCL) have been carrying out the knowledge exchange project 'Co-designing neighbourhoods with communities in a blended environment: digital and face-to-face knowledge exchange' in the Alton Estate. The project has been carried out in partnership with the local organisation Alton Action and the London-wide network of community groups Just Space. Alton Action has acted as a link between UCL researchers and the residents from the Alton Estate. They have also acted as community organisers and has supported UCL researchers in co-hosting the engagement workshops and in the production of the 'Alton Estate's People's Plan'. Just Space is a network of community organisations with experience on overseeing estate regeneration processes, co-authors of the platform EstateWatch. London, who hosted one of the engagement workshops on how London policies can support a regeneration approach different from demolition.

The project has consisted of a series of community engagement workshops, a survey, and interviews with the aim of understanding how the regeneration scheme proposed by Wandsworth council would affect local people and co-producing with residents an alternative plan for the area that is demarcated for regeneration. This alternative scheme is referred in this document as the 'People's Plan', although we have also referred to it during the project as the 'Community Plan'. The engagement workshops and the process of co-producing the People's Plan have been a knowledge exchange with residents and campaigners, where residents learn about the future plans for their area and gain agency in being able to express the kind of development they aspire to; and researchers learn through the process of co-producing proposals with residents about how regeneration schemes affect local people.

The People's Plan is one of the main outputs of this project. It includes urban design proposals that combine refurbishment of existing buildings, roof extension in existing buildings, sensitive infill development, demolition and redevelopment of two of the sites of the project, and also various strategies around biodiversity, community gardening, local shops and community infrastructure. The proposals have come out of the engagement workshops and are backed by various evidence base documents, including a social impact assessment, a heritage impact assessment, a life cycle analysis, and also a review of the policies that affect estate regeneration in London.

The project team

The UCL team is composed by a multidisciplinary group of professionals and scholars with experience in co-design and participatory methods. It includes two ARB-registered architects, a member of the Royal Town Planning Institute (RTPI) and the Institute of Historic Building Conservation (IHBC), a BREEAM Accredited Professional, as well as experienced professionals in the fields of heritage conservation, environmental sustainability, community-led housing, quantity surveying, and valuation.

The project coordinator **Dr Pablo Sendra** is an ARB registered architect (reg. no. 084862J), with a MArch in Urban Design from The Bartlett School of Architecture, UCL, and a PhD in Architecture from the Universidad de Sevilla. He is an Associate Professor at the Bartlett

School of Planning and the Director of the MSc Urban Design and City Planning Programme. He is the coordinator of the Civic Design CPD course and have professional and research experience on co-design and participatory projects.

Dr Michael Short has worked as a planner-conservation officer across a range of public and private organisations. He is a full member of both the Royal Town Planning Institute (MRTPI) and Institute of Historic Building Conservation (IHBC), and an Academician of the Academy of Urbanism. He is an Associate Professor (teaching) at The Bartlett School of Planning and the Director of the 2-year MPlan City Planning programme.

Dr Daniel Fitzpatrick is a Lecturer (teaching) at The Bartlett School of Planning. He carries out research on mutual housing models and on the relationship between community groups and universities in planning, and looking at formal and informal practices of estate regeneration and collective housing. He has worked in India, Italy, Cuba, Chile, Nepal and London, working on projects at different scales – from international development and within local government. He was a founding partner of the planning and architecture practice Variant Office between 2014 and 2018.

Dr Nicola Livingstone is an Associate Professor in Real Estate at the Bartlett School of Planning, UCL. She is the Director of the MSc International Real Estate and Planning programme. Her research falls into two distinct but complementary dimensions, the first is critical social theory and the second is real estate. These dimensions of research have emerged as a result of her undergraduate degree in real estate management and her PhD topic.

Irene Manzini Ceinar is an ARB registered architect (reg. no. 091816D), with an MRes in Interdisciplinary Urban Design from UCL and professional experience on the field. She is currently carrying out her PhD about community-based coworking spaces at UCL. She previously worked on the Community Plan for William Dunbar and William Saville Houses.

Sahar Navabakhsh is a doctoral researcher (Bartlett, UCL), tutor (SPGTA, Bartlett, UCL) and designer. Her research aims to explore the role of community-engagement and other stakeholder's involvement in collecting and assessing environmental information at different stages of building projects, through community-based LCA methods. She champions best sustainability practice and is a BREEAM Accredited Professional with a broad understanding of designing to Passivehaus standards and implementing the required standards of recognised certification schemes into project designs.

William Turner has a background in architecture and urban design. He holds a BA in Architecture and an MSc Urban Design and City Planning. His interests include housing, conservation and heritage, retention and mitigation of industry in cities, transport – and more specifically ways to reduce car dependence and use in both urban and rural areas.

This project is a knowledge exchange project, which has been follow UCL's ethics guidance and has been approved by the UCL Ethics Committee (Approval ID Number 9089/003). Since this project is done as academic research, the team does not accept professional liability on the proposals outlined in this document.

Context of this project

Wandsworth council has been planning to regenerate the Alton Estate for 17 years. Plans to improve the area started in 2004, although the £33-million plans to redevelop Danebury Avenue and its surroundings were abandoned in 2009 during the global financial crisis, due to being 'unviable'¹. Plans for redeveloping Danebury Avenue and its surroundings restarted a few years after the crisis. In 2013, the council appointed Bilfinger GVA and Studio Egret West to produce a Masterplan for the area², which was completed and in 2014, GVA and Studio Egret West produced a Masterplan for the area³. This 2014 Masterplan proposed building "750-800 new homes including houses, maisonettes and apartments, which include the replacement of 323 existing homes, 5,000sqm of retail space, 400sqm of dedicated workspace, 5,500sqm community uses, potential for up to 400 student units". The Masterplan was translated into planning policy guidance in 2015 through the Supplementary Planning Document (SPD). The SPD proposed a net increase of 500 homes and potential for 250 student bedrooms or further homes⁴.

In 2016, the council launched a competition to choose a development partner and Redrow was chosen as the preferred bidder in early 2017⁵. The teams Hawkins\Brown, Barton Willmore (Design), Tate Hindle & Gillespies produced detailed proposal for Wandsworth Council and the developers Redrow for the regeneration of Alton Estate. These proposals included the construction of 1108 new homes⁶ and the demolition of 288 homes, as well as the construction of 9572sqm of non-residential uses⁷.

The Mayor of London Sadiq Khan said in 2019 he had 'serious concerns'⁸ over the scheme and saying it was 'unacceptable'. The concerns included:

- **"Estate regeneration:** The proposals do not comply with London Plan Policy 3.14 and draft London Plan Policy H10 or the GPGER as the development would not deliver like for like replacement of social rented units; there are shortcomings in the consultation process; the decant strategy is significantly lacking in detail and does not take account of the impact of CPO process. The principle of estate regeneration would only be accepted should these issues be addressed in full."
- **"Affordable housing:** The affordable housing is segregated in single tenure blocks on the periphery of the site, which is unacceptable and must be better integrated throughout the scheme. The affordable housing offer itself is unclear. The intermediate offer includes shared equity which is not recognised by the GLA as a genuinely affordable housing product. The offer, excluding shared equity is 8% affordable housing on the uplift generated on site (64:36 split between social rent and shared ownership). However, no clear commitment to providing the additional 20 social rent units and shared ownership units within the estate/ satellite sites has been indicated. The applicant's FVA is currently being robustly interrogated to ensure that the maximum reasonable affordable housing

1 Henderson, Jamie. 2009. 'Wandsworth Council accused of abandoning Roehampton estate'. Sutton & Croydon Guardian, 9 November. <https://www.yourlocalguardian.co.uk/news/4725821.wandsworth-council-accused-of-abandoning-roehampton-estate/>

2 Wandsworth Local Planning. Supplementary Planning Guidance, Roehampton, 2015, p. 5. https://www.altonestateregen.co.uk/assets/proposals/2015-roehampton-spd-documents/roehampton_adopted_spd_oct_2015.pdf

3 https://www.altonestateregen.co.uk/assets/proposals/2014-alton-area-masterplan-documents/alton_masterplan_report_20141113.pdf

4 Wandsworth Local Planning. Supplementary Planning Guidance, Roehampton, 2015, p. 25 https://www.altonestateregen.co.uk/assets/proposals/2015-roehampton-spd-documents/roehampton_adopted_spd_oct_2015.pdf

5 <https://www.showhouse.co.uk/news/redrow-preferred-bidder-for-alton-estate-regeneration/>

6 <https://www.altonestateregen.co.uk/assets/regeneration/documents/june-2019-submission/5-masterplan-statement.pdf>

7 <https://www.altonestateregen.co.uk/assets/regeneration/documents/june-2019-submission/6-das-volume-1.pdf>

8 <https://www.architectsjournal.co.uk/news/mayor-attacks-hawkinsbrowns-unacceptable-alton-estate-plans>

offer is secured. However, it is currently unclear what level of Council funding (and other government funding) has been relied upon to support the development. The applicant is required to model the impact of GLA grant funding. Early and late-stage reviews must be secured in the s106.”

- **“Community and commercial uses:** The applicant must demonstrate that the retail units are fit for purpose and would meet retained tenant’s needs; the affordable office space in relation to management and affordable terms; and confirmation that the proposed community floorspace improves upon the existing and would be managed.”⁹
- In addition to this, the report from the GLA includes other concerns on play space, equalities, urban design, heritage, inclusive access and fire safety, energy, sustainable drainage and flood risk, urban greening and transport.

In August 2020, the development partners Redrow pulled out of the scheme, since they were scaling back their works in London due to the crisis originated by the Covid-19 pandemic¹⁰. One month later, in September 2020, Wandsworth council announced they would go ahead with the scheme despite having lost their development partner¹¹.

They are currently looking for a new development partner for the scheme. In October 2020, the masterplan was approved by Wandsworth Council’s Planning Application committee and “final decision on the scheme now rests with the Mayor of London”¹².

As in 2009, a crisis is challenging the redevelopment of Alton Estate. In this case, the council is still planning on delivering the scheme with another development partner, which has not been appointed yet. However, reports¹³ point that population has fallen in London during the pandemic and the Masterplan does not consider how the pandemic might have changed the scenario.

In this context, the London Assembly Member Leonie Cooper said: “Redrow’s departure provides a golden opportunity for the Council to learn from its past mistakes on this scheme. (...) Given the Council has now declared a Climate Emergency, it should first start by considering whether demolition and reconstruction is the best way ahead at all -and if this is the best way forward, then this time a development partner must be found who will involve and consult residents, engage with City Hall and present renewed plans that clearly work in the interests of the local community”.

In line with Cooper’s statement, this document considers the context of the Climate Emergency declaration to enquire whether there are other alternative solutions that are more environmentally and socially sustainable, sees the need of co-producing the proposals with the residents of Alton Estate, and also considers the context of the Covid-19 pandemic and the need to create more community infrastructure in the area.

9 https://www.london.gov.uk/sites/default/files/public%3A//public%3A//PAWS/media_id_471293///alton_estate_report.pdf

10 <https://www.mylondon.news/news/south-london-news/one-londons-biggest-housing-estate-18728769>

11 <https://www.mylondon.news/news/south-london-news/wandsworth-alton-estate-regeneration-go-18958997>

12 <https://www.wandsworth.gov.uk/news/2020-news/october-2020/alton-estate-masterplan-approved/>

13 PwC published a report that said population in London could decline for the first time since 1988. <https://www.theguardian.com/uk-news/2021/jan/07/london-population-decline-first-time-since-1988-report-covid-home-working>. This has been followed by other reports that also point at the loss of foreign population in London. <https://www.bbc.co.uk/news/uk-56435100>.

In July 2020, the resident-led campaign Alton Action contacted Dr Pablo Sendra and Dr Daniel Fitzpatrick, who had just published the book *Community-Led Regeneration: A Toolkit for Residents and Planners*¹⁴. The book looks at seven case studies in London where residents are opposing the demolition of their homes and/or are proposing community-led schemes. Dr Pablo Sendra had also previously co-created a Community Plan of two tower block in South Kilburn Estate (William Dunbar and William Saville houses) in collaboration with their residents. Sendra, Fitzpatrick and the campaign Alton Action agreed to seek funding to put together an alternative scheme for the area, which are co-produced with the residents explore more sustainable solutions to the regeneration of the area. They were successful in their funding application for the Higher Education Innovation Fund, Research England, to start the project in October 2021.

In this context, the People's Plan begins from the idea that there is an urgent need to improve the homes, community facilities and the built environment of the area. But understand that the scheme needs to be co-produced with residents and needs to consider social and environmental sustainability, as well as the built and cultural heritage of the area. The People's Plan also aims to produce an economically viable scheme, which requires smaller investment than Wandsworth proposal and does not depend heavily on economic shifts.

Aim of the People's Plan

A People's Plan – also known as a Community Plan – is a community-led scheme or vision put together by residents, generally with the support of various professionals (sometimes volunteer, sometimes paid) that may include architects, planners, sustainability specialists, quantity surveyors, community organisers, researchers and others. A People's Plan must not be mistaken with a 'Neighbourhood Plan', which is the statutory planning framework for community-led planning established by the Localism Act 2011. A People's Plan is not a statutory planning framework, it does not need to follow any particular format, and it does not have any legal implications. It is a community vision for an area, which aims to influence the formal planning process to deliver a scheme that responds to the aspirations of the residents and communities living in an area.

People's Plans have their origins in the 1970s and some of the first People's Plans were supported by the Greater London Council's Popular Planning Unit¹⁵, with some of them leading to community-led housing schemes such as Coin Street Community Builders¹⁶. More recently, since the 2010s, People's Plans have been used by communities living in council estates facing the demolition of their homes. These communities worked with architects to co-produce alternative schemes that explored the options of refurbishment and infill densification, rather than demolition, supporting these approaches with various evidence base documents such as financial viability studies. In some cases, these People's Plans, along with using other campaigning strategies and planning tools¹⁷, have led to stopping the demolition of the estates, such as in the case of West Kensington and Gibbs Green estates in the London Borough of Hammersmith and Fulham.

14 See Sendra, Pablo, & Fitzpatrick, Daniel (2020). *Community-Led Regeneration: A Toolkit for Residents and Planners*. London: UCL Press.

15 See Sendra, Pablo and Fitzpatrick, Daniel (Forthcoming 2022). *People's Plan: the political role of architecture and urban design for alternative community-led futures*. The Routledge Handbook of Architecture, Urban Space and Politics, Vol II: Ecology, Social Participation and Marginalities. New York: Routledge.

16 <https://coinstreet.org>.

17 See Sendra, Pablo, & Fitzpatrick, Daniel (2020). *Community-Led Regeneration: A Toolkit for Residents and Planners*. London: UCL Press.

Therefore, the aim of this scheme is to provide an evidence-based community vision for the area demarcated for regeneration, which explores more environmentally, socially and economically sustainable approaches to regeneration, which is co-produced with residents and communities affected. This People's Plan addresses many of the concerns that were raised by the Greater London Authority in 2019¹⁸, including complying with London policies on estate regeneration, community participation, affordable housing, providing more play space, community and commercial uses, assessing the impact that relocation could have on communities at risk of exclusion, various urban design aspects, assessing the impact of the scheme on the heritage, taking into account the carbon emissions of the schemes and also further life cycle assessment, and other aspects related to urban greening, parking and other matters mentioned in the report. We have also addressed many other aspects that we have identified through the community engagement workshops, survey and interviews.

It is important to highlight that the People's Plan is not an oppositional scheme. It begins from the need to improve the conditions of the existing homes and to provide good quality community and retail spaces. It engages with many of the proposals of the Supplementary Planning Document produced for the area in 2015, such as improving "the quality of the retail, service and community facilities"¹⁹ or specific aspects of the detailed masterplan such "affordable workspace for small businesses and the voluntary sector"²⁰. Although the People's Plan engages with many of the proposals of the Supplementary Planning Document and the detailed masterplan, it takes a different approach to regeneration.

In the context of Climate Emergency, this People's Plan have co-produced with residents and communities in the area a scheme that proposes the refurbishment and improvement of 274 out of the 292 existing homes, retail units and community facilities within the area demarcated for regeneration; proposes new homes, retail units (including a large supermarket, smaller retail units and affordable retail spaces), workspaces (including co-working spaces, creative studios, affordable workspaces and spaces for community groups and the volunteer sector), and community facilities through sensitive infill developments, ensuring that there is not any substantial loss of green space, and through roof extensions; the People's Plan proposes demolition and redevelopment of two sites within the demarcation area, which are "site A" near St Joseph's Church and Portwood Place. In total, this implies the demolition of only 17 out of the 292²¹ existing homes, the majority of which are already vacant. This minimises the impact on the residents as very few of them will need to re-housed.

18 https://www.london.gov.uk/sites/default/files/public%3A/public%3A/PAWS/media_id_471293/alton_estate_report.pdf

19 Wandsworth Local Planning. Supplementary Planning Guidance, Roehampton, 2015, p. 5. https://www.altonestateregen.co.uk/assets/proposals/2015-roehampton-spd-documents/roehampton_adopted_spd_oct_2015.pdf

20 In the workshops, residents and attendees supported this need in the area. This proposal can be found here: <https://www.altonestateregen.co.uk/masterplan/retail-parade>.

21 According the Wandsworth's Masterplan, there are 288 homes in the demarcation area. However, we have counted 292. We are going to work with this figure.

In total, the People's Plan proposes:

- 425 homes: 274 refurbished and 151 new built.
- 11792.38 sqm of community facilities, including two Health facilities/centres: 5896.59 sqm refurbished and 5895.79 new built.
- 9098.73 sqm of retail, including a large supermarket: 7395.25 sqm refurbished and 1703.48 sqm new built.
- 1065 sqm of new built workspace.
- A total of 370 total parking spaces in case the underground car park has two storeys and 310 in case it has only one storey.

The proposal meets the Supplementary Planning Document guidance (and actually doubles the amount of space) for retail spaces, workspaces and community facilities. This increase addresses one of the concerns of the Greater London Authority about the masterplan). It does not reach the net increase of 500 homes and 250 student bedrooms suggested by the Supplementary Planning Document, but it provides a total of 425 homes.



Figures 1.2 – 1.5: Photographs of Alton Estate area

Aim of the Knowledge Exchange project with UCL

The UCL team (led by Dr Pablo Sendra), Alton Action and Just Space succeeded in securing funding from the Higher Education Innovation Fund (Research England) to develop the knowledge exchange project 'Co-designing neighbourhoods with communities in a blended environment: digital and face-to-face knowledge exchange' in the Alton Estate.

The project team will organised knowledge exchange workshops, as well as surveys and interviews with Alton Estate residents, with the following aims:

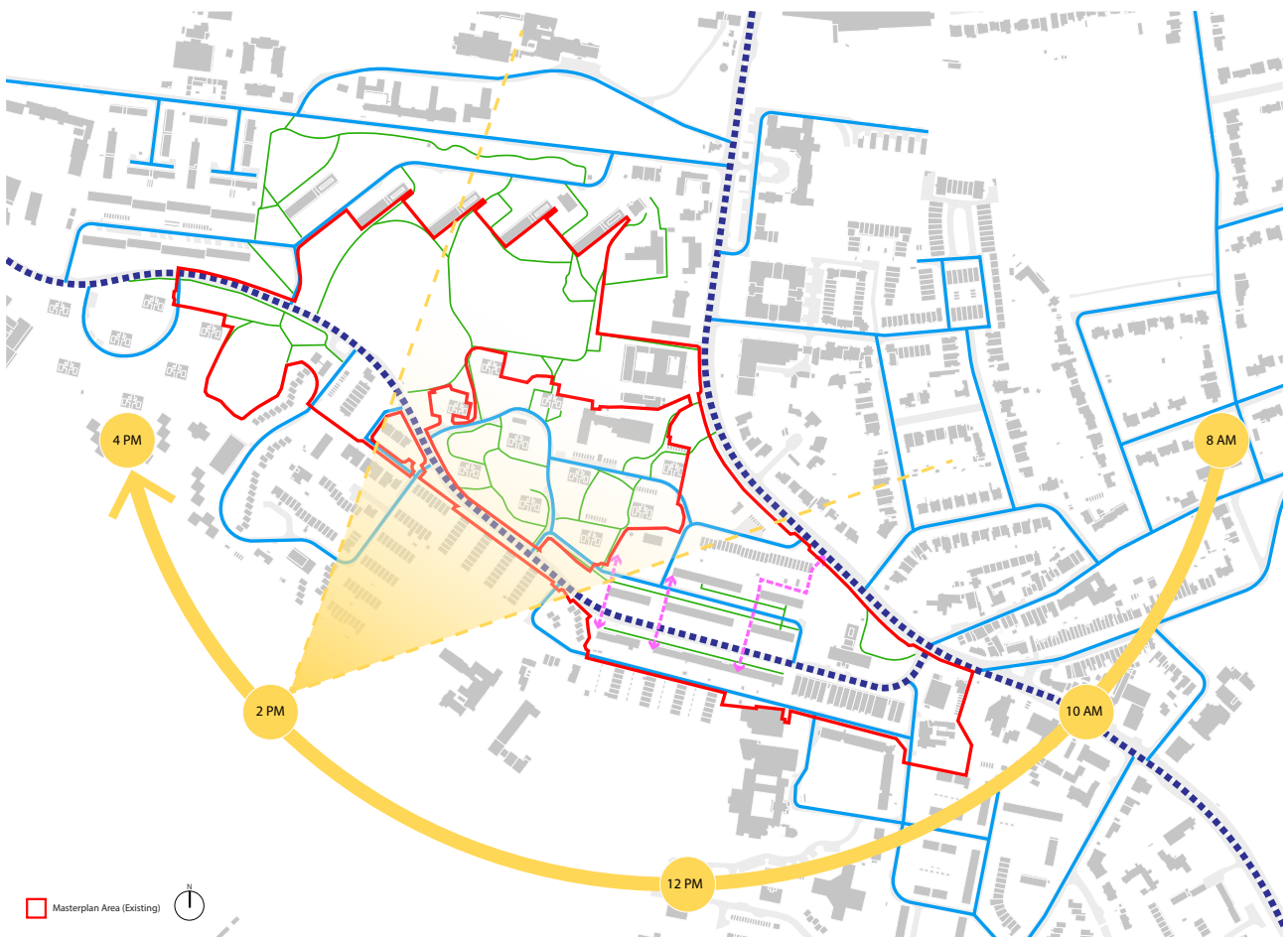
- Through a range of engagement methods, co-produce with residents an analysis of the effects on the lives of residents of the regeneration scheme for Alton Estate proposed by the council.
- Through a range of engagement methods, understand which are the main priorities for Alton Estate residents in the regeneration of the estate, and co-produce with them a community vision for the future of their neighbourhood. We will refer to this vision as the Community Plan. The **Community Plan** will include alternative design proposals and a feasibility study.
- Exchange knowledge between communities and universities: communities learn about planning and increase their capacity to influence decision making. Researchers learn from communities how to better engage residents in planning.

Note that this project is NOT produced for Wandsworth Council. This is a study carried out by UCL researchers in partnership with Alton Action and Just Space. The outputs of the project will be shared between the researchers and Alton Estate residents, as well as the supporting organisations involved in this project. We envisage that the residents could use this document, if they consider it appropriate, to present to the council to demonstrate what are their main priorities and their vision so it can inform the regeneration scheme.

1.2 INTRODUCTION TO LOCAL CONTEXT

Spatial Analysis

Constructed in the 1950's, the Alton Estate is one of the largest Council estates in the UK. The demarcation boundary covers approximately 12.5 hectares of the estate and 4.9 hectares of which is open space known as 'Downshire Field' to the north. The irregularly shaped site is located to the northeast of a golf course beyond which lies Richmond Park (covered by a Metropolitan Open Land designation), the edge of which marks Wandsworth Council's boundary with Richmond Upon Thames. The site is bounded by Roehampton Lane and St Joseph's RC Church to the East; Highcliffe Drive to the North; Laverstock Road, Hersham Close, Danebury Avenue and Minstead Gardens to the South and Tuncliffe Crescent to the West.



KEY

- Existing vehicle path
- Existing pedestrian path
- Barrier
- Desire line
- Sun path

Figure 1.6: Spatial analysis of Alton Estate Area

In terms of housing, the site contains 158 social rent units and 130 leasehold and freehold properties. Of the 158 social rent units, 102 are secure tenants. There is 2,668 sq.m. of existing retail, 425 sq.m. of offices and 6,083 sq.m. of community floorspace (including a library, doctors' surgeries, children's centre, youth clubs, advice centres and other community uses) on site. Buildings on site range in height from 1 to 10 storeys²².

Constraints

The site is located on the east part of the Alton West Estate, which includes a number of listed buildings dating from the C18th and from the redevelopment of the site in the 1950s, and a number of listed public artworks added subsequently. The five slab blocks on Highcliffe Drive adjacent to the northern boundary of the site were listed at Grade II* in 1998 together with 40 bungalows for the elderly on Minstead Gardens which were listed at Grade II. Most of the Alton Estate was designated a conservation area in 1998 so that the landscape, setting and other positive buildings in the area could also be conserved and enhanced.

Landscape

The Landscapes to Alton East and Alton West were added to the Register of Parks and Gardens of Special Historic Interest in England by Historic England on 11 June 2020. The boundary of the designated area follows the boundary of the Conservation Area. The site is located beyond an acceptable walking distance to rail and underground stations; however, there are six bus routes within an acceptable walking distance, with stops located on Roehampton Lane and Danebury Avenue. The site has a public transport accessibility level (PTAL) range of 2 to 3 with the majority of the regeneration site being 3, on a scale of 0 to 6b where 6b is the most accessible. Along Danebury Avenue in particular, due to complex level changes and the length of building frontages, north/south pedestrian access is often challenging and is not suitable for wheelchair users.

Socio-demographic composition of Alton Estate²³

The data below corresponds to Roehampton Ward and Alton Estate, not to the demarcation area in particular.

Population characteristics

The Alton estate is one of the largest public housing estates in the UK and is now home to over 13,000 people. It was built between 1958 and 1959. It is one of the London County Council's most ambitious, and first, post war developments.

The population and related characteristics of the Alton and allied areas are different to what they were in the 1960s when these areas experienced significant inflows of new residents resulting from the development of the estates. Now established residents whose parents or grandparents arrived from West or East London as part of the post-war rehousing programme live alongside more recent arrivals and students temporally passing through. Cumulative changes both social and economic have occurred overtime which has impacted on how the communities function as well as how services are delivered as opposed to how

²² Report GLA/4302/01 27 August 2019 The Alton Estate, Roehampton. Retrieved from https://www.london.gov.uk/sites/default/files/public%3A//public%3A//PAWS/media_id_471293///alton_estate_report.pdf

²³ Most of figures and data shown in this paragraph have been retrieved and re-elaborated from: The Alton and Putney Vale and the Lennox (Roehampton) Community Capacity Report, 2018 (data based on 2011 census). Retrieved from <https://www.datawand.info/wp-content/uploads/2018/11/Roehampton-Health-Profile-2018.pdf>

Community assets map

The map below identifies community assets in Alton Estate and the surrounding area, with the aim of understanding the existing community infrastructure.



 Public green spaces	01. Whitelands College	11. Mosaic Jewish Primary School
 Gym and sport structures	02. Roehampton Sport & Fitness Centre	12. Eastwood Day Nursery & Creche
 Health centres	03. Mayfield Surgery	13. NHS
 Religious buildings	04. St Joseph's RC Church	14. The Alton Primary School
 Community centres	05. Roehampton Library	15. Ibstock Place School
 Nurseries	06. Kairos Centre	16. Jebb Auditorium
 Primary schools	07. Alton Activity Centre	17. Gym Roehampton
 Secondary schools	08. Tahar surgery	18. Froebel College
 Universities	09. Roehampton Methodist Church	19. Student Medical Centre (SMC)
	10. The Danebury Avenue Surgery	20. Queen Mary's Hospital

Figure 1.7: Community Assets map in Alton Estate

they were originally configured around neighbourhood units with self-sufficient centres at the core.

While post-war housing contained a diversity of workers from those engaged in manual work to semi-skilled work, in more recent years social housing has predominately been linked to needs-based housing and low income or no income households, while at the same time the right to buy has contributed towards an expanded private rented sector accommodating students, temporary residents from abroad passing through or professionals who work in the city who have limited time to be part of the local community.

Population: size, gender, age and households

Alton Estate records a population of 13000 people, with a gender split configured by around 46% male and 54% females (GLA, 2011).

Roehampton and Putney Heath Ward as a whole have greater levels of younger people than the borough average: Around 9% of residents on the Alton are aged over 65, with many of them living alone. Nearly a quarter of the households where an older person lives alone is part of the sheltered housing scheme. The Alton and Putney Vale Health Profile (Health Profile) identifies more 16 to 29-year-olds living on the Alton than the Wandsworth average. Additionally, children and young people aged under 15 living in Alton area represent 21% of the local population. The Health Profile identifies 15% of households in the Alton as lone-parent households, which is more than double the Wandsworth average of 6%.

Diversity and ethnicity

Alton Estate has a highly diverse population: The black, Asian and minority ethnic (BAME) population in Roehampton is significantly higher than the Wandsworth average and has increased since 2001.

The Health Profile identifies nearly 40% of Alton residents from BAME groups compared to 30% across Wandsworth. A higher proportion of the community in Putney Vale are from White ethnic groups (69%) than the Alton (60%), and a higher proportion are from Other White ethnic groups (26% compared to 18% on the Alton). There are two prominent BAME communities within Roehampton, these are the Somali and Ahmadiyya communities; they are more prominent in the Alton. Other communities who also have a presence in the area include those from other parts of East Africa, the Philippines and South America including Colombia and Brazil.

Disadvantaged groups: disability and unemployment

According to the Census, the Ward has the highest percentage of people living in social housing in the borough at 41.5%. The Health Profile identified more than half of housing on the Alton as social housing (52.2%).

With regards to economic activity, there are high levels of unemployment with significant numbers of households having no adults in work with dependent children.

The Health Profile points out that in the Alton that 55% of lone parent households were not in employment, whilst it was 50% for Putney Vale.

Deprivation

In the latest Index of Multiple Deprivation (IMD)²⁴ in 2019, Roehampton was ranked 10,693 out of 32,844 in England, where 1 was the most deprived and 32,844 the least. Key indicators

²⁴ Index of multiple Deprivation 2015 and 2019, accessed from "London datastore" (gov.uk). Retrieved from <https://data.london.gov.uk/dataset/indices-of-deprivation>

of deprivation concern low incomes, high unemployment rate, low educational levels, high incidence of crime, poor health and poor housing conditions.

The area is significantly more deprived than Wandsworth averages including income deprivation. The area has significant numbers of people living in social housing and lowest number of vacant properties or second homes in the borough. In fact, the Alton estate is one of the largest public housing estates in the UK.

1.3 HISTORIC/HERITAGE ANALYSIS

Summary of historic environmental assets

The Alton Estate is rich in heritage assets protected both statutorily and non-statutorily. This section will summarise the significance of each of these assets in relation to the site. The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) provides the basis for statutory heritage protection in England. It outlines three main heritage designations (as relevant to the Alton Estate): **Conservation Areas, Listed Buildings, and Parks and Gardens.**

Conservation Areas are areas that have been designated as being of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The 1990 Act creates additional controls for areas designated as such, which apply in addition to normal planning controls with Conservation Area Consent being the application process. They can be designated by Local Planning Authorities, Historic England (in London), or the Department of Culture Media and Sport. The Alton Conservation Area was designated by the London Borough of Wandsworth in 2001 covering 58.1 hectares and comprises two main parts - Alton East and Alton West (Alton East being the first phase of development 1952-55, then followed closely by Alton West, 1955-59). The Conservation Area's 'special sense of place is the environment created by its atmospheric landscaping, historic layout and the architectural quality of buildings. The area's built form, while contemporary with the surrounding area, derives from the range of building scales and overall consistency and use of materials. The special character of this conservation area is derived from these unique characteristics expressed in its architectural and urban qualities'²⁵.

A building is listed when it is of special architectural or historic interest considered to be of national importance and therefore worth protecting. Listing can be made at one of three grade: I, II*, or II depending on the significance of the asset. Works to Listed Buildings require an application for Listed Building Consent, usually running in parallel with other planning processes (such as applications for planning permission).

The Alton Estate Conservation Area contains the largest number of listed buildings of any Conservation Area in Wandsworth. These are as follows:

Grade I

HOUSES Date listed: 14 July 1955

1. Mount Clare, Minstead Gardens
2. Parkstead House, Holybourne Avenue

Grade II*

SLAB BLOCKS Date listed: 22 December 1998

3. Dunbridge House, Highcliffe Drive
4. Denmead House, Highcliffe Drive
5. Charcot House, Highcliffe Drive
6. Winchfield House and abutting chimney, Highcliffe Drive
7. Binley House, Highcliffe Drive

HOUSES Date listed: 14 July 1955

8. Downshire House, Roehampton Lane
9. Temple in grounds of Mount Clare, Minstead Gardens

SCULPTURE Date listed: 15 April 1998

10. The Bull Sculpture, Downshire Field Recreation Ground, Danebury Avenue

Grade II

HOUSES

11. Garden gates to Downshire House, Roehampton Lane Date listed: 7 April 1983
12. 26 Bessborough Road Grade II Date listed: 16 July 1986

BUNGALOWS FOR THE ELDERLY Date listed: 22 December 1998

13. 245 - 255 Danebury Avenue
14. 257 - 261 Danebury Avenue
15. 1 - 13 Minstead Gardens
16. 2 - 26 Minstead Gardens
17. 15 - 33 Minstead Gardens

POINT BLOCKS Date listed: 22 December 1998

18. Blendworth Point, Wanborough Drive
19. Eashing Point, Wanborough Drive
20. Hindhead Point, Wanborough Drive
21. Hilsea, Wanborough Drive
22. Witley Point, Wanborough Drive
23. Westmark Point, Norley Vale
24. Cadnam Point, Dilton Gardens
25. Dunhill Point, Dilton Gardens
26. Longmoor Point, Norley Vale
27. Grayswood Point, Norley Vale

SCULPTURE

28. The Watchers Sculpture (behind Downshire House), Roehampton Lane Date listed: 15 April 1998

The Alton West Estate Park and Garden is a Grade II open space in the estate. The site incorporates two adapted 18th century landscapes including the remnants of one by Capability Brown of around 1774-1775. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the landscapes' special character. The landscaping to Alton West is registered at Grade II for the following reasons²⁶ :

- As a showcase estate by the largest and most influential architect's department in the world in the 1950s, including young architects who went on to have international careers.
- As a manifestation of the architectonic approach inspired by the work of Le Corbusier in its architecture and landscaping which, in competition with the softer Swedish humanist idiom represented at Alton East, was a major influence on the LCC Architect's Department into the 1950s.
- The landscape survives well, with the estate plan and the principal buildings, views, planting and structural elements all remaining appreciable, albeit with more trees planted and several new features introduced.
- For the coherent and well-preserved ensemble of listed buildings and public sculptures distributed throughout the estate.

Non-statutory designations - Locally listed buildings. The Council holds a list of buildings that are of special architectural or historical interest at a local level. There are no additional planning controls over locally listed buildings other than those that already apply to the building. The following buildings were locally listed on 22 November 2010:

- Cedars Cottages - 1 Cedars Cottages, Roehampton Lane
- Ibstock Place School (remaining historic part) and Lodge, Clarence Lane
- Maryfield Convent and Chapel - Mount Angelus Road
- Hartfield House, 170 Roehampton Lane
- 66 Alton Road
- 33 Bessborough Road
- 68-78 and 80-86 Minstead Gardens

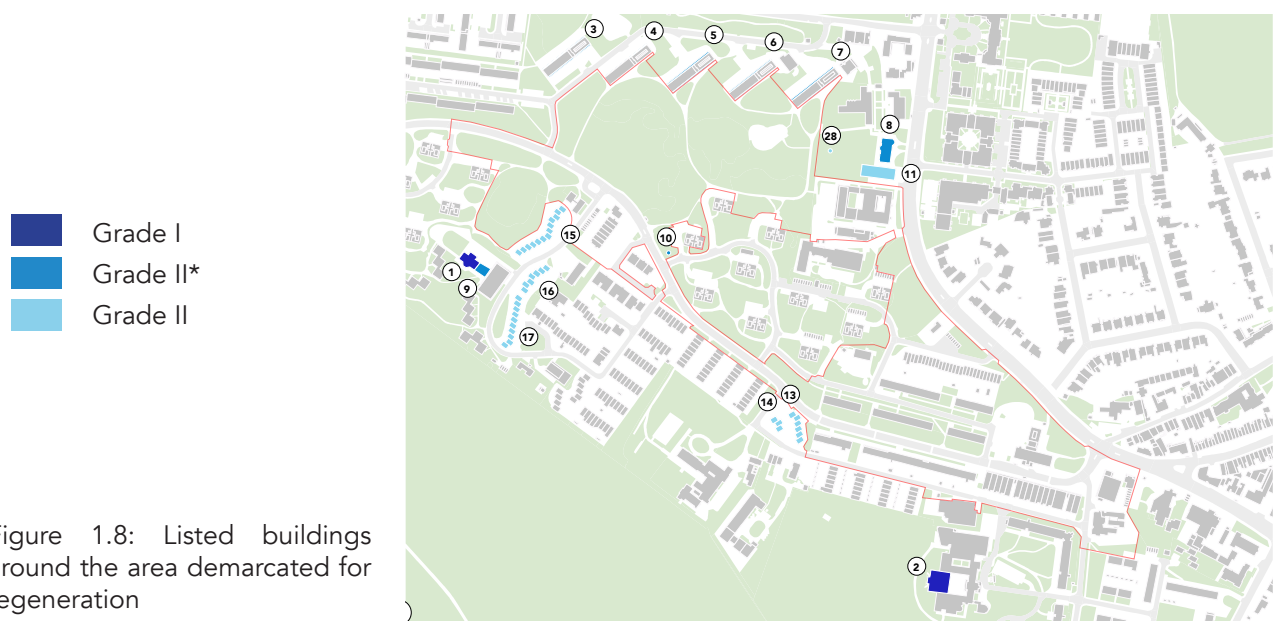


Figure 1.8: Listed buildings around the area demarcated for regeneration

26 Listing description notes, Historic England <https://historicengland.org.uk/listing/the-list/list-entry/1466474>



2. PLANS FOR REGENERATION IN ALTON ESTATE

2.1 CONTEXT OF REGENERATION IN ALTON ESTATE FROM 2009 TO 2021

Wandsworth council has been planning to regenerate the Alton Estate for 17 years. Plans to improve the area started in 2004 with the promise of new homes, a supermarket, shops and community facilities in addition to creating hundreds of jobs. However, the £33-million plans to redevelop Danebury Avenue and its surroundings were abandoned in 2009 during the global financial crisis, due to being 'unviable' and 'unable of succeed in attracting funding'²⁷.

Plans for redeveloping Danebury Avenue and its surroundings re-started a few years after the crisis. In 2013, the council appointed Bilfinger GVA and Studio Egret West to produce a Masterplan for the area²⁸, which was completed and in 2014, GVA and Studio Egret West produced a Masterplan for the area²⁹. This 2014 Masterplan proposed building "750-800 new homes including houses, maisonettes and apartments, which include the replacement of 323 existing homes, 5,000sqm of retail space, 400sqm of dedicated workspace, 5,500sqm community uses, potential for up to 400 student units". The Masterplan was translated into planning policy guidance in 2015 through the Supplementary Planning Document (SPD). The SPD proposed a net increase of 500 homes and potential for 250 student bedrooms or further homes³⁰.

In 2016, the council launched a competition to choose a development partner and Redrow was chosen as the preferred bidder in early 2017³¹. The teams Hawkins\Brown, Barton Willmore (Design), Tate Hindle & Gillespies produced detailed proposal for Wandsworth Council and the developers Redrow for the regeneration of Alton Estate. These proposals included the construction of 1108 new homes³² and the demolition of 288 homes, as well as the construction of 9572sqm of non-residential uses³³.

In August 2020, the development partners Redrow pulled out of the scheme, since they were scaling back their works in London due to the crisis originated by the Covid-19 pandemic³⁴. One month later, in September 2020, Wandsworth council announced they

27 Henderson, Jamie. 2009. 'Wandsworth Council accused of abandoning Roehampton estate'. Sutton & Croydon Guardian, 9 November. <https://www.yourlocalguardian.co.uk/news/4725821.wandsworth-council-accused-of-abandoning-roehampton-estate/>

28 Wandsworth Local Planning. Supplementary Planning Guidance, Roehampton, 2015, p. 5. https://www.altonestateregen.co.uk/assets/proposals/2015-roehampton-spd-documents/roehampton_adopted_spd_oct_2015.pdf

29 https://www.altonestateregen.co.uk/assets/proposals/2014-alton-area-masterplan-documents/alton_masterplan_report_20141113.pdf

30 Wandsworth Local Planning. Supplementary Planning Guidance, Roehampton, 2015, p. 25 https://www.altonestateregen.co.uk/assets/proposals/2015-roehampton-spd-documents/roehampton_adopted_spd_oct_2015.pdf

31 <https://www.showhouse.co.uk/news/redrow-preferred-bidder-for-alton-estate-regeneration/>

32 <https://www.altonestateregen.co.uk/assets/regeneration/documents/june-2019-submission/5-masterplan-statement.pdf>

33 <https://www.altonestateregen.co.uk/assets/regeneration/documents/june-2019-submission/6-das-volume-1.pdf>

34 <https://www.mylondon.news/news/south-london-news/one-londons-biggest-housing-estate-18728769>

will go ahead with the scheme despite having lost their development partner³⁵. They are currently looking for a new development partner for the scheme. In October 2020, the Masterplan was approved by Wandsworth Council's Planning Application committee and "final decision on the scheme now rests with the Mayor of London"³⁶.

As in 2009, a crisis is challenging the redevelopment of Alton Estate. In this case, the council is still planning on delivering the scheme with another development partner, which has not been appointed yet. However, reports³⁷ point that population has fallen in London during the pandemic and the Masterplan does not consider how the pandemic might have changed the scenario.

2.2 OVERVIEW OF THE WANDSWORTH ALTON ESTATE MASTERPLAN: GENERAL AND SPECIFIC ASPECTS

In July 2019, Wandsworth Council submitted a planning application of potential strategic importance to redevelop Alton Estate area, proposing "mixed-use phased development ranging from 1-9 storeys above ground level comprising 1,103 residential units and up to 9,572 sqm of non-residential uses comprising new and replacement community facilities; flexible commercial floorspace, and community uses"³⁸. The application is referable under Categories 1A, 1B, 1C and 3A(a) of the Schedule to the Order 2008³⁹. Those categories refer to:

- Category 1A – "Development which comprises or includes the provision of more than 150 houses, flats or houses and flats"
- Category 1B – "Development (other than development which only comprises the provision of houses, flats or houses and flats) which comprises or includes the erection of a building or buildings – outside Central London and with a total floorspace of more than 15,000 square metres"
- Category 1C – "Development which comprises or includes the erection of a building of (c) more than 30 meters high and is outside the City of London"
- Category 3A(a) – "Development which is likely to result in the loss of more than 200 houses, flats, or houses and flats (irrespective of whether the development would entail also the provision of new houses or flats)"

35 <https://www.mylondon.news/news/south-london-news/wandsworth-alton-estate-regeneration-go-18958997>

36 <https://www.wandsworth.gov.uk/news/2020-news/october-2020/alton-estate-masterplan-approved/>

37 PwC published a report that said population in London could decline for the first time since 1988. <https://www.theguardian.com/uk-news/2021/jan/07/london-population-decline-first-time-since-1988-report-covid-home-working>. This has been followed by other reports that also point at the loss of foreign population in London. <https://www.bbc.co.uk/news/uk-56435100>.

38 Planning report GLA/4302/01 on the 27th August 2019. Retrieved from https://www.london.gov.uk/sites/default/files/public%3A//public%3A//PAWS/media_id_471293///alton_estate_report.pdf

39 Town and Country Planning (Mayor of London) Order 2008. Retrieved from <https://www.legislation.gov.uk/uksi/2008/580/contents/made>

The Masterplan⁴⁰ proposed by Wandsworth Council, identified opportunities for the regeneration of the Alton Area (Figure 2.1) considering the four key intervention areas already identified by the Roehampton SPD (2015)⁴¹: i) Roehampton Local Centre; ii) Portswood Place Important Local Parade; iii) Danebury Avenue Housing; iv) Central Landscape.

In general, the Masterplan outlines some broad aims, such as:

- Consolidated high quality community facilities
- Creation of office space
- Increase in and improvement of retail space
- Greater variety of housing tenures
- Housing more accessible to those with disabilities
- Linking Roehampton High Street with the estate with the new 'Village Square'
- Improving pedestrian routes onto and across the estate
- Dedicated disabled parking bays
- Increased tree planting
- Enhancing and improving access to green spaces
- Revealing and celebrating heritage buildings

Existing Estate



Proposed Masterplan



Figure 2.1 Map comparison between the existing situation and the Masterplan proposed by Wandsworth Council for the regeneration of Alton Estate.

40 Design and Access Statement (DAS) for the hybrid planning application for the Alton Green. Retrieved from <https://www.altonestateregen.co.uk/assets/regeneration/documents/june-2019-submission/6-das-volume-1.pdf>

41 https://www.wandsworth.gov.uk/media/1627/roehampton_adopted_spd_oct_2015.pdf

More specifically, the development involves the phased demolition of all buildings and structures within the demarcated area for regeneration, except for the Alton Activity community centre. In detail, the proposal includes:

- Up to 1108 residential units, a net increase of 816 homes (292 being demolished). New buildings would range in height from 1 to 9 storeys.
- Total increase in residential floorspace 62,383 sqm (existing 10,860 sqm).
- Total increase in non-residential floorspace 409 sqm (existing 7,375 sqm), comprising new and replacement community facilities (5,527 sqm) and flexible commercial floorspace (3,402 sqm), and offices (643 sqm).
- Total amount of 544 car parking spaces (373 additional spaces provided, and 171 spaces existing), which equates a car parking ratio of 0.5 per unit – see Chapter 6.1.8 of this Report.
- Total provision of 201 social rent units (existing 158 social rent units) and 60 shared equity / shared ownership units.
- Total provision of 847 privately owned units (130 of which are re-provided).
- Demolition and rebuilding taking place over 14 phases, with some occurring concurrently, dates TBC.
- New 'Village Square' between Roehampton Lane, St. Joseph's Church, and Danebury Avenue.
- New large community building, including library, health centre, BASE Youth Club, and a community hall, beside Village Square.
- Replacement shops for those demolished as well as new shops, and a new medium sized grocery store along Danebury Avenue.
- Offices for Wandsworth Council's Housing Team.
- Affordable office space set aside for small businesses and voluntary sector.
- New retail unit, health/community space, and replacement for Minstead Gardens Clubroom at Portswood Place.
- Eastwood Nursery School relocated to Portswood Place.
- Bus turnaround point moved from Portswood Place to further along Danebury Avenue.
- Improved Downshire Field with trees retained, new wildflower meadows, seating areas, play facilities, and running loop.
- Alton Activity Centre improved with new play spaces and productive garden.



Figure 2.2 Map shows location of the affordable housing within the scheme and detailed elements.

Although the Masterplan includes flattening and rebuilding 158 social rented homes, 130 privately rented units and adding 815 further new homes, of these extra homes, only 53 will be classed as affordable (Figure 2.2) – 30 of which are proposed as affordable rent resulting in an overall uplift in social rent floorspace of 4253 sqm – with a further 45 classed as shared equity (see Figure 2.3).

Table 1: existing units

tenure	1 bed	2 bed	3 bed	5 bed	total units	total hab rooms	floorspace (sq.m. GIA)
leasehold/freehold	4	8	118	0	130	504	10,592
social rent	20	34	103	1	158	560	11,158
Total	24	42	221	1	288	1064	21,750

Table 2: existing vs proposed housing mix

	Existing			Proposed				
	Social rent	Lease-or freehold	Total	Social Rent	Shared Ownership	Shared Equity	Market	Total
Units	158	130	288	201	29	31	847	1108
Hab rooms	560	504	1,064	Up to 670	Up to 62	Up to 174	Up to 2,380	Up to 3,286
Floor-space (sq.m) GIA	11,158	10,592	21,750	15,411	1,495	4,006	82,682	103,594

Figure 2.3 Tables showing the existing and the proposed housing mix. Source: Planning report GLA/4302/01 on the 27th of August 2019.

However, London Plan Policy 3.14, draft London Plan Policy H10, the GPGER and the Mayor’s Affordable Housing and Viability SPG also make clear that ‘in the redevelopment of sites any loss of affordable housing must also be replaced by better accommodation and at least an equivalent amount of floorspace on a like-for-like basis’. Thus, the Masterplan confirms an increase in social rent floorspace in overall terms, but no assurances that the replacement social rent units to be replaced would be of equivalent size in terms of floorspace has been made as required.

In addition, no guarantee has been given that the temporary residents that would not have a right to rehousing on the estate would be rehoused in units provided at social rent or LAR (London Affordable Rents homes) levels. Moreover, the strategy for decant ‘is extremely vague’ (paragraph 40 of the Planning report GLA/4302/01, August 2019), providing very little certainty for residents who will be relocated: very little detail is provided as to how this would be practically achieved and which residents would need to be relocated where and in which phase – ‘[...] secure social tenants and resident homeowners can remain on the estate and move only once’ (paragraph 28 of the Planning report GLA/4302/01, August 2019). In terms of architecture and local heritage, architectural historian Barnabas Calder hit out at the new Masterplan, highlighted the serious ‘loss’ of the original entrance to the estate, Allbrook House and the early-Brutalist maisonettes and shops opposite, as part of the buildings due for demolition (see Chapter 1.3 of this Report).

In terms of community engagement, the SCI has highlighted that no further public exhibitions on the scheme were held post September 2018, therefore, no consultation on the wider proposals took place within the circa 10-month period prior to submission other than targeted workshops (paragraph 36 of the Planning report GLA/4302/01, August 2019). In terms of location, one main concern is the segregation of social housing units in two single-tenure blocks (Figure 2.2) which, considering the peripheral location of Alton Estate, has been defined ‘unacceptable’⁴². This has been highlighted by the Greater London Authority’s planning officers (September 2019)⁴³, who raised ‘serious concerns’ about the

42 <https://www.architectsjournal.co.uk/news/mayor-attacks-hawkinsbrowns-unacceptable-alton-estate-plans>
 43 <https://www.architectsjournal.co.uk/news/mayor-attacks-hawkinsbrowns-unacceptable-alton-estate-plans>

quality of 'affordable housing and principle of inclusive design', especially considering the 'disproportionate impact of the rehousing of non-secured social tenants on women and BAME occupants' which represent respectively 54% and 40% of the Alton population (see Chapter 1.2 of this Report).

In summary, 'the scheme would not deliver like for like replacement of social rented units in terms of floorspace and does not reflect current housing need' (August 2019)⁴⁴. This approach fundamentally conflicts with the principles of the GPGER, London Plan and draft London Plan policies and Affordable Housing and Viability SPG and is therefore 'unacceptable' (paragraph 40 of the Planning report GLA/4302/01, August 2019). The GLA response in August 2019 was that 'the application does not comply with the London Plan and the draft London Plan, and requires fundamental revisions and significantly more detail to address issues related to'⁴⁵:

- "Estate regeneration: The proposals do not comply with London Plan Policy 3.14 and draft London Plan Policy H10 or the GPGER as the development would not deliver like for like replacement of social rented units; there are shortcomings in the consultation process; the decant strategy is significantly lacking in detail and does not take account of the impact of CPO process. The principle of estate regeneration would only be accepted should these issues be addressed in full."
- "Affordable housing: The affordable housing is segregated in single tenure blocks on the periphery of the site, which is unacceptable and must be better integrated throughout the scheme. The affordable housing offer itself is unclear. The intermediate offer includes shared equity which is not recognised by the GLA as a genuinely affordable housing product. The offer, excluding shared equity is 8% affordable housing on the uplift generated on site (64:36 split between social rent and shared ownership). However, no clear commitment to providing the additional 20 social rent units and shared ownership units within the estate/ satellite sites has been indicated. The applicant's FVA is currently being robustly interrogated to ensure that the maximum reasonable affordable housing offer is secured. However, it is currently unclear what level of Council funding (and other government funding) has been relied upon to support the development. The applicant is required to model the impact of GLA grant funding. Early and late-stage reviews must be secured in the s106."
- "Community and commercial uses: The applicant must demonstrate that the retail units are fit for purpose and would meet retained tenant's needs; the affordable office space in relation to management and affordable terms; and confirmation that the proposed community floorspace improves upon the existing and would be managed."⁴⁶
- In addition to this, the report from the GLA includes other concerns on play space, equalities, urban design, heritage, inclusive access and fire safety, energy, sustainable drainage and flood risk, urban greening and transport.
- Wandsworth Council did make some minor changes to their plans as a result of the Stage comments from the Mayor of London and that these were approved and published in early 2020.

An overview of the London planning policy context derived from the JustSpace workshop, with advisory notes on how to take this context into consideration in the campaign to promote alternatives to the Wandsworth Council plan.

44 Planning report GLA/4302/01 on the 27th of August 2019. Retrieved from https://www.london.gov.uk/sites/default/files/public%3A//public%3A//PAWS/media_id_471293///alton_estate_report.pdf

45 Planning report GLA/4302/01 on the 27th August 2019. Retrieved from https://www.london.gov.uk/sites/default/files/public%3A//public%3A//PAWS/media_id_471293///alton_estate_report.pdf

46 https://www.london.gov.uk/sites/default/files/public%3A//public%3A//PAWS/media_id_471293///alton_estate_report.pdf

3. LONDON PLANNING POLICY

Chapter by Just Space: Richard Lee, Pat Turnbull & Michael Edwards

3.1 INTRODUCTION

The London Plan is the overall strategic plan for London and has been a central feature of London's government since the GLA was created in the year 2000. The London Plan aims to set out an integrated economic, social and environmental framework for how London will develop. Under Mayor Sadiq Khan, the stated vision is for a more socially integrated and sustainable city that works for all Londoners.

These London Plans have been strongly criticized to be geared to the interests of property owners and developers, investors and financial interests. Indeed, the London Plan of 2021 has been described as a 'developer's charter'. Community groups have been fighting uphill battles to defend the interests of low income Londoners, press for serious environmental policies and make the planning process more democratic.

These campaigns have had some success, securing many improvements of detail in how the plans work and strengthening the voice of citizens. Thus there are now some protections for tenants and other residents of estates at risk of demolition through the use of ballots and through requirements for like-for-like replacements of council homes demolished. Another area of improvement is the community campaigns against closures of local social infrastructure and local small businesses —often clusters of retail or manufacturing which employ and also serve ethnic minority and working class communities: London Plan policies which formerly prioritised big, corporate shopping centres now do at least support 'high streets' and there are policies to encourage affordable workspace and slow down the losses of local employment.

Planning decisions on individual developments are taken by the local borough, but on major schemes the Mayor of London must be notified and may take over the decision-making. In both cases the decisions should be in line with the Development Plan unless there are strong grounds for doing otherwise. The Development Plan is a combination of the London Plan, the Borough Local Plan and the Neighbourhood Plan (where there is one). If you are challenging or trying to influence a decision it's most effective if you can appeal to policies in one of these documents which support your position.

One distinctive feature of the London Plan may be useful: it is a very qualitative document. On some issues it defines quantities (numbers of dwellings in a target; hectares of industrial land) but many issues are decided by each Borough in the light of local studies and design considerations – like the definition of a 'tall' building and mapping areas where they will and won't be allowed. The significance of this reliance on qualitative policies is that its credibility depends on whether it is enforced. It may thus be realistic to press the Mayor hard to enforce his policies on key issues for fear of undermining the credibility of the Plan.

Three important issues for community groups are Housing, Climate Emergency and Small Businesses. The following sections describe the relevant London Plan policies and other Mayor of London strategies and guidance.

3.2 HOUSING

As well as his planning powers, the Mayor has additional powers because he distributes central government grant money for London. These powers and policies are dealt with in a separate GLA document called the London Housing Strategy. The Mayor of London is not a 'Housing Authority' in the sense of being able to build and rent out council housing or being obliged to house homeless people. This section deals with the planning policies and with some of the others.

Chapter 1 of the London Plan 2021⁴⁷ sets out, in 9 strong statements, the purposes of the Plan starting with GG1 **encourage early and inclusive engagement with stakeholders, including local communities, in the development of proposals, policies and area-based strategies**

And **"support and promote the creation of an inclusive London where all Londoners, regardless of their age, disability, gender, gender identity, marital status, religion, race, sexual orientation, social class, or whether they are pregnant or have children, can share in its prosperity, culture and community, minimising the barriers, challenges and inequalities they face"**.

Making the best use of land – objective GG2

The entire plan aims to accommodate rapid growth of London and to do so mainly by intensifying the use of land. This objective elaborates how this will be done, especially by densification around stations, transport nodes and centres, while protecting green space.

Delivering the homes Londoners need – objective GG4

Emphasises the immense affordability problem of housing in London and that official studies show that the great majority of new homes should be 'genuinely affordable'.

Chapter 5 Housing we pick out key policies for emphasis.

H1 sets out targets for completion of net additional homes for London, for each of the 33 Boroughs and the 2 Mayoral Development Corporations over 10 years 2020-30. The target for Wandsworth is 19,500 over 10 years.

H4 Affordable Housing sets out the requirement that all developments of 10 or more homes must contribute at least 50% affordable homes (and smaller schemes too where a Borough requires that). Housing providers like housing associations must commit to this level and 'strategic partners' to a higher proportion. Public land and some former industrial land must also meet the 50% criterion.

H5 Threshold approach is a policy which offers a simplified permission process to schemes which offer at least 35% affordable housing (or more on public and some ex-industrial land) without relying on government grant and which satisfy various other rules. Schemes which do not qualify will have to submit detailed financial viability evidence to show why they should be allowed to offer less.

H6 Affordable housing tenure explains what is meant by "affordable" – a term defined by the Coalition UK government of 2010 to mean housing costing not more than 80% of local market levels to rent or buy and including part-buy part-rent, 'Shared Ownership' and similar schemes. It is not, therefore, a measure of affordability at all.

⁴⁷ https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

The policy requires that at least 30% of 'affordable' housing shall be social or LAR levels; at least 30% intermediate (i.e. other, more expensive, but still 'affordable' homes) with the mix for the remaining 40% decided by each Borough council. The best explanation of all these rent and tenure categories is by the London Tenants Federation⁴⁸.

3.2.1 BETTER HOMES FOR LOCAL PEOPLE: THE MAYOR'S GOOD PRACTICE GUIDE TO ESTATE REGENERATION

This a separate document, published in 2018.

The Mayor's planning powers to get involved in estate regeneration are limited but he can set conditions for grant funding of regeneration schemes. However councils and housing associations which develop without grant support don't have to satisfy these conditions.

Plans that involve the demolition of existing homes should provide an increase in affordable housing, full rights to return or remain for social tenants, and a fair deal for leaseholders and freeholders. *"Where demolition is involved, I intend to use my planning powers, and a new requirement for resident ballots where my funding is involved"*.

Estate regeneration has come to affect many thousands of Londoners. The Mayor believes that for estate regeneration to be a success there must be resident support for proposals, based on full and transparent consultation from the very start of the process, and meaningful ongoing involvement of those affected. The Mayor proposes to encourage the wider use of ballots by requiring them as a condition of his funding

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 (eg schools, parks, and community centres).

The range of physical interventions [...] includes: repairs to, and refurbishment of, existing homes; building new homes on 'infill' sites; and demolition and rebuilding. Councils, housing associations and their partners should always consider alternative options to demolition first. They should balance the potential benefits of demolishing and rebuilding homes against the wider social and environmental impacts of this option. Councils and housing associations should engage early and meaningfully with residents to jointly develop priorities for any schemes.

Consultation should be:

- **transparent**
- **extensive**
- **responsive**
- **meaningful**

Range of options for consulting and engaging. Councils should support residents who wish to set up neighbourhood forums and develop neighbourhood plans for estate regeneration

Residents should be the primary consultees during an estate regeneration project

⁴⁸ <https://londontenants.org/>

Councils and housing associations should engage with tenants' and residents' associations or similar resident representative bodies, where they exist, in addition to direct contact with residents

Residents should be given an opportunity to select their own independent tenant and leaseholder advisors (ILTAs), paid for by the landlords, and to deselect them if they are unhappy with the advice or support they are receiving:

1. An increase in affordable housing

- Demolition and like-for-like replacement
- Gap funding
- Replacement of homes on the basis of floorspace
- Building more new homes...a 'Viability Tested Route' to planning permission. Increasing the density of an estate may improve the viability of a scheme and help to maximise the number of genuinely affordable homes.

2. Full right to return or remain for social tenants

- Phase projects whenever possible, with the aim of ensuring that households can remain on the estate by moving no more than once.
- Right to return or remain for social tenants
- Temporary rehousing
- Financial compensation for displaced social tenants
- Assistance for private tenants
- Short-term council and housing association tenancies

3. A fair deal for leaseholders and freeholders

- Acquiring leasehold and freehold homes: the valuation must reflect the value of the property before the impact of any regeneration or proposed regeneration is taken into account.
- Rehousing options for resident leaseholders and freeholders, shared equity or shared ownership.

Implementation

Where a scheme involves demolition of existing homes, the Mayor's funding will be conditional on the proposed scheme gaining resident support through a ballot

Planning powers are used to set target levels of 'affordable' housing', the incentive to satisfy at least a threshold level and a 'Viability Tested Route' for schemes which do not meet that threshold (see London Plan Policy H5 above)

The GLA Act 1999 specifies that councils' statements of local housing policies must be in general conformity with the London Housing Strategy and their Local Plans must be in general conformity with the London Plan.

3.1.2 LONDON PLAN 2021. POLICY H8 LOSS OF EXISTING HOUSING

AND ESTATE REDEVELOPMENT

1. Loss of existing housing should be replaced by new housing at existing or higher densities with at least the equivalent level of overall floor space.
2. Loss of hostels (...).
3. Before considering the demolition and replacement of affordable homes, boroughs, housing associations and their partners should always consider alternative options first. They should balance the potential benefits of demolition and rebuilding of homes against the wider social and environmental impacts and consider the availability of Mayoral funding and any conditions attached to that funding.
4. Demolition of affordable housing, including where it is part of an estate redevelopment programme, should not be permitted unless it is replaced by an equivalent amount of affordable housing floorspace. Affordable housing that is replacing social rent housing must be provided as social rent housing where it is facilitating a right of return for existing tenants. Where affordable housing that is replacing social rent housing is not facilitating a right of return, it may be provided as either social rent or London Affordable Rent housing. Replacement affordable housing should be integrated into the development to ensure mixed and inclusive communities.
5. All development proposals that include the demolition and replacement of affordable housing are required to follow the Viability Tested Route and should seek to provide an uplift in affordable housing in addition to the replacement affordable housing floorspace.

Comment on the housing issues

Many of the policies and suggestions in the GLA's documents appear helpful to the needs of tenants and other residents of existing estates (often as a result of tenants and community campaigns over many years) and are thus important weapons in negotiation. Beware, however, of the many pitfalls:

- The detail matters, so do read the original text carefully;
- Policies which derive from the Mayor's grant giving powers don't apply where a scheme is not seeking grant;
- No policies are absolutely binding; all can be traded off against each other and are 'subject to viability' which means that maintaining developer profitability is always the final decider;
- Even where resident ballots are required, they can be subject to manipulation by councils or developers designed to hide or downplay refurbishment options. Vigilance is needed.

The present Mayor, Sadiq Khan, probably feels specially vulnerable to criticism that not enough 'affordable' housing is being built and especially not enough social rent (council) housing. While he can deflect part of the blame to national government which insists that the small available budgets are mainly spent on middle-income housing (London Living Rent and Shared Ownership), the buck essentially stops with him and groups have had some success in pressing the Mayor to enforce at least the Plan's minimum requirements.

3.3 CLIMATE EMERGENCY

Overview

This section considers what the Mayor and Boroughs must do to achieve zero carbon emissions. It looks at the legal requirement, the relevant strategies of the Mayor of London and the policies in the London Plan.

There is a statutory (legal) requirement for planning authorities to contribute to achieving net zero carbon by 2050 through mitigation and adaptation. This is set out in the Planning and Compulsory Purchase Act (2004) as amended. See section 19 (1A). The London Plan 2021 has been found to comply with this.

In December 2020, the Government announced an updated target of a 68% reduction in carbon emissions by 2030, but this is not yet a statutory target and national policy (National Planning Policy Framework - NPPF 2021) has not been significantly revised on climate change. Except that national policy now expects design codes, where climate figures in the 10 'characteristics' that lead to well-designed places.

In 2018, the London Assembly passed a motion to declare a climate emergency by 2030.

The Mayor's London Environment Strategy (2018) and Climate Action Plan - 1.5C Compatible (2018) provide more detail about how London will become a net zero carbon city by 2050. The Climate Action Plan provides a timeline or transition to zero carbon, with achievements by 2025 and 2030. It pays particular attention to retrofit:

"All our pathways to zero carbon in 2050 rely on a high level of energy efficiency building retrofits by 2030."

In June 2021, the Mayor announced £5 billion of funding for a "retrofit revolution and identified London's decarbonisation priorities for the next 5 years.

The following policies can be found in London Plan chapter 8 Green Infrastructure and Natural Environment and Chapter 9 Sustainable Infrastructure.

Policy SI 2 Minimising greenhouse gas emissions

What the London Plan says:

- The energy hierarchy includes to monitor, verify and report on energy performance
- Major developments must be net zero carbon and include a detailed energy strategy to demonstrate how the target will be met
- Development proposals referable to the Mayor should calculate whole life cycle carbon emissions
- Where the zero-carbon target cannot be fully achieved, any shortfall requires a cash payment to the Borough's carbon off-set fund. Offset fund payments must be ring fenced to implement projects that deliver carbon reductions (such as energy efficiency projects and installing renewable technologies)

Jargon buster:

Energy hierarchy – a tiered approach to limiting carbon emissions by reducing energy demand, supplying energy more efficiently, using energy renewables and then monitor, verify and report

Zero carbon – activity that causes no net release of carbon dioxide and other greenhouse gas emissions.

Whole life cycle carbon assessment – this captures embodied carbon emissions (those associated with raw material extraction, manufacture and transport of building materials,

construction, dismantling, demolition and material disposal) as well as operational carbon emissions (when the building is in use).

Policy SI 3 Energy infrastructure

What the London Plan says:

Energy masterplans should be developed that include connections to existing heat networks, using heat from waste, maximising renewable electricity, establishing new heating and cooling networks.

Jargon buster:

Energy masterplans identify opportunities for decentralised energy (that is, low and zero carbon heat and power) and their delivery.

Heat networks are the pipes connecting heat production equipment with customers.

Policy SI 7 Reducing waste and supporting the circular economy

What the London Plan says:

Development Plans must meet the Circular Economy Principles and major development should submit a Circular Economy Statement.

The Mayor's guidance on the circular economy describes an environment that gives priority to retention and refurbishment over demolition and rebuilding. Where a developer considers the re-purposing of a building is not possible, a pre-demolition audit is required.

Jargon buster:

A circular economy is one where materials are retained in use at their highest value for as long as possible and are then reused or recycled, leaving a minimum of residual waste.

Development Plan - includes London Plan, Borough Local Plan and Neighbourhood Plans.

Policy G 4 Open Space

What the London Plan says:

Boroughs are required to undertake a needs assessment of open space, identifying areas where there is a deficiency of public green and open space. Development should increase the amount of open space, and particularly green space, in areas of deficiency. Green space should remain publicly accessible.

Policy G 6 Biodiversity and access to nature

What the London Plan says:

Development should contribute to net gains in biodiversity and be informed by the best available ecological information.

Boroughs should use up to date information about the natural environment to protect priority species and habitats and identify areas of deficiency in access to nature.

Policy G 7 Trees

What the London Plan says:

Development plans should identify strategic locations for tree planting.

Development should ensure that, wherever possible, existing trees of value are retained.

Policy SI 1 Improving air quality

What the London Plan says:

Development proposals must be at least air quality neutral and should propose methods for being Air Quality Positive, by implementing measures that will actively reduce pollution.

Particular care should be taken with developments that are in Air Quality Focus Areas, where there are large numbers of people particularly vulnerable and the air quality is poor.

3.4 SMALL BUSINESSES

In the London Plan, small businesses are known as SME's or small and medium-sized enterprises, with the very smallest known as micro-businesses.

Small businesses, or SME's, appear mostly in the **Economy chapter**, but also make an appearance in the **Heritage and Culture chapter**, where they are seen to add to an area's "cultural offer". It is suggested that small businesses can be part of short-term temporary uses in a place, usually before it is developed, known as "meanwhile uses" and "pop-up" venues.

In the economy chapter, small businesses appear in

Policy E1 Offices

Policy E2 Providing suitable business space

Policy E3 Affordable workspace

Policy E5 Strategic Industrial Locations

Policy E6 Locally Significant Industrial Sites

Policy E8 Sector growth opportunities and clusters

Policy E9 Retail, markets and hot food takeaway - includes high streets

Policy E1 Offices

Is geared towards large offices but mentions *development proposals should support the*

provision of space suitable for SMEs in light of strategic and local assessments of demand and supply.

Policy E2 Providing suitable business space

Boroughs should have policies that support and protect an “appropriate range” of rents to meet the needs of micro, small and medium-sized enterprises and to support firms wishing to start-up or expand.

The loss of business space and workspace due to housing development is a theme running through this policy. It says that where there is loss of existing B Use Class business space, this should be re-provided “where possible” and include affordable workspace “where appropriate”.

Larger-scale commercial developments proposals should consider incorporating a range of business units, including for SMEs and flexible spaces. “What constitutes a reasonable proportion of workspace suitable for SMEs should be determined on the circumstances of each case.”

It also mentions office to residential permitted development rights (PDR). Boroughs are asked to protect strategic and local office areas.

Policy E3 Affordable workspace

“Planning obligations may be used to secure affordable workspace (in the B Use Class) at rents maintained below the market rate.”

Defined categories of preferred business: social value eg charities; cultural value eg creatives; educational value; start-ups. Ordinary established small businesses are missing from the list.

Developers would need to provide affordable workspace

- Where it is already established
- Where prices are forcing businesses out, such as in the City Fringe around the CAZ
- Where the variety of businesses would be lost

“Workspace providers” are key to the deal. The spaces are handed over to them.

Para 6.3.1 : *It is important that London continues to generate a wide range of economic and other opportunities, to ensure that London is a fairer, more inclusive and more equal city.*

Policy E5 Strategic Industrial Locations (SIL)

Strategic Industrial Locations (identified in Figure 6.1 and Table 6.2) should be managed proactively through a plan-led process to sustain them as London’s largest concentrations of industrial, logistics and related capacity for uses that support the functioning of London’s economy.

Land for industry, logistics and services is seen to support London’s economic function.. The policy suggests intensification of sites which entails adding housing to a site “Development proposals within or adjacent to SILs should not compromise the integrity or effectiveness of these locations.”

The boroughs are told to find new locations for SIL.

Policy E6 Locally Significant Industrial Sites

Boroughs asked to define these designations based on evidence in strategic and local

demand assessments. Sustainable distribution services are mentioned.

Policy E8 Sector growth opportunities and clusters

Recognises need for the retention and provision of flexible and other forms of workspace to support start-up, existing and growing SMEs. *“Support should meet the requirements of a broad range of SMEs and, in particular, should be tailored to provide opportunities for women and people from BAME backgrounds.”* It also recognises in supporting text *“locally significant clusters of businesses important for local economies and provide diverse employment opportunities for local residents.”* 6.8.7

Sectors that are seen as important: advanced urban services, culture and creative industries; financial and business services; life sciences; low carbon and environmental goods and services; tech and digital; tourism.

Policy E9 Retail, markets and hot food takeaway - includes high streets

Small businesses are seen as one component of diversity of town centres and boroughs are asked to provide a diversity of spaces. In supporting paragraph 6.9.9: *“Independent businesses, including shops, cafés and restaurants, play an important role in supporting the vitality and vibrancy of town centres and local communities, and many operate from smaller premises. In parts of London, small shops and other A Class uses suitable for occupation by SMEs may be in short supply and affordability can be a key concern.”*

4.1 INTRODUCTION

The project has engaged with residents of Alton Estate to assess the impact of the Regeneration Scheme proposed by Wandsworth Council, and co-design a community vision in collaboration with the community. This engagement has consisted in:



4. METHODOLOGY: EXECUTIVE SUMMARY

- **Eight online workshops** organised by the UCL team with the support of Alton Action, between November 2020 and May 2021 to co-produce a Social Impact Assessment and co-create a design proposal for refurbishment and additional infill housing.
- **A live Q&A meeting** organised in July 2021
- **One survey** we ran between November 2020 and May 2021 as a supporting evidence for the Social Impact Assessment (SIA).

In the last stage of the project, it has been used as a brief for a Civic Design CPD course, which took place in May 2021 delivered by The Bartlett School of Planning, UCL. This is a Continuing Professional Development course that targets planning and urban design professionals that want to learn how to facilitate co-design processes with communities, and how to better enable civic engagement in urban planning. It a blended course where participants, staff and community members collaborate on designing a proposal for their neighbourhood. The course was taught in collaboration with Alton Action, Just Space and with the CivicWise network. The students developed detailed proposals based on the People's Plan on four topics which are outlined in Chapter 4.2 of this report.

Below, we have briefly described the research methods used for the overall project. For further details on the methodology, please see Appendix 6.

4.2 CALL FOR PARTICIPANTS AND ENGAGEMENT CAMPAIGN

The call for residents to participate on this project has been done in partnership with Alton Action.

To call residents to participate in the community engagement workshops, co-produce evidence for the Social Impact Assessment, and participate in the co-design process, the UCL team, in collaboration with Alton Action, has produced posters leaflets and newsletters. The leaflets and newsletters were distributed in person, where lockdown and social distancing rules permitted, and via email throughout the project. In addition to this, the UCL team also organised an introductory meeting to explain the project to residents, which is explained in the point below. The number of residents participating in each of the workshops have ranged from roughly 15 to 40. We did not record the name of participants for data protection reasons, but Alton Action records show that over 50 residents have attended to at least one of the workshops.

When asking residents to fill in the survey, the UCL team together with Alton Action emphasized the importance of participating in the survey and shared the survey link during each workshop. Online survey collected through Microsoft Forms. The survey was open to all Alton Estate residents, but we aimed at mainly targetting those who live in the area that is designated for demolition (approximately 300 households in this area).

There have been 47 surveys completed to date. The context of Covid-19 lock-down also informed the survey which reflected the conditions of residents and how they were having to live, work and play. We aim to launch a revised survey to continue to collect residents' responses on an ongoing basis.

4.3 CO-PRODUCTION AND CO-DESIGN WORKSHOPS

Between October 2020 and July 2021, the UCL team together with Alton Action had a series of online meetings, socially distanced site visits and some engagement with residents of Alton Estate, but only in outdoor settings. Due to Covid-19, all the workshops have been online, and then elaborated following an online format using digital tools such as Zoom⁴⁹ and Miro.com⁵⁰ which facilitate collaborative work and collective thinking. These are important learning activities, where the UCL researcher can learn how to co-produce evidence with users in a digital environment, experimenting with digital tools.

In general, exercises have been elaborated to be flexible and easily rearranged during sessions, according to the quantity of participants. Being flexible and open to modify exercises according to participants' suggestions or request, supported our attempt to stimulate as much as possible residents' creativity and collaboration. In fact, the workshop's methodology has been developed to generate empathy and build trust between us - as civic designers - and residents, but also amongst residents themselves. Indeed, workshops were also aimed at creating a platform for residents to tighten their community, by fostering their listening skills, their capability to dialogue and their capacity to collaborate.

The format of each workshop was a presentation via Zoom to briefly introduce the key findings from previous workshop, followed breakout sessions. In the breakout sessions, UCL teams, supported by Alton Action, used Miro.com to run the activities. Duration was approximately 2 hours.

These activities have been useful to co-produce evidence with residents for the Social Impact Assessment, to co-design the Community Plan and to shape the surveys for collecting further evidence. The workshops and meetings include the following activities:

Workshops 1: Co-producing a Social Impact Assessment (SIA)

18th November 2020

The series of workshops started off with a first workshop focusing on the co-production of a social impact assessment. In a later stage, this workshop was complemented with surveys, which were held in parallel with the following workshops. In this workshop, we evaluated together with the residents, the potential or anticipated effects and impact of the Council regeneration scheme and the redevelopment of the site, requiring relocation of the current residents to a new building on a different site, would have on them.

49 <https://zoom.us/>

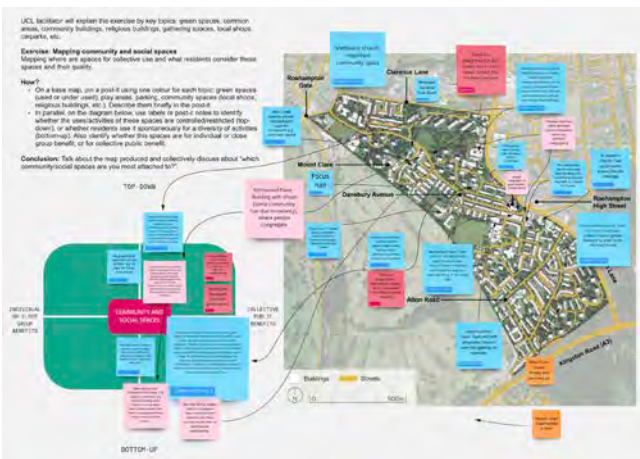
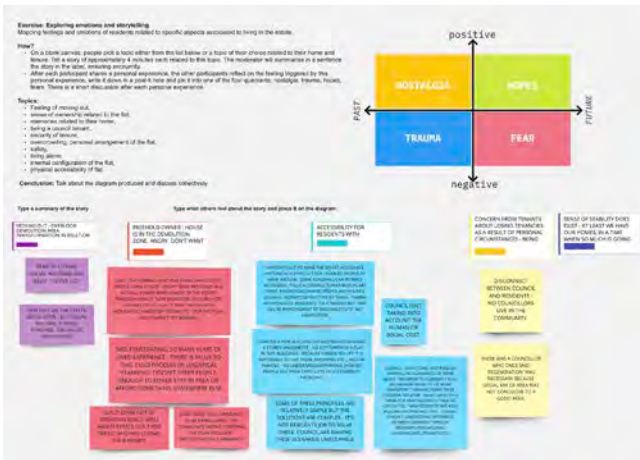
50 <https://miro.com/apps/>

Community and social spaces: The objective of this exercise was to understand the social networks within the estate, the relationships between neighbours and how they rely on each other, as well as map daily live experiences of residents in the area. Participants were given a map of the estate and coloured post-it to pin on the areas they consider meaningful in terms of individual or close group benefits as well as of collective public benefits.

Green spaces and biodiversity: The objective of this exercise was to identify preferred spots and the importance of specific green areas within the estate, provide evidence of existing wildlife in the estate and how better preserve it, as well as assess air quality, noise and other type of pollution as perceived by the residents. Participants were given a map of the estate where to pin coloured post-it and wildlife cards on the areas they experienced greenery, wildlife or pollution issues.

Maintenance and repair: The exercise consisted in a facilitated discussion on the current state of maintenance and repair of the buildings within the estate, the perception about the quality of the surrounding area through their lived experiences, and their level of satisfaction with how the Council deals with repairs. Participants were given a diagram to collectively fill in terms of stuff to change/preserve based on level of urgency (low, medium, high).

Housing and tenure: Residents were asked to share one of their past experiences associated with living in Alton Estate or thoughts related to their future. Then the rest of the group would discuss whether what they heard from their neighbour inspired them nostalgia, trauma, hopes or fear. The aim of the method was to understand people's experience and attachment to the buildings, and to generate collective empathy toward each other's feelings.



Figures 4.2: Extracted of boards elaborated during Workshop 1 on Miro.com

Workshops 2: Co-assessing Wandsworth Alton Estate Masterplan and priorities for regeneration

9th December 2020

Workshop 2 focuses on assessing priorities for regeneration and facilitating a discussion with residents so they could collectively propose ideas for the improvement of their neighbourhood. In addition to developing proposals, the workshop was also a learning activity opportunity, where residents can learn about urban planning and discussed what about what they need for the future of their neighbourhood.

The aims of this workshop were to inform residents about the general aims of the masterplan and about its specific proposals for redeveloping the Alton Estate site, to understand how residents feel about the different aims and proposals of the masterplan, and to explain that a People's Plan could potentially inform the current masterplan and comply with its general aims and vision.

Ice-breaker exercise: The aims of this exercise are to inform residents about the key objectives of the masterplan and about its specific proposals for redeveloping the site, to understand how residents feel about the different aims and proposals of the masterplan, and to explain that a Community Plan could potentially inform the current masterplan and comply with its general aims and vision. For doing so, two boards will be presented—one showing the general aims and visions of the masterplan, and other showing specific proposals for Alton Estate. Residents will be asked to place green dot stickers for agreeing and red stickers for disagreeing.

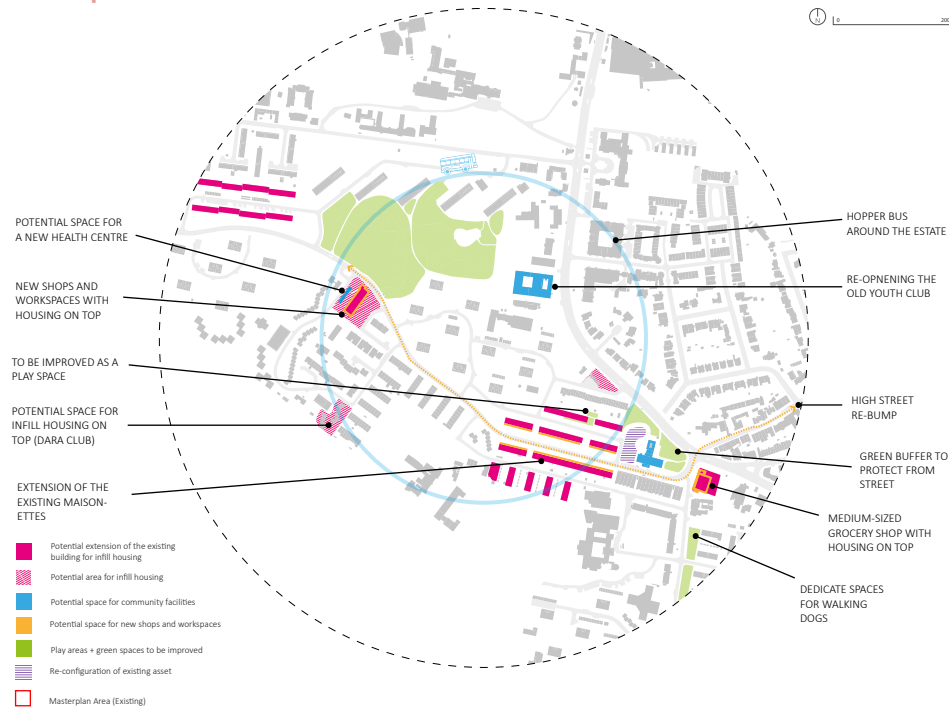
Co-assessing priorities for regeneration: Like the icebreaker exercise in workshop 1, this was a warm-up exercise. Residents selected tags (on miro.com) and placed them in a board as their 1st, 2nd, and 3rd priority. This exercise provided a general overview of how residents envision a community plan and their main priorities for regeneration.

Collective mapping: This exercise consisted in identifying and drawing potential new spaces in a map. Participants were asked to use colours related to different typologies of spaces they would like within the estate. Then, participants were encouraged to write on post-it the community facilities they would like to have within the estate and then paste these in their desired location.

UCL Team provided a list of potential spaces and/or functions but others were welcome:

1. Community facilities – new ones or re-using existing building
2. Outdoor facilities and green spaces
3. New shops and workspaces
4. Potential spaces for building new homes

Testing options for new buildings: Some basic proposals were provided by the UCL team for new homes location be built on infill sites (i.e. unused area, gaps, rooftops, etc.) that require little or no demolition. The participants collectively discussed the proposals and identified with colours what they agree or disagree with.



Figures 4.3: Summary map produced by the UCL team to sum-up key findings emerged during Workshop 1.

Workshops 3: Presentation of preliminary proposals and feedback

20th January 2021

Workshop 3 focuses on assessing priorities for regeneration and facilitating a discussion with residents so they could collectively propose ideas for the improvement of their neighbourhood. In addition to developing proposals, the workshop is also a learning activity opportunity, where residents can learn about urban planning and discuss about what they want for the future of their neighbourhood.

After workshop 2, the UCL team collected all the ideas, concerns, and proposals from the residents and put together a preliminary proposal, which consists in some options for infill housing. The aim of this proposal is to deliver as many homes as possible without demolishing and without losing significantly open spaces, providing new community facilities and shops. For proposing new buildings, the UCL team followed the suggestions that came out of workshop 2.

Co-evaluating the proposal and collectively discuss it: The aims of this exercise were to collect feedback about the proposal of new infill housing and additional community facilities, green spaces and workspaces in Alton Estate. Specifically, the UCL team provided some options for potential spaces/functions and went with the residents through four topics:

1. Potential spaces for building new homes
2. Community facilities – new ones or re-using existing buildings
3. Outdoor facilities and green spaces
4. New shops and workspaces

Inspiration boards of other community-led initiatives: After this exercise, the UCL Team showed residents boards with examples of residents that had put together a People’s Plan or had taken other community-led initiatives for the regeneration of their neighbourhoods. These served as inspiration for residents during the rest of the workshop.

The collective discussion was moderated using case studies boards with examples of (i)

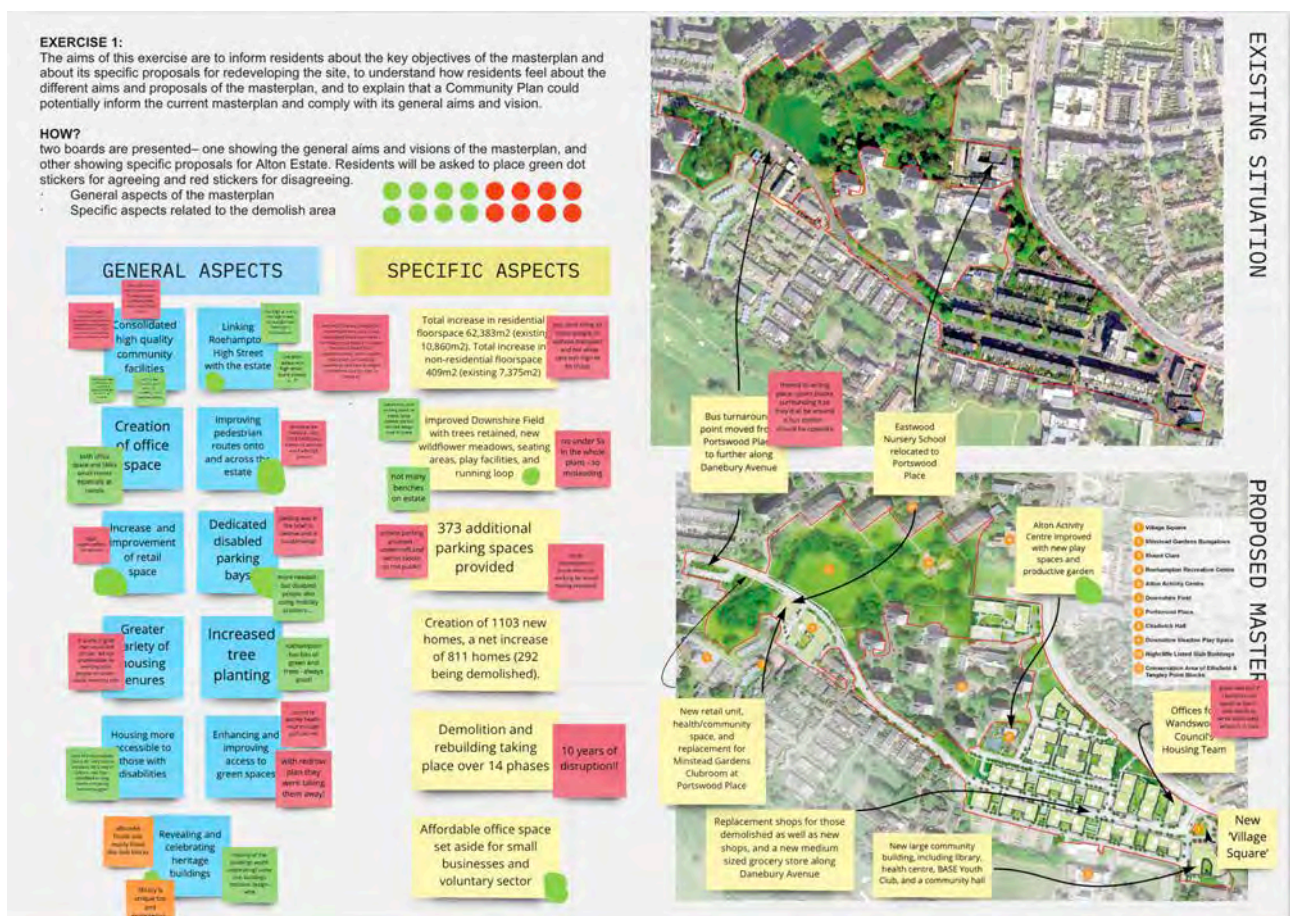
materials; (ii) accesses; (iii) community facilities; (iv) outdoor spaces; (v) workspaces.

Comparing the emerging proposal with Wandsworth Masterplan: The exercise consisted in informing residents about the key objectives of the masterplan and about its specific proposals for redeveloping the site, to understand how the new proposal differ or overlap with the masterplan aim. To do this, two boards were presented– one showing the general aims and visions of the masterplan, and other showing the emerging proposal for Alton Estate. Residents were asked to indicate which points they agree with and collectively discuss the comparison.

Workshops 4: Exploring opportunities for sustainable regeneration

24th February 2021

The aim of this workshop was to introduce the participants to environmental impacts, and to collectively select the materials and systems for the community plan. Alton Estate community members shared their insights on different options and the focus was to further understand their insights and to co-develop the Alton Estate People’s plan with the selection of low-carbon materials and building systems.



Figures 4.4: Extracted of a board elaborated during Workshop 3 on Miro.com

The workshop was conducted through Zoom and Miro online platforms. At the beginning of the workshop, the key findings of the previous sessions were briefly introduced to the participants. The workshop was then followed by an ice-breaker poll through Zoom. After this, there was a knowledge mobilisation session to present some sustainability concepts to the participants and prepare them for the activities which took place in the breakout sessions, using the Zoom break out rooms and the Miro.com platform.

The activities that took place at the workshop were:

Pre-workshop poll; knowledge mobilisation; co-design activities (including break down sessions on low-carbon material selection, carbon negatives and biodiversity, and transport); Evaluations Poll.

Pre-workshop poll: After the summary of the previous findings was presented, as a pre-workshop exercise, participants were presented with an online poll through the zoom platform. The questions asked about the familiarity and involvement of the participants with some sustainability terms and the planning procedure related to environmental impacts.

Knowledge mobilisation: The first part of the workshop was a presentation to describe the aims of the workshop; provide a description of the environmental impacts of buildings; introduce certain definitions around global warming and calculating carbon footprints. It consisted of precedents of buildings in a similar context to the conversations.

Co-design activities: In the second part of the workshop, the participants were divided into 3 groups, each group being facilitated by 2 members of the UCL team. The sessions were conducted through the Miro.com platform in parallel with Zoom 'breakout rooms' to engage the participants in conversations on:

- 1. Law-carbon materials:** One of the main aims of this activity was to appreciate the residents' perceptions and feelings towards alterations to the existing facades and to understand the reasoning behind their decisions. The objective of this activity was to discuss different façade scenarios for different parts of the building (i.e., demolition, major upgrade, minor upgrade) and to later decide on material selections for different parts of the facades.
- 2. Carbon negatives, biodiversity, and renewables:** The main objective of the first part of this activity was to collectively decide on which areas of the proposed People's Plan the residents believed could be allocated to green space and areas (if any) which could be allocated to allotments. The main aim of this activity was to understand the residents' perceptions towards green spaces and allotments within their proposal, as well as understanding the reasoning for this selection, whether learning about the benefits of such spaces i.e., the environmental, economic, and social benefits impacted their decision-making. The objective of the second part of this activity was to ask the residents to collectively decide on which parts of the buildings within the demarcation area of the proposed People's Plan they would like to have green walls, green roofs, or solar panels installed. The main aim of this activity was to understand the residents' perceptions towards these building components (green walls, green roofs, and renewables) within their proposal, as well as understanding the reasoning for this selection, whether learning about the benefits of such components i.e. the environmental, economic, and social benefits impacted their decision-making.
- 3. Transport:** The first part of this activity had the aim to identify the transport route and strategy. The objective of this part was to ask the residents to comment on the masterplan's transport strategy and to propose an alternative strategy for the

People's Plan's transport strategy. The main aim of the second part of the activity was to understand the residents' perceptions towards using green modes of transport, as well as understanding the reasoning for their selection, whether learning about the co-benefits of different modes of transport impacted their decision-making. The objective was to ask the residents to collectively agree on the placement and number of allocated carpark and cycle spaces, using the provided guidelines.

Evaluation Poll: At the end of the session the residents were asked to take part in a poll about the impact of the workshop on their selection of materials and on their lifestyle choices. The very vast majority voted that the workshop impacted their decisions.

The workshop contributed to better understanding of the residents' priorities when discussing the environmental impacts. One of the most dominant discussions was the sensitivity of the residents toward the choice of combustible materials, due to the Grenfell Tower fire incident. More information regarding life cycle assessment are on Chapter 9 of this report.

Workshop 5: Evaluating a draft proposal for regeneration

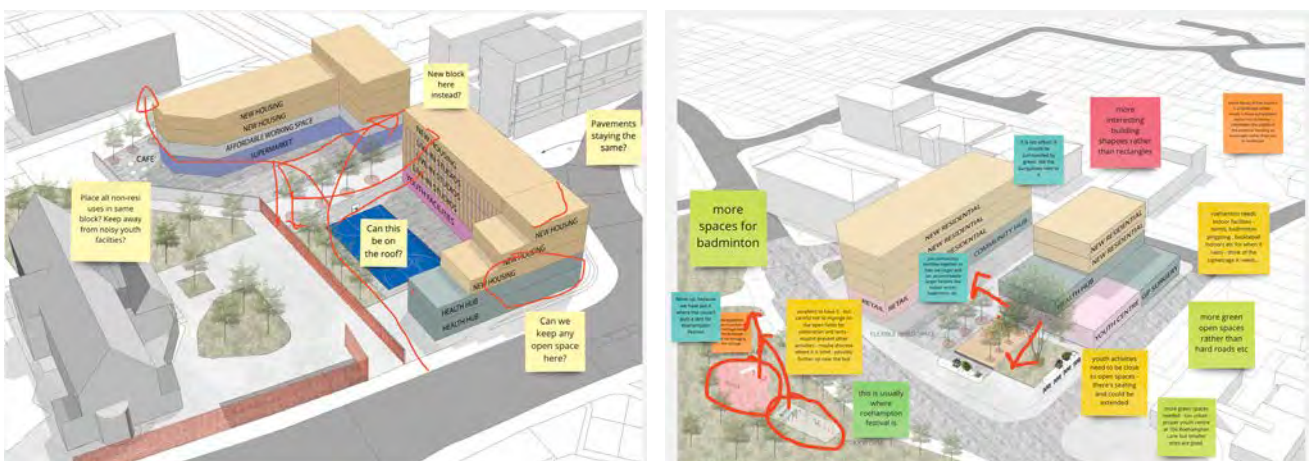
7th March 2021

The aim of workshop 5 was to collect feedback on the proposals for in fill housing and new development that the UCL team designed based on key findings emerged in previous workshops. The activity focused firstly on a general overview of the estate through an axonometry perspective showing the overall approach and new functions by colours (new residential blocks/additions, new lift accesses, community spaces, retail units, flexible and creative workspaces, live-in entrepreneurs' studios and a new supermarket).

Then, residents were asked to go more in detail in four areas recognised of primary importance for residents from previous workshops:

- The area around St. Joseph Church
- Allbrook House
- Portswood Place
- Danebury avenue shops extension.

Workshop 6: co-exchange knowledge on London Plan and Mayor



Figures 4.5: Extracted of boards elaborated during Workshop 5 on Miro.com

policies affecting housing

29th March 2021

Workshop 6 was led by Just Space⁵² aiming at providing a general overview of policies from the Mayor of London supporting communities and London Plan 2021 regarding policies affecting housing.

In particular, the workshop was split in three main themes:

1. Housing and estate regeneration
2. Climate emergency
3. Small businesses

For each theme, after a brief presentation of most relevant policies, residents were asking to answer to two simple questions: *“Which of these policies might be useful on Alton Estate residents? / What are the limitations on their usefulness?”*

This helped the participants to engage in the discussion and to co-exchange knowledges on planning issues regarding Alton Estate.

Workshop 7: Exploring opportunities for architectural environment

21st April 2021

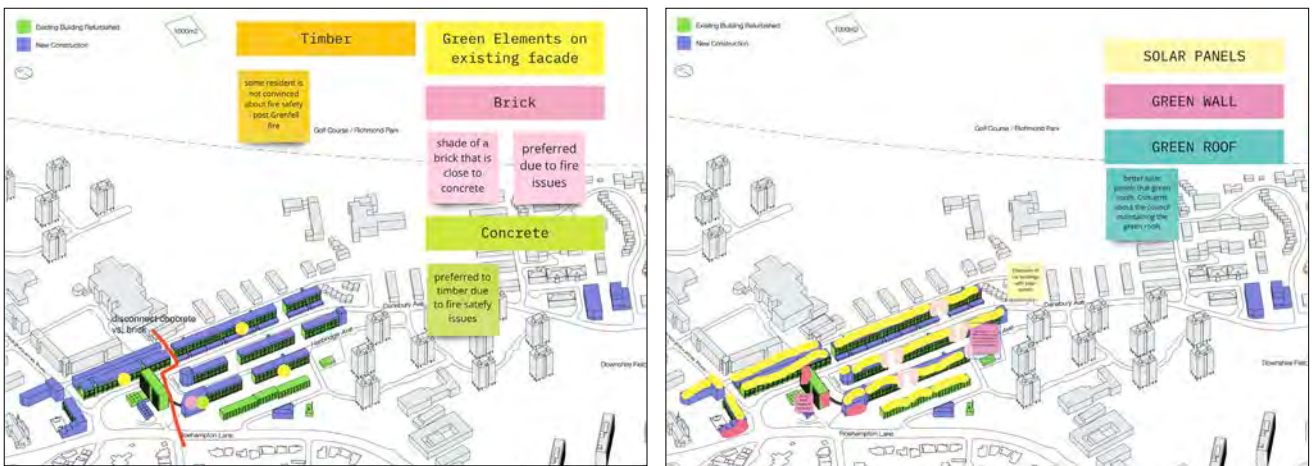
This workshop which was held with the UCL team following the previous sustainability session (Workshop 4) and the decisions made at that meeting by Alton Estate community of residents who were present at the meeting. The aim of this workshop was to discuss the findings of the first workshop and to accordingly decide on the building elements for the Alton Estate People’s Plan. The results of this workshop prepared the UCL team for discussions around the cost of the project and for conducting the Life Cycle Assessment studies. The workshop consisted of two sections:

Presentation: The first part of the workshop was a presentation to describe the aims of the workshop; provide a description of low-carbon building systems; introduce low-carbon building materials. It consisted of data over precedents of low-carbon building systems and materials. The platform that was selected for conducting the workshop online was Zoom.

Co-design Activities: The second part of this session was conducted through the ‘Miro’ platform in parallel with Zoom, and a shared Google Sheet document to engage the design team in the conversations in decision-making over:

1. selection of low-carbon building systems for each area of the site i.e. new-build, extension, refurbishment
2. selection of low-carbon building material for each area of the site i.e. new-build, extension, refurbishment

⁵² Just Space is an informal alliance of around 80 community groups, campaigns and concerned independent organisations which was formed to act as a voice for Londoners at grass-roots level during the formulation of London’s major planning strategy, particularly the London Plan. Find out more here: <https://justspace.org.uk/>



Figures 4.6: Extracted of boards elaborated during Workshop 7 on Miro.com

Workshop 8: Co-assess the heritage value of Alton Estate.

12th May 2021

Workshop 8 focuses on seeking to understand residents lived experiences on the estate. The previous estate plan had focused on the heritage assets of the estate (listed buildings, conservation area, registered parks and gardens etc), and how any redevelopment might impact upon them. This plan intentionally contained a workshop recognised the relevance and importance of these heritage assets (which has been an underlying theme in nearly all of the work undertaken) but which sought to overlay the memories, experiences and thoughts of the residents onto this.

The residents were divided into two groups, each tasked with discussing one of the following:

A reflection and review of the Wandsworth Plan on the heritage of the estate:

The aim of this break-out group was to reflect upon the extent of the impact of the original plan proposals on the heritage assets of the estate, and how the revised plan sought to minimise any impacts at all.

Reflecting upon the lived experiences of Alton Estate residents in relation to heritages:

This aim of this break-out room was to facilitate and allow residents to explore their own memories and lived experiences on the estate, and to relate these to how the estate has evolved and changed over the years.



Figures 4.7: Extracted of a board elaborated during Workshop 8 on Miro.com

Follow-up meetings

The UCL team planned to have follow-up meetings to further discuss the People's Plan after the end of the project. This will only be possible if the restriction due to the Covid-19 pandemic will allow the face-to-face meeting. However, if the online presentation takes place and works well, we will consider having some of these follow-up meetings online.

4.4 SURVEYS

In addition to the community workshops, the UCL team and Alton Action have collected data through a questionnaire. The survey included questions on types of tenancy and number of people living in the flat, neighbours and social networks, importance of location, community spaces and facilities, preferred type of tenure, housing requirements, maintenance and repair, management of the buildings, and preferences on the approach to regeneration (demolition and redevelopment with rehousing or refurbishment and infill densification). This data collection started as soon as ethical approval was granted by UCL Ethics.

The total number of surveys has been 47 out of 300 households (15,7%). We aimed for a higher response rate, but the major limitation was to deliver the surveys via online technologies, which a high number of residents were not familiar with. The context of Covid-19 lock-down also informed the survey which reflected the conditions of residents and how they were having to live, work and play. The survey is included in Appendix 6 – Methodology.

FEEDBACK FROM RESIDENTS

As explained in the engagement methods used in the workshops, a continuous feedback on the proposals have been essential for co-designing this People's Plan. The UCL team, after getting ideas, proposals, and concerns during workshops 1 and workshop 2 showed proposals to residents during workshops 3 and workshop 5, where residents provided further feedback on the proposals.

LIMITS TO RESIDENTS' ENGAGEMENT

The co-design process followed in this People's Plan has had its limitations. The workshops' attendance ranged between 15 and 40 participants. Since, for data protection reason, the UCL team did not recorded the names of who was coming, it is hard to guess how many people have participated. The estimation is 50+ residents have participated at least in one workshop. Anecdotal evidence from conversations with residents suggests that families and those with caring responsibilities have difficulties attending the workshop.

The surveys had also a limited participation: 47 residents from different households replied to the survey.

Despite these limitations, since the project has had a wide range of methods of data collection, the results provided here are representative. The aim of this document is to provide a residents' vision that can be presented to Wandsworth Council for consideration. Further evidence and data will need to be collected to proceed with this plan.

5. SOCIAL IMPACT ASSESSMENT EXECUTIVE SUMMARY

5.1 CONTEXT AND APPROACH TO SOCIAL IMPACT ASSESSMENT

Context

One of the aims of the Alton Action People's Plan project is to co-produce together with local residents a Social Impact Assessment, which is an evaluation of the social impact that the Alton Estate regeneration scheme – which includes demolition, redevelopment of the site with new built homes, and consequent relocation of the current residents – could have on Alton Estate residents⁵³.

The importance of producing a Social Impact Assessment (SIA) stems from the belief that it should be included as a core part of the planning approval process to enhance community-centred planning and decision-making practices, as claimed by Just Space network in London⁵⁴. Indeed, the SIA constitutes a powerful tool to emphasise the role and importance of social sustainability in urban development processes and – as stated by Just Space Network – it can form part of a “longitudinal research”⁵⁵, since key indicators used for the SIA can be employed to monitor and measure ex-post the success or failure of the plan.

To analyse the potential positive or negative effects, threats and opportunities that Wandsworth Council's original regeneration proposal as defined by the Redrow masterplan would generate in the Roehampton area and on people living on the Alton Estate, the UCL Team assessed the current situation of residents living in the area defined by the masterplan, including their everyday experiences, the importance of these experiences to them, and how these might be affected in case of demolition and relocation.

This research was conducted between October 2020 and July 2021, and was thus carried out mostly through online meetings, socially distanced site visits and some engagement but only in outdoor settings. The context of covid19 lock-down also informed the survey which reflected the conditions of residents and how they were having to live, work and play.

53 See Wandsworth Council website and planning documents for Alton Regeneration Scheme <https://wandsworth.gov.uk/housing/housing-regeneration-projects/alton-regeneration/>

54 See Just Space (2016). Towards a Community-Led Plan for London. Policy Directions and Proposals. <https://justspacelondon.files.wordpress.com/2013/09/just-space-a4-community-led-london-plan.pdf>

55 Barbara Lipietz, Tim Wickson, Ilinca Diaconescu and Richard Lee (2018). Social Impact Assessment in London Planning. MSc Urban Development Planning Practice Module Report. The Bartlett Development Planning Unit, UCL and Just Space

Approach and research methods

For this Social Impact Assessment, the UCL Team has built on the main principles defined by Just Space Network (in their collaboration with the Development Planning Unit⁵⁶), which defines the process as:

- participatory
- co-produced
- pluralistic
- independent
- accessible and inclusive

To deliver a Social Impact Assessment of Wandsworth Council's Regeneration scheme, the UCL Team facilitated a resident-driven collective effort to place local knowledge and community priorities at the core of the process. In approaching the local community, the elaboration of the SIA was divided in phases - inspired by previous experiences, including the development of the Community Plan for the William Dunbar and William Saville⁵⁷ Houses on the South Kilburn Estate, and the work led by Architects for Social Housing⁵⁸ and Just Space guidelines⁵⁹, which we tailored on the basis of the local context:

- 1. Set the team's positionality:** the UCL Team together with Alton Action launched the project with a public presentation delivered online due to the COVID-19 restrictions, in October 2020, explaining the meaning of the People's Plan and our role in facilitating the process. That moment was key to building trust with residents, which is crucial in the process of co-producing the evaluation of the impact regeneration could have on their daily life – both in terms of collective and individual experience.
- 2. Background desktop research:** before engaging directly with residents, the UCL team carried out a baseline study with the support of local community groups, such as Alton Action. This provided a better overview of the local context, in terms of community assets and groups, housing, demography, and location factors.
- 3. Engagement strategy:** After the initial presentation and the background research, the UCL Team developed a strategy to engage with residents through different means:
 - A series of workshops focusing on i) collectively analysing the impact of the regeneration scheme proposed by the council; ii) assessing priorities for regeneration and facilitating a discussion with residents so they could collectively propose ideas for the improvement of their neighbourhood; iii) co-designing proposals for the neighbourhood; iv) exploring innovative options for low-carbon systems and sustainable materials ; v) providing opportunities for residents to learn about urban planning and discuss about what they want for the future of the area. The workshops served as a platform for the residents to become involved, and fostered exchange and collaboration between residents themselves, enhancing collective intelligence, as well as between residents and planning experts. After every workshop the UCL Team collected feedback about the process from residents, which helped assess

56 Ibid. Pg 30

57 <https://www.estatewatch.london/estates/brent/southkilburn/>

58 Architects for Social Housing for West Ken and Gibbs Green Community Homes (2016). Feasibility Study Report: West Kensington and Gibbs Green Estates. New Homes and Improvements without Demolition. https://architectsfor-social-housing.co.uk/wp-content/uploads/2016/08/wkkgg_report_rev3.pdf

59 Just Space (2018) "Do-It-Yourself (DIY) How-to Guide for Stage 1 of the Social Impact Assessment (SIA): Developing a detailed understanding of the local context and the diverse communities involved". <https://justspacelondon.files.wordpress.com/2019/03/social-impact-assessment-diy-how-to-guide.pdf>

the impact of co-producing regeneration on people who are directly affected by it.

- Individual survey conducted with as many residents as possible, which focussed on personal experiences of living in the estate and concerns or hopes for the future.
- Some of the surveys had a qualitative nature through key questions, turning into longer conversations, of up to an hour. Collecting qualitative and quantitative data from different sources enabled the UCL team to analyse both individual and collective needs, desires and experiences. This People's Plan will be the final and exhaustive delivery of these findings and analysis.

4. Sharing and discussing findings: Sharing and discussing findings: After every workshop, the facilitators kept residents updated on the development of the plan and on our analysis. In particular:

- After Workshop 2, the results of the word-cloud exercise have been shared with the residents.
- After Workshop 3, a summary map of key findings has been produced and shared with the residents.
- After Workshop 4, a feedback map has been produced and shared with the residents.
- After each Workshop, the UCL team produced a presentation clustering all the information that emerged and collectively shared them with residents.

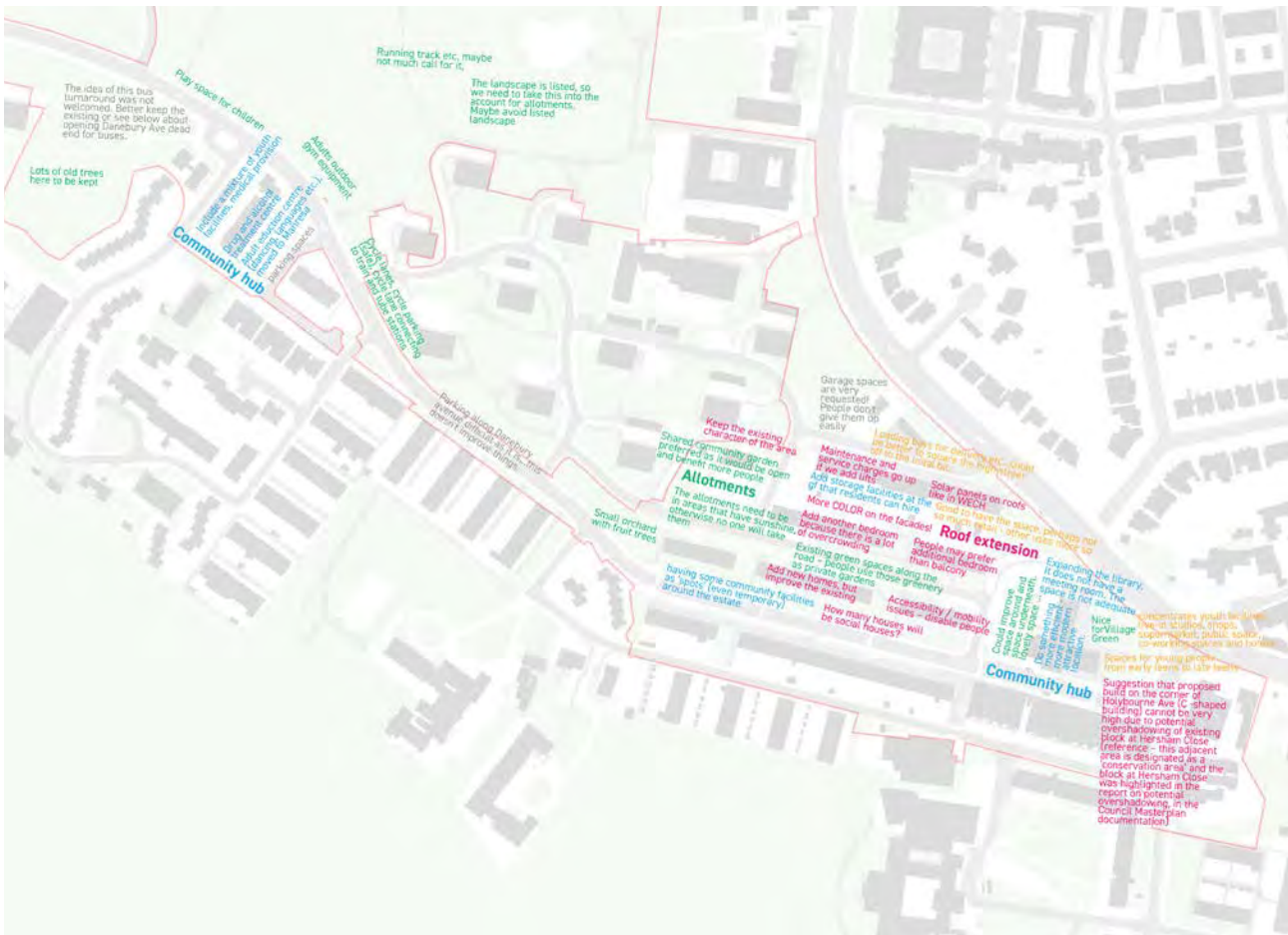


Figure 5.0: Feedback map – Inspiration from Architects for Social Housing. See Architects for Social Housing for West Ken and Gibbs Green Community Homes (2016).

Framework for Social Impact Assessment

In order to provide a sound, transparent and accountable Social Impact Assessment, a framework was established, which outlines the key elements that need to be addressed, clustered into four themes. The table below shows the aims, subtopics and approach of each of these themes.

<i>Themes</i>	<i>Aims</i>	<i>Topics</i>	<i>How?</i>
Neighbourhood network, relations, and support during the Covid-19 pandemic	Identify the impact that demolition and consequent rehousing and geographical relocation can have on social ties and networks in which the residents are embedded, especially in the context of the Covid-19 pandemic lock-down and after-effects.	Proximity and location	Provide evidence on current habits, daily routines and social networks, and to what extent they are embedded in the current configuration of the estate.
		Relations and support during Covid-19	Analyse how demolition and relocation might affect these and whether it would disrupt or not social ties and networks.
		Gathered sites and activities	Provide evidence of informal networks of support at neighbourhood level in context of Covid-19 pandemic and lock-down
Community and social spaces	Assess how community infrastructure will potentially be affected by the demolition of the existing physical infrastructure that currently hosts these facilities.	Well used green spaces	Provide evidence of existing community spaces and facilities, what they mean to and how they are valued by the current residents, and their importance.
		Under-used green spaces	Analyse how demolition and redevelopment could impact these community spaces.
		Parking	Assess the importance of community spaces and social support during pandemic times.
		Community spaces	
		Play areas	
		Schools	
Green spaces and biodiversity	Establish an overview of the impact of demolition and redevelopment on existing green spaces and biodiversity.	Experience of greenery	Identify preferred spots and the importance of specific green areas within the estate.
		Wildlife	Provide evidence of existing wildlife in the estate and how better preserve it.
		Pollution	
Maintenance and repair	Diagnose the quality of design of the buildings, their state of maintenance and identify needs for repairs, refurbishment and improvements. (This would require an additional detailed study by a surveyor)	Quality of the design	Provide evidence of the quality of design of the existing buildings, in comparison with the quality of design that new build homes in the area have. Identify what needs better maintenance, what needs to be improved, and what needs to be replaced by high, medium and low priority.
		State of maintenance	
		Outdatedness	
Housing tenure and health	Establish an overview of the impact of demolition and redevelopment on residents in relation to their current housing situation.	Housing aspiration	Understand residents' emotional perception of the experience of moving out.
		Security of tenure	Analyse residents' sense of attachment to their flats and the wider area.
		Overcrowding	Provide evidence of the benefits and/or disadvantages of change of tenancy on the residents, especially during pandemic times.
		Additional infill homes	

Table 5.1: Framework for a Social Impact Assessment

5.2 SOCIAL IMPACT ASSESSMENT: SUMMARY OF ANALYSIS AND KEY FINDINGS

Starting from the framework explained above, this report provides a cross-thematic evaluation of the impact that the new scheme for Alton Estate, including demolition and redevelopment, would have on its residents. The analysis below represents an executive summary of the main findings from the qualitative and quantitative data collected during the lifetime of the project, which includes the main figures.

Neighbourhood networks, relations and support

During the first workshop with Alton Estate residents, the UCL Team assessed what residents thought of the plans for demolition and estate renewal as presented to them by Wandsworth (the Redrow Plans). We then discussed the importance of their location in their everyday life experience, which was pointed out by the majority of participants to be one of the key aspects valued most about living on the estate.

The residents specifically appreciated the beauty of the area, as the estate famously offers views of Richmond Park to the south-west and Putney Heath to the east, as well as the landscaped setting of the estate. Respondents who lived in the demarcated area appreciated having friends living nearby, feeling part of the local community and the good transport connections. The local shops and affordability of local services was also important.

These views were confirmed, as shown by figures 5.1 and 5.2, by the fact that in the survey 16 out of 25 participants who lived in the demarcated areas asserted that they are extremely satisfied with their current location, pointing out as key reasons (in hierarchy of popularity among respondents):

1. Beauty of the area
2. Location of friends
3. Transport connections
4. Feeling part of the community
5. Location of local shops
6. Affordability of services
7. Working in the area
8. Location of family members
9. Participation in community activities

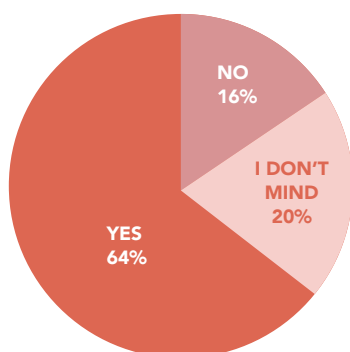


Figure 5.1 - Survey: Are you satisfied with the current location of your home? (respondents in demarcated area)

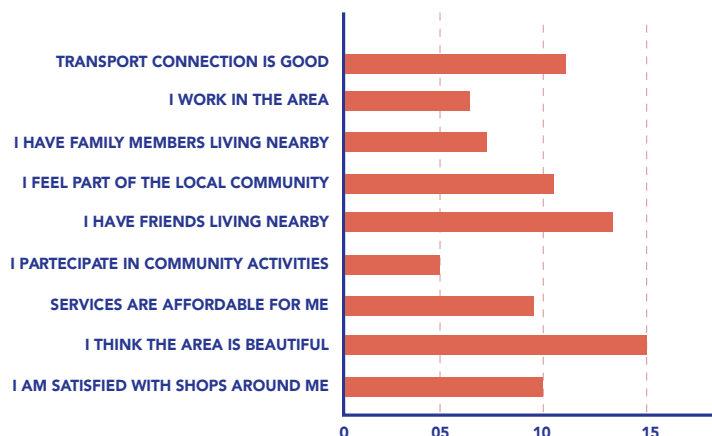


Figure 5.2 - Survey: Indicate the main reason(s) for which you would not change your current location. (respondents in demarcated area)

Similar results emerged from the whole of the cohort of residents attending, including those from other parts of the estate, as 30 out of a total of 45 were satisfied with the current location of their home as shown in Figure 5.3. The wider cohort (see figure 5.4) pointed to the main reasons of beauty of the area, the feeling of being part of the community – hence attendance at a community meeting about the demarcated area and its impact on the wider Alton Estate, having friends live nearby and the good transport connections.

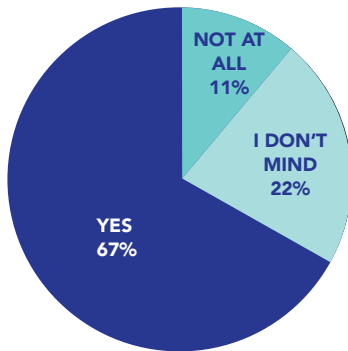


Figure 5.3 - Survey: Are you satisfied with the current location of your home? (respondents from across the Alton Estate)

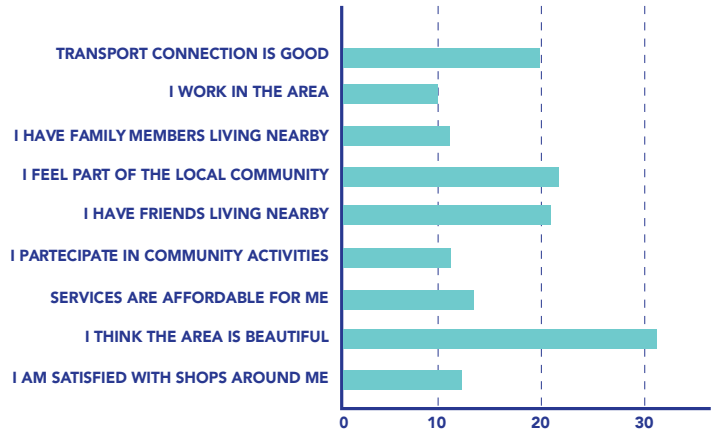


Figure 5.4 - Survey: Indicate the main reason(s) for which you would not change your current location (respondents from across the Alton Estate)

The research process highlighted the fact that Alton Estate residents not only have a high appreciation of the beauty of the estate and its setting, but also the importance of the density of interactions and relationships between residents. These appear to be strong and important enough within the demarcation area for 40% of respondents to reply that relations with neighbours are very important to them (see Figure 5.5). The residents we surveyed asserted to know a few neighbours living next door (see Figure 5.6), a few neighbours in nearby buildings (see Figure 5.7) and a few neighbours in the same part of the estate (see Figure 5.8). Interestingly, most people did not know anyone in the other part of the estate (Alton West if they lived in Alton East, and vice versa - see Figure 5.9), which perhaps demonstrated a lack of shared spaces between the two sides of the estate.

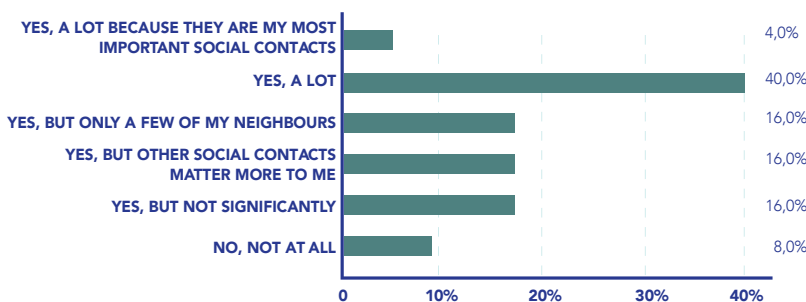


Figure 5.5 - Survey: Are the relations with neighbours near your home important to you?

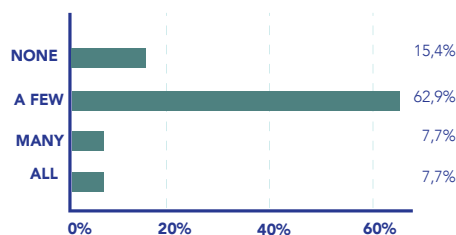


Figure 5.6 - Survey: Do you know your neighbours living next door?

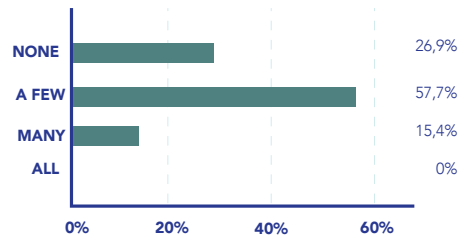


Figure 5.7 - Survey: Do you know your neighbours in the buildings nearby?

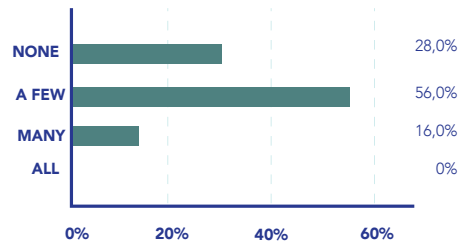


Figure 5.8 - Survey: Do you know your neighbours in the part of the estate you live in (Alton East or Alton West)?

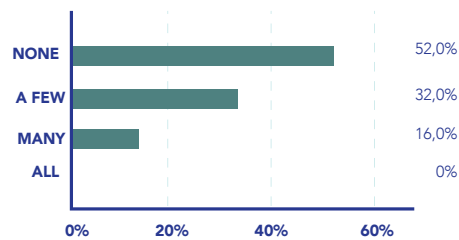


Figure 5.9 - Survey: Do you know the residents of the other part of the estate (Alton East if you live in Alton West; Alton West if you live in Alton East)

These relationships go beyond just living close to one another and there are some important interactions of mutual help and reciprocity, as evidenced by Figure 5.10 which shows that over half respondents of the survey from the demarcation area offer help regularly or all the time from their neighbours, and slightly under half receive help regularly or all the time from their neighbours (see Figure 5.11). The results across the estate are very similar in this respect. This was especially important during the lock-downs of the last 16 months and was mentioned in the online workshops held.

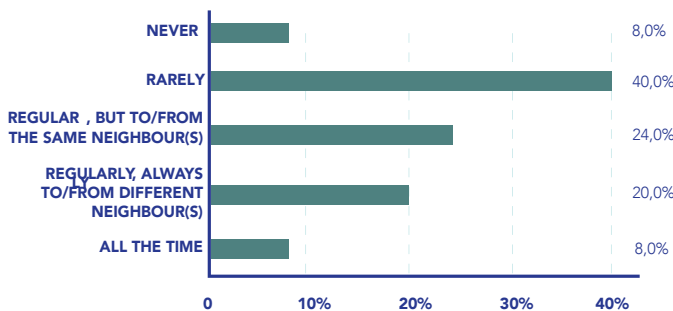


Figure 5.10 - Survey: Have you ever offered help to a neighbour?

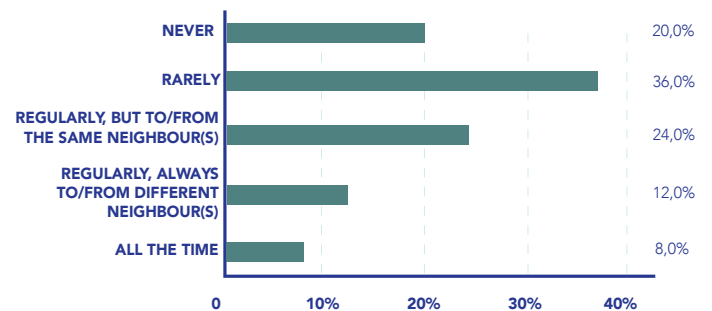


Figure 5.11 - Survey: Have you ever received help from a neighbour?

Community and social space

The majority of residents who participated in this project expressed concerns about the fact that relationships within the estate do not have the space to flourish to their full potential, since they feel like they do not really have decent spaces where they can come together and interact. Workshop 1 and the survey analysed to what extent current community spaces around the estates are used and how they are perceived by residents. When asked whether there should be more access to common spaces and community facilities, around 10 survey respondents did not answer, and a similar number replied no. However, there were a range of respondents who replied about the lack of youth facilities and places where the community could mix, the run down nature of lots of the green spaces, lack of dog walking facilities (instead of a blanket ban), more play areas for different ages, including under 5s and disabled children, facilities for mental health as well as physical health, improving the library space, meeting spaces that are cheap. Clearly, this was also in the context of over 14 months of lock-down measures, where people were also expressing frustrations at the lack of usable open spaces for specific activities but also looking forward to being able to have indoor spaces for meetings, such as community halls and the re-opening of the library.

Both residents in demarcation area and across the estates indicated that they had often used community buildings, with 69% of respondents using facilities sometimes through to very often, in demarcation area and around 62% across the estates (see Figs 5.12 and 5.13).

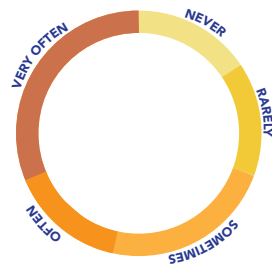
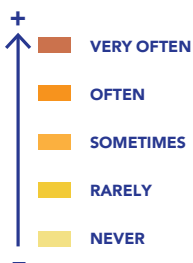


Figure 5.12 - Survey: How often do you use community buildings in the estate? (e.g. library, youth club, community centres, church halls, school halls) in the demarcation area

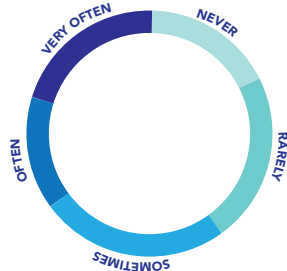


Figure 5.13 - Survey: How often do you use community buildings in the estate? (e.g. library, youth club, community centres, church halls, school halls) across the estates

The most wide ranging answers were with reference to parking with 19% very dissatisfied through to 27% satisfied within demarcation area. Across the estates, the dissatisfaction grew to 25.5% very dissatisfied through to 23% satisfied and only 4% very satisfied. (see Figures 5.14 and 5.15). This demonstrates quite a large breadth of views on the issue – with those very unsatisfied clearly affected more than those who are satisfied. Interestingly, a similar spread of opinion is found in the survey with respect to bicycle parking, although larger percentage of respondents are neutral about this issue, whether out of disinterest in the topic or lack of demand (see Figures 5.16 and 5.17).

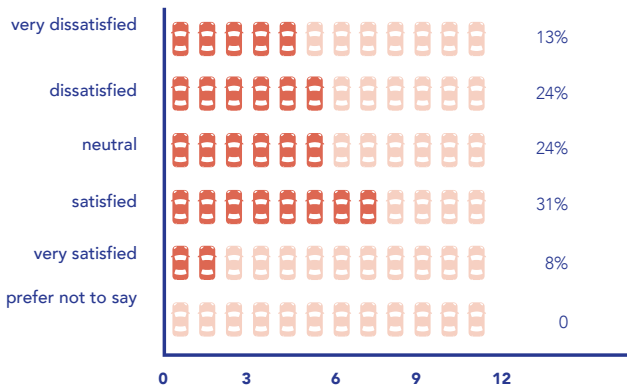


Figure 5.14 - Survey: How satisfied are you with the amount of parking spaces for cars? (in the demarcation area)



Figure 5.15 - Survey: How satisfied are you with the amount of parking spaces for cars? (across the estate)

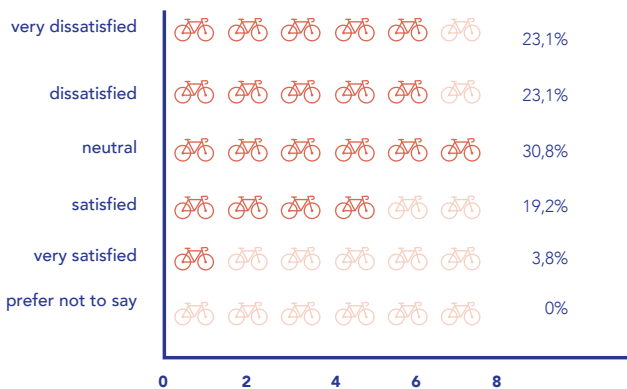


Fig. 5.16 - Survey: How satisfied are you with the amount of parking spaces for bicycles? (in the demarcation area)

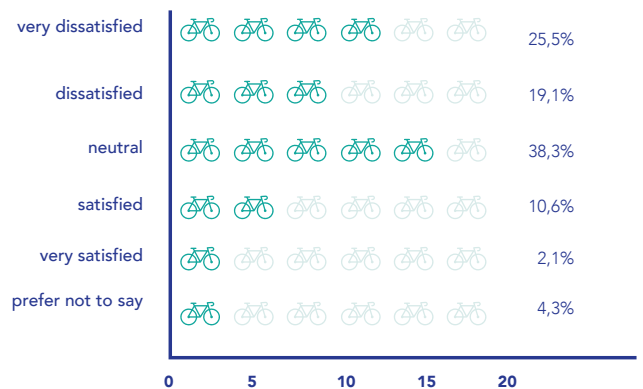


Fig. 5.17 - Survey: How satisfied are you with the amount of parking spaces for bicycles? (across the estate)

In the workshop where residents explored the potential impact of proposed regeneration plans the concerns discussed included the need for further provision of community spaces. There was a lack of playgrounds given the size of the estate. Indeed, participants identified two derelict playgrounds, which have not been maintained by the Council. There was a lack of activities or facilities for children of any age group, or for teenagers and lack of community spaces with storage facilities, which could allow for flexible use of the space. The groups also discussed the need to make better use of existing buildings. Currently, the closed down community and youth spaces have been abandoned and boarded up and existing buildings, which are planned to be demolished, could still be used for social and community facilities. There is a need to design in informal spaces for adults to congregate. Adults currently congregate near the shops on Portswood Place, which seems to be the only place where they can congregate, but this space could disappear as a result of the regeneration. Another example is the space in front of Allbrook House, which was used as a social spot for congregating, however benches were removed and residents reported that the police no longer allow people to congregate there.

However, there are still some important spaces for social activities and for meeting. Religious buildings provide spaces also for other (non-religious) activities for the community. The library below Allbrook House is important also and should be expanded as it provides an important anchor institution in the area. Residents suggested that there could be more community facilities managed by a key holder who can manage the space and their use. There could also be more encouragement and support to local social enterprises that organise activities and manage spaces. The overall comment however was that there was a lack of maintenance of these existing facilities as the main issue regarding social spaces.

Green spaces and biodiversity

Green spaces on the other hand seem to be well-used. Within the demarcation area 19 out of 26 respondents (73%) use green spaces sometimes to very often. And across the Alton West and East estates 35 out of 47 respondents (74%) said they use green spaces sometimes to very often. Play areas were rarely used by respondents – possibly a reflection of the demographic of the attendees more than any other factor. Amongst residents in demarcation area this was 24% (6 out of 25) and across the estate 22% (10 out of 45). Another factor however could have been the feeling of being affected by restriction on the use of public spaces, with 31% feeling affected within demarcation area and 40% from across the estate. During the workshop, the three main factors were alluded to as reasons for this, which were the dog prohibition orders, ball game prohibitions and paying for specific play areas.

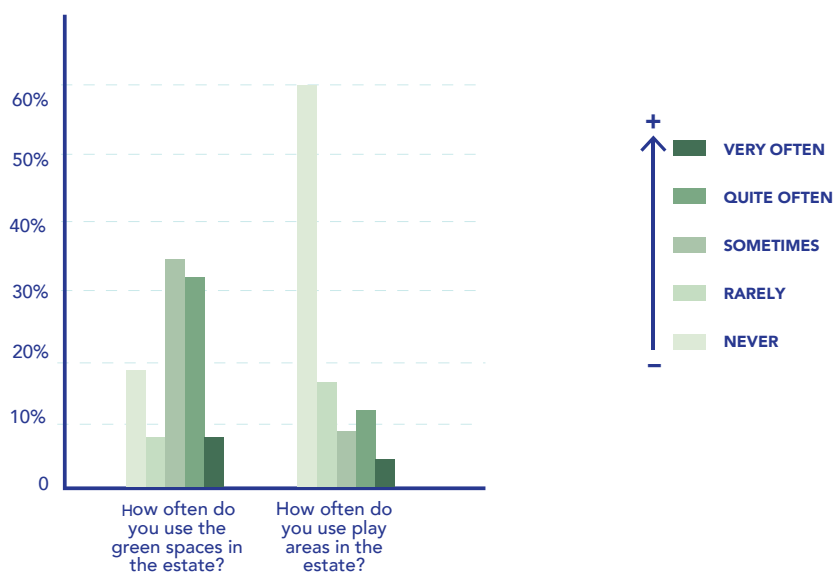


Fig. 5.18a - Survey: How often do you use the green spaces in the estate? How often do you use play areas in the estate? (demarcated area)

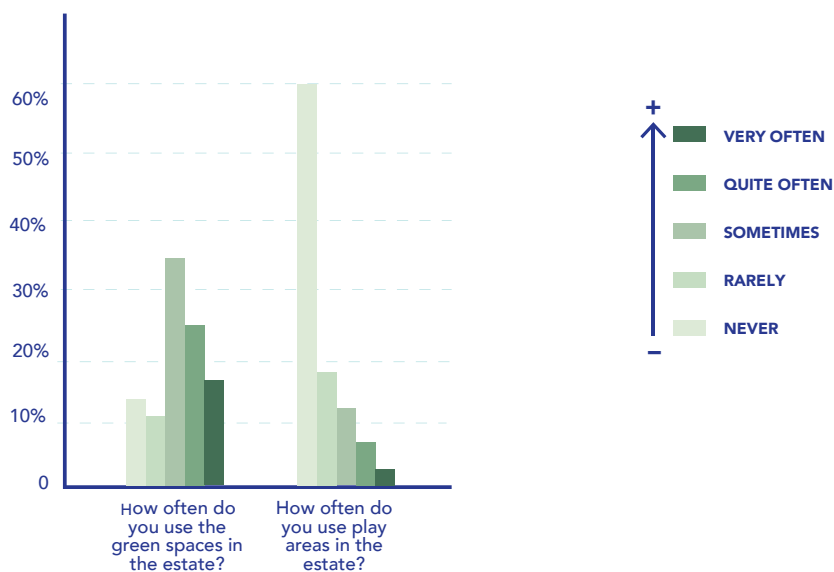


Fig. 5.18b - Survey: How often do you use the green spaces in the estate? How often do you use play areas in the estate? (Alton Estate area)

In the workshop residents were able to go into more depth, considering their experiences of the green spaces, including play areas, as well as biodiversity and wildlife on the estate through a mapping exercise. We also discussed sites of particular noise and air pollution. In terms of natural green spaces, Alton West estate only has access to Richmond Park from the far end of Danebury Avenue closest to the Roehampton Gate entrance. From the Allbrook House end of Danebury, it is a 20-minute walk to get to the park and there is no direct access or entrance point because of the golf course to the south. In summer there is a community fair on Bull Green / Downshire Field. Residents would like to enjoy all the green spaces but feel that their use is severely restricted by Council by-laws and regulations - particularly around dog walking and drinking. For example, a new Public Space Protection Order means you can be fined up to £1000 with possible criminal conviction for activities such as walking dogs on the grass.

On Alton East estate there is a small formal garden with three benches, originally created as a peace garden, this could be a space for meditation. At the edge of Alton East there is also a woodland which is wilder and does not have well defined footpaths like Putney Heath. Use of this space is discouraged and could be improved.

Across the estate there are an impressive amount of trees, some of which are much older than the estate. Residents were clear they did not want to lose these trees. For example, along Tunworth Crescent there are lovely trees and there is an amazing avenue of trees along Harbridge and Danebury Avenue, including cherry trees which blossom in spring. There are also Giant Redwood Trees (Alton East) which run along Alton Road.

Regarding play areas, on Alton West (AW) the people from the point blocks play under the trees in the summer. There is apparently a play park but you have to pay to get in. On Alton East (AE) Whitley Point has a new Multi Use Games Area next to it, which encourages people to use outdoor spaces. Families and children liven up the area the moment they use the spaces and this ought to be encouraged across the estate.

In terms of wildlife, the residents noted the jackdaws and roosting bats in the Danebury area, as well as badgers and foxes in AW and AE, and tawny owls and parakeets are to be found throughout the estate. Jays can be seen in the winter months. This summer, visitors such as the Poplar Hawkmoth, and European hornet have been spotted on Alton East. There is now a newly installed insect hotel by the MUGA (AE).

Residents discussed the artworks in the public spaces. Most notable is the Bronze Bull sculpture by Robert Clatworthy which sits by Downshire Field. At the top of Downshire Field is a sculpture by Lynne Chadwick called The Watchers which looks over the estate, however the sculpture has now been fenced off, preventing public access. There is a mural near to shops at Portswood Place, with a paved section in front of it which could be a very nice space even though its concrete, and there are benches provided.

Some of the negative aspects discussed regarded flytipping and abandoned chairs and sofas which can be found under many of the blocks. It is said that contractors from outside of the estate dump their rubbish here also. But littering is fairly general across the area. This form of pollution is exacerbated by vehicle pollution as there is often gridlocked traffic on Roehampton Lane and sometimes the estate is used as a rat run. The widespread pavement parking prevents walking and causes access issues. In terms of noise pollution, Alton West tends to be very quiet especially as Danebury Avenue is a quiet lane with bollards at one end. This is something most residents are keen to keep and discussions about opening this up to buses were met with extreme caution. Alton East however is much more affected by Roehampton Lane which is constantly busy with traffic and blaring sirens.

Maintenance and repair

Over half of respondents within the demarcation area asserted they were not at all satisfied with the general level of maintenance of their building, with similar numbers for residents across the estate. (Figure 5.18 and 5.19). During the survey and workshops the residents especially pointed to the need for improved bathrooms and kitchens, better lighting, social and community spaces, cracked pavements and care for the listed buildings, cleanliness of communal areas – including lifts, halls and stairwells, issues with damp and mould, improved insulation. Residents stated not to be satisfied with the current waste management systems and issues of littering. There were serious discussions in the workshops around the “managed decline” of the estate, especially in the demarcation area. Consequently, issues of poor maintenance have an apparent impact on residents’ quality of life at home, especially since it became clear that residents are not only concerned with personal interests and their individual flats, but also attach importance to those collective benefits that common spaces can help create.

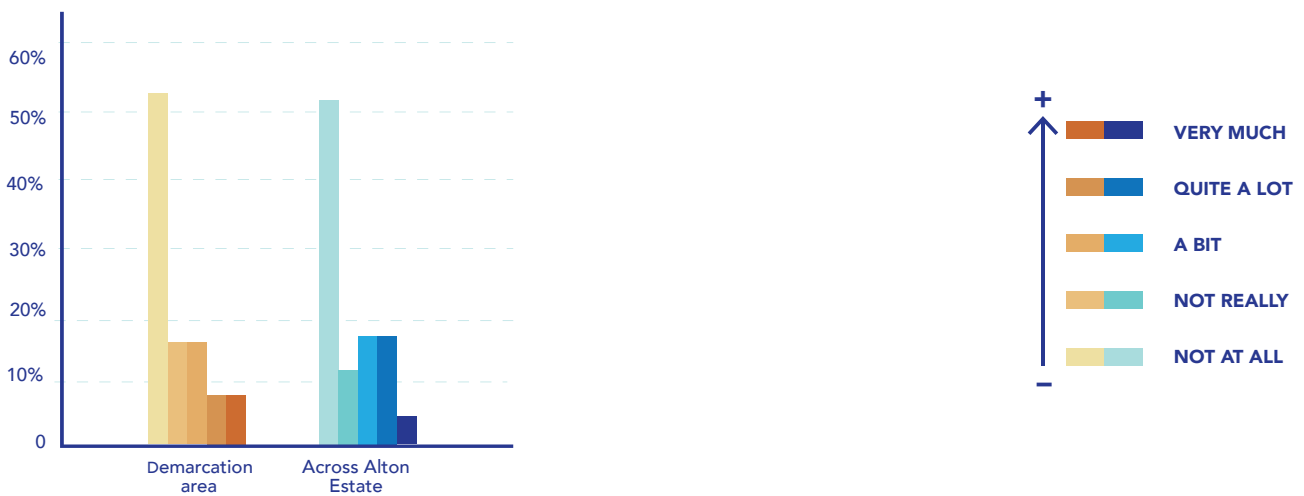


Fig. 5.19a & 5.19b - Survey: Are you satisfied with the general level of maintenance of your building? (orange) within demarcated area and (blue) across Alton East and West

In addition, the residents perception of the level of maintenance is reflected in their opinion on the current management of the estate led by the council. Of respondents in the demarcation area 40% were not at all satisfied and 32% not really satisfied; of respondents across the wider estates 51% were not at all satisfied and 13% not really satisfied. (Figures 5.20).

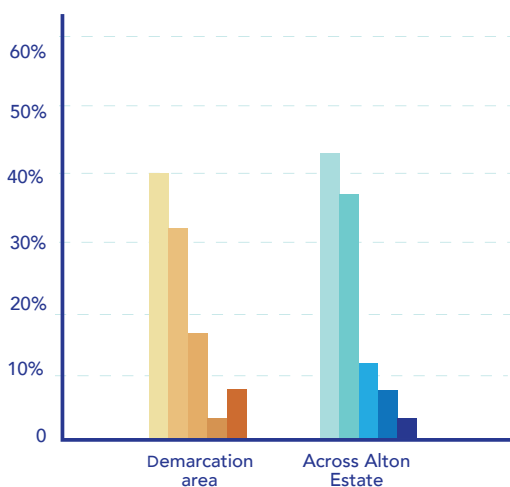


Fig. 5.20a & 5.20b - Survey: Are you satisfied with the current management of the buildings led by the council? (orange) within demarcated area and (blue) across Alton East and West

Most residents therefore felt that they would like to have more decision-making power regarding the management of the buildings within the demarcation area as well as across the estates. Almost 80% of residents wanted a bit more (46%) or much more (34%) decision-making power, including the processes involved in the management of the estates. (Figure 5.21).

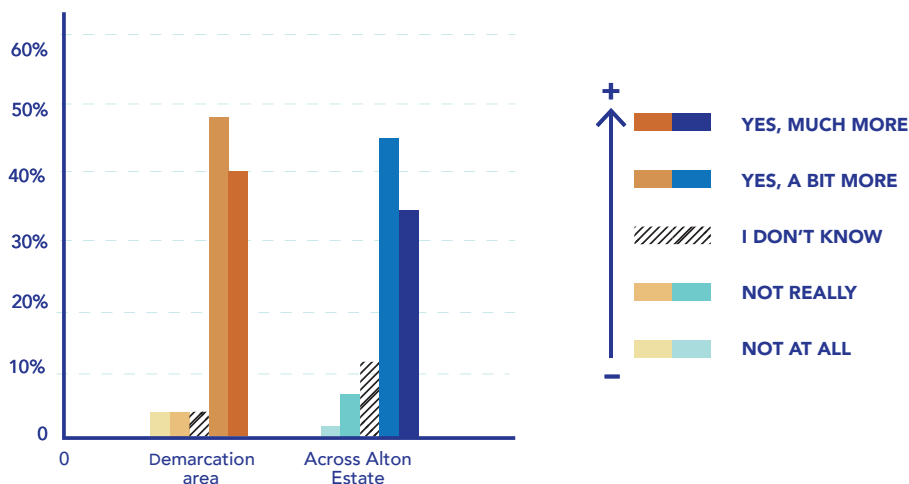


Fig. 5.21a & 5.21b - Survey: *Would you like to gain more decision-making power regarding the management of the buildings? (orange) within demarcated area and (blue) across Alton East and West*

These themes were also discussed in the workshop, where we covered what residents consider to be in good or bad condition; what can be kept and what needs to change; along with the urgency and levels of importance of maintenance and repair. Generally, there are several issues related to bad maintenance and lack of repair intervention. The Council has reportedly got “poor control of contractors. There is a poor standard of repairs and no planning”. Specifically, there are problems with energy distribution. The general electric system has not been updated for many years, thus leading to several issues related to the lack of emergency services and intermittent power blackouts. A central maintenance system could potentially be an option.

Residents reported that the rubbish is not collected on a regular basis, resulting in bad odours, and rubbish littering the pavements throughout the estate. During the workshop activity, the suggestion for installing better storage systems emerged, as well as improvement to the recycling facilities across the estates.

It was reported in workshop that local shops are not well maintained and are poor in design, with structural issues to ceilings. This is probably the responsibility of the freeholder rather than leaseholder. Furthermore, there are no publicly accessible toilets outside the shops, and this is coupled with the intermittent maintenance of green spaces near the shops as well as across the estates, giving a sense of a lack of care and under-maintenance, and more long term under investment.

An over riding concern was the lack of communication from the Council. Residents at the workshop expressed frustration with the way in which issues had been reported to the Council, but were rarely followed up. The feeling was that residents should be informed about Council actions related to inspections within the estate, as well as response to issues raised and communications about on-going maintenance and future plans.

Housing and tenure

Most tenants responding to the survey both in the demarcation area, and across the wider estate, expressed that they do want to remain as council tenants, rather than be transferred to a housing association. Indeed, when given the choice between being council tenant or housing association tenant, the latter option was selected by only one person. Resident value the important role the council has through their management and ownership of the estates, although respondents did want the council to be more responsible and accountable.

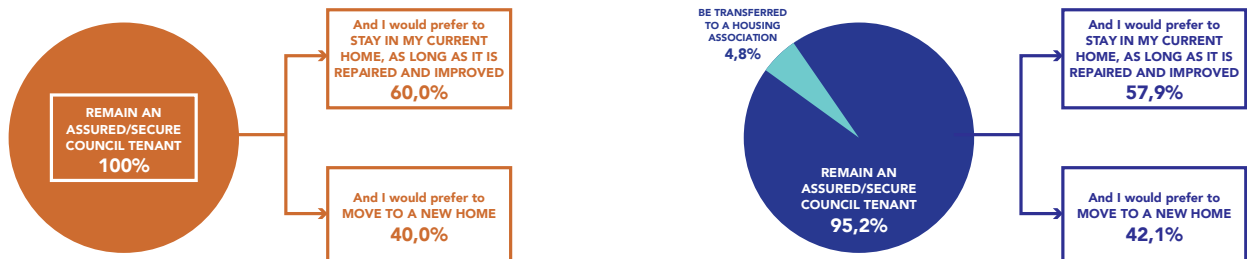


Fig. 5.22a & 5.22b - Survey: *If you are a council tenant, would you wish to remain as council tenant or be transferred to housing association (a) within demarcation and (b) across estate area.*

With regards to current rent levels, the majority of respondents agreed (over 40%) they can afford to pay rent and services each month. An even balance of people said they could and could not manage an increase – with the majority not having an opinion. This probably reflected the uncertainty of understanding what the increase would consist of. Similarly, a majority of respondents did not have a strong opinion of on whether they will be willing to pay more maintenance and service to stay in the area, but results were skewed towards disagreeing with the statement: “I would be willing to pay more rent and service charges to stay in the area”.

Finally, most respondents felt it would be stressful to relocate from the area (see Figure 5.23) probably reflecting the strong attachments people stated they had to their home and the strong disagreement most people had to the statement “It doesn’t matter to me where I live”. Also, over 60% of respondents said they were satisfied with their home size, even though there was quite a spread of residents from those living alone or with another family member, through to having 6 or 7 people living in their home (see Figure 5.24).

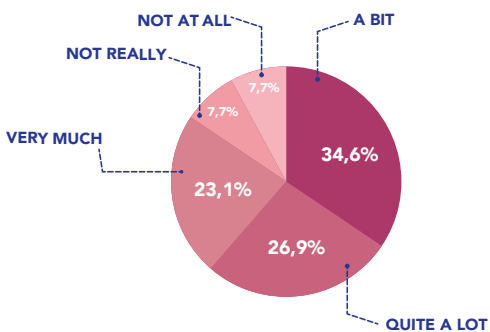


Fig. 5.23 - Survey: *If you had to be relocated as a result of the regeneration would this have a stressful impact?*

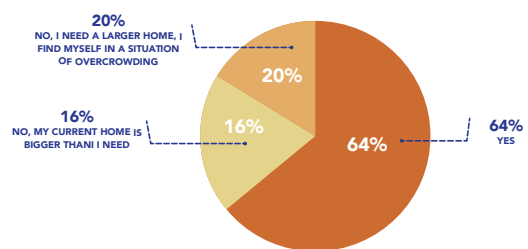


Fig. 5.24 - Survey: *Are you satisfied with your current home size? (demarcated area)*

In the workshop housing and tenure was discussed by exploring residents' emotions and the stories they tell about their homes. The aim here was to explore the feelings and emotions of residents related to specific aspects associated with living on the estate. The overwhelming sense in this part of the workshop was the feeling that the stories and lived experiences of residents are being ignored. The narratives of 'regeneration and change' promoted by the local authority along with the developers do not tell the whole story. Indeed, they wilfully silence the voices of members of the Alton Estate community, of the residents and people who live and work in the area. There was a sense that "the community is not seen as having value, it's not just that the Council and developers are ignoring it, but that nobody seeks to understand it."

The workshop also explored ideas of value in housing and homes – and what the differences could mean: "the value of the homes that people either own or rent is also not understood. Value is derived, not only from the investment in fixtures and fittings, but also the histories of families, the layers of living that have accrued over generations and years." This idea that the stories of families and of communities can also have a value was important and there was a sense that any proposals thus far had not considered any of these elements, either of people's lived experiences but also of the memories of community which are built up over generations: "what is the human and social cost of these proposals? The monetary cost is not the most important consideration."

Members attending the workshop shared their concerns about the lack of accessibility (in all its senses). Blocks and buildings are difficult to access for all groups with mobility issues from the elderly and disabled, to young parents with children. But accessibility is also an issue in terms of capacity for new residents. Also, accessibility in terms of mobility is a serious issue as buses are full and regularly pass through the estate without stopping. The residents asked whether work has been done with TfL about this, and whether if there was to be a considerable increase in residents, whether transport system will adapt, and bus services improved.

Overall, residents felt that it has been very difficult to express views which do not agree with the existing plans. People have been regularly told that they are "getting a good deal" and, whether this is true, they should not complain.

5.5 ASSESSING THE SOCIAL IMPACT OF REGENERATION: DEMOLITION OR REFURBISHMENT

More than half of the respondents in the demarcated area expressed concern about the stressful likely impact of having to be relocated as a result of regeneration. They expressed satisfaction with the estate in many respects, indeed deeply appreciating the beauty of the estate and their current location, as well as the neighbourly relations that have existed across the estate. Relocation would mean dismantling the local community, with negative consequences to the sense of safety and comfort to the majority of residents. Regeneration through refurbishment could reassure residents in terms of location and preserve existing relations, allowing for the additional community infrastructures and improvement to the shared spaces, which would enhance the demarcated area and benefit the wider estates.

Therefore, it is clear that demolition and redevelopment would put at risk the levels of attachment and sense of ownership residents currently feel towards their flats. As well as the physical stress of moving out, there will be a psychological toll as well as impact on

residents' confidence. In the meantime, there have been months, even years, of continuing uncertainty, marked by the fear of ending up living in worse conditions than current ones.

However, in light of these uncertainties, leaseholders reactions were varied – around 20% would prefer to move and be fully compensated, a slightly lower number of residents would be happy to stay and contribute to the cost of refurbishment as long as it is affordable, reasonable and can be paid in instalments, and the majority stated that they did not have a preference from the options presented to them, possibly because the options presented were not the most favoured.

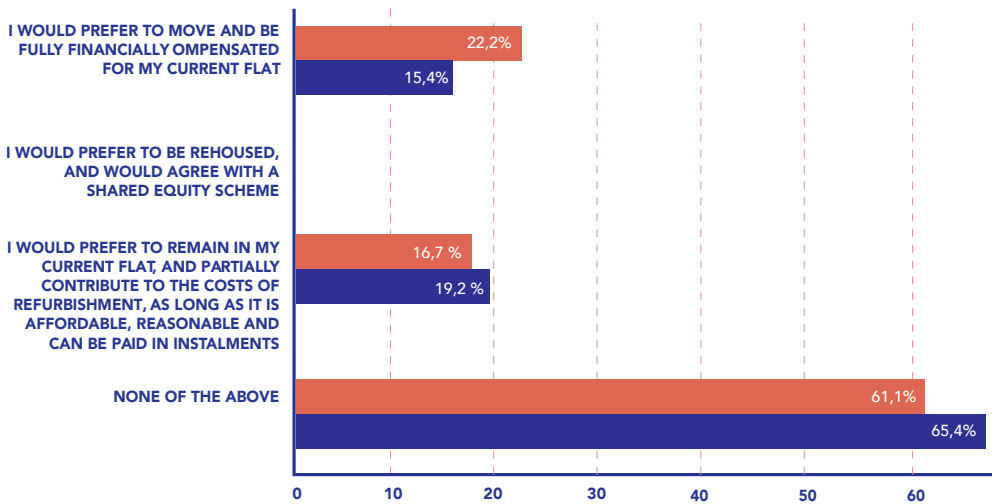


Fig. 5.25 - Survey: If you are a leaseholder or freeholder, which option would you prefer? (red) in demarcated area and (blue) in wider estates

To conclude this rapid analysis of the survey results it is key to underline that residents themselves evaluated they would be negatively affected by demolition and relocation. 64% of respondents expressed in the survey they would prefer refurbishment of the existing buildings, with additional housing thorough infill and no relocation (Figure 5.26). The residents that participated in the workshops were also against demolition.

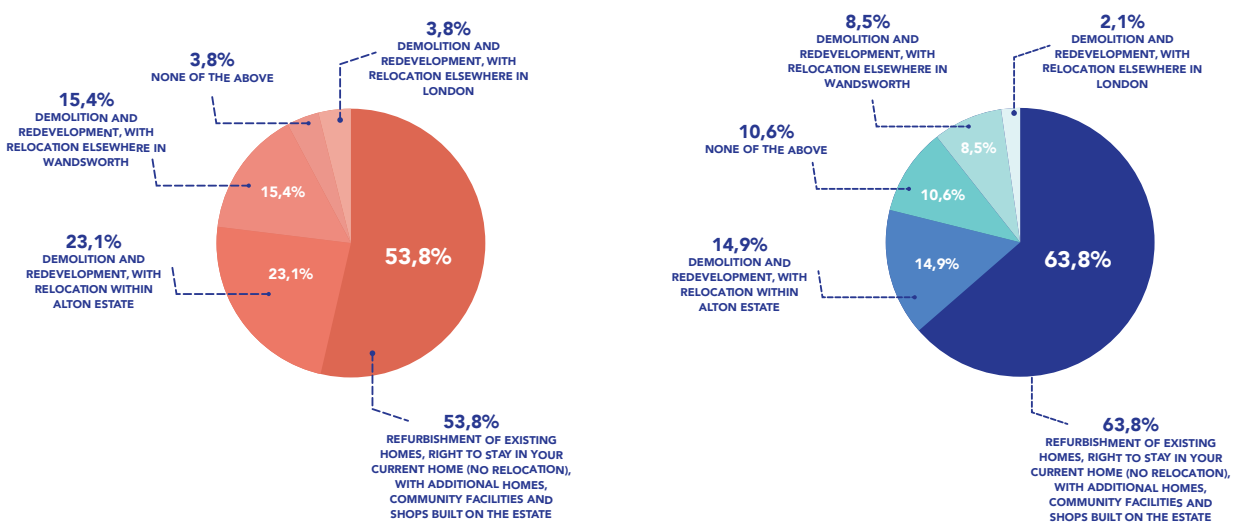


Fig. 5.26 - Survey: If you had a choice on the future of Alton Estate, which form of regeneration would you prefer? (a) in demarcated area and (b) across the estate

Workshop #3 began with a co-assessment of the existing plans for the Wandsworth Alton Estate Masterplan and explored how residents felt about the different aims and proposals of the Wandsworth masterplan. Overall, residents agreed with some of the general aspects of the masterplan. However, they thought that the aims are too general and had difficulties understanding what exactly the council meant for some points. For example, what was the meaning of 'consolidated' and what type of retail was being proposed. Also, what or who was the non-residential floorspace going to be used for. The residents did agree that the retail space should be improved, as it was important to increase the variety especially if it can support local, independent, community businesses and enable more meeting spaces to emerge, such as cafés and small shops, which would encourage people to meet and buy locally. Public transport has to be improved, and at the same time improve pedestrian and cycle routes, especially along Danebury Avenue. It was also clear that parking is a major issue, with increasing concerns about the level of cars related to the number of new homes expected, and that as far as current proposals stand, these proposed new parking spaces would be private not shared.

More specific concerns of the masterplan include the need for affordable working spaces, for self-employed and/or working parents, students and undergraduates. Regarding the new large community building, there are some different uses proposed which are not compatible, like library and youth centre. Moreover, the estate is very large, and it would be better having community spaces spread around the estate. The re-use of existing spaces should be explored, but there needs to be improved accessibility for disabled people. Also in terms of accessibility, it was noted that none of 4 storey blocks have a lift, which is something that can be added.

5.5 ALTERNATIVES TO DEMOLITION

Even though residents do not agree with demolition, this does not mean they think regeneration is not necessary. Residents demonstrated to have a consistent knowledge of their needs in term of housing and asserted to be absolutely in favour of regeneration, especially if it means "improvement" of the current condition.

When asked about whether respondents would prefer to remain in their current home as long as it is improved and repaired, rather than move to a new home 60% of people in demarcation area wanted to stay in their home. This was similar for people across the estate (58%) - see Figure 5.27.

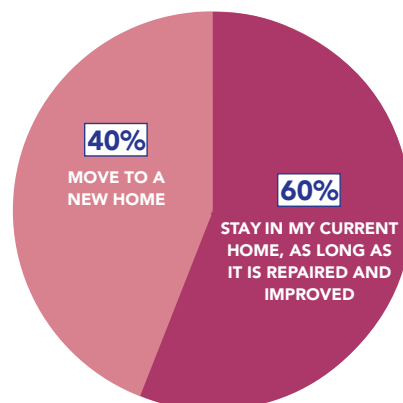


Fig. 5.27- Survey: Preference of staying in homes or moving to new homes (for respondents in demarcation area)

When asked about preferences regarding demolition or refurbishment when presented with a range of options most respondents were keen to have the refurbishment of existing homes, including a right to stay in their current home (i.e. no relocation), with additional homes, community facilities and shops built on the estate. This was overwhelming the most favourable for people in both demarcation area and across the estate (Figure 5.28) with 53,8% and 63,8% of respondents preferring that option. This question was crucial in providing a solid justification for the workshops.

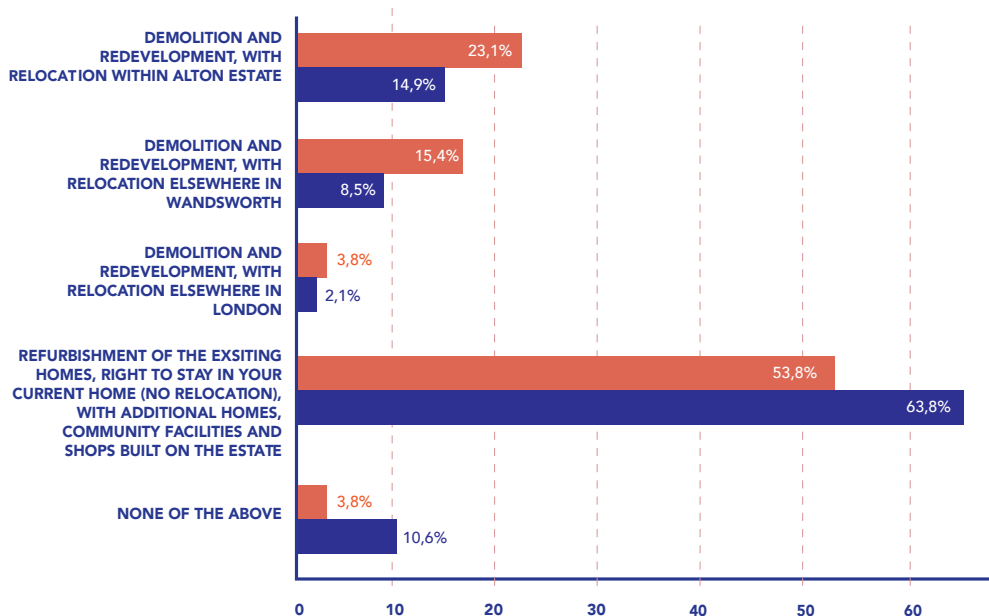
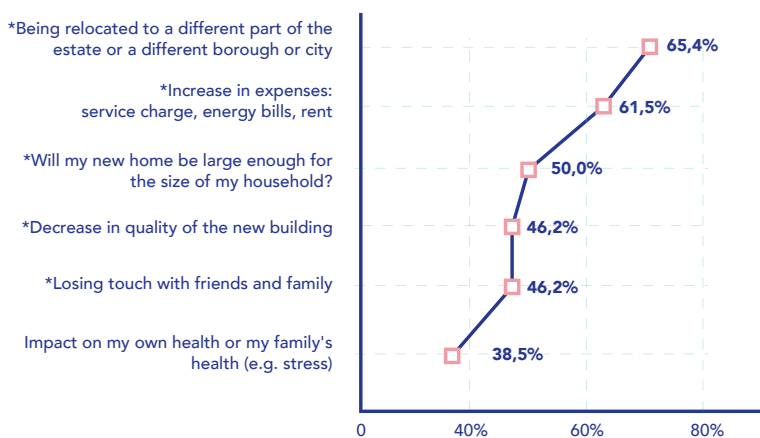


Fig. 5.28- Survey: If you had a choice on the future of Alton Estate, which form of regeneration would you prefer? (a) demarcation area and (b) across the estates



When asked further about their concerns in relation to demolition and being moved out, there was a slight difference in priorities between people in the demarcation area and those across the whole estate. People in the demarcation area were most concerned about being relocated to a different part of the estate or a different borough or city, followed by the potential for an increase in expenses, such as service charge, energy bills, and rent. People were also concerned with the size of the new homes and losing touch with friends and family. Respondents across the estate were more concerned with the potential increases in expenses, and then about being relocated to a different part of the estate or a different borough or city. (See Figure 5.29)

Fig. 5.29 - Survey: What are your major concerns in relation to demolition and moving out (demarcation area)

The workshop explored through co-design the main priorities for regeneration, asking residents to envision a community plan. The first set of priorities which emerged were that refurbishment over demolition was a key priority. Refurbishing the flats could be carried out along with some building of good quality social housing, with current residents to be prioritised. The refurbishment of façades, external walls, stairs should be the start. More family-sized flats are needed and also a new youth centre or the re-opening of the old one, with a non-fee paying outdoor space. Residents also discussed green energy to save money.

Common second priorities for residents included, play spaces for children, affordable office spaces, a medium-size grocery shop, such as the previous Co-operative supermarket, where people can find products in the same place, improved bin storage and recycling spaces or recycling centre and a new health centre. Common third priorities for residents included increased or enhanced green open spaces and to allow for flexibility in the use of those. Have more local shops and more investment in the local economy through providing opportunities for retail and local businesses.

This was followed by a collective mapping exercise considering where residents thought good locations would be for new uses within the estate. For community facilities, residents thought around Danebury Avenue and on Portswood Place where the bus turns around. Also, to the south of the estate, around Heathmere School, including more music facilities, multi-activities community hall. It was considered that it would be good to re-open the former youth centre on Eastwood Centre. The idea also emerged of having a hopper bus service linking east and west.

In terms of green spaces, play facilities can be added on the big green space south of Highcliffe Drive. A green buffer could be placed next to Roehampton Lane to protect Allbrook House. To improve the dog friendliness of the estate, small green spaces could be designated to walk dogs.

There is the potential space for building new homes, including on top of the maisonettes on Danebury and Harbridge Avenues. Extend the maisonettes and make them a bit larger, to incorporate community spaces at the ground floor level. Portswood Place is a good location for infill housing and redevelopment. There could also be potential for infill opportunities on top of Dara Club.

New Shops and workspaces are needed and Roehampton High Street needs to be made more easily linked to Danebury Avenue. The proposal for a medium-size grocery shop, such as the former Co-op, could be located close to Allbrook House, maybe with housing on top.

The workshop testing out options for regeneration concluded with a session on testing options for new buildings and where residents would consider to be good locations for housing infill within the estate. Four different areas were considered: Portswood Place, the maisonettes along Danebury and Harbridge Avenues, Allbrook House and the Kingsclere triangle (see Figure 5.30).

For Area 1 (Portswood Place) this was considered to be a strategic location with good access by bus and therefore good area for potential redevelopment. It is already a strong social area, that could be improved with more community activities. Also has good space for new local shops along with collaborative workspaces with housing on top. Also considered to be a potential good location for a new health centre.

In Area 2 (the Maisonettes along Danebury and Harbridge Avenues) there was a wide range of views on whether to join the maisonette blocks. The space in-between is used by teenagers

to play cricket and could remain, but it could be improved as a play space. Residents were very keen on the possibility of adding more floors (1-2 max.) to the maisonettes. In addition, the opportunity for refurbishment would be good and the maisonettes could also be improved with solar panels. Residents were very keen to extend the extremities of the maisonettes to create community spaces and lifts to improve accessibility.

In Area 3 (Allbrook House), the building close to St. Joseph's Church (where the NHS is located) is a potential area for redevelopment. The existing car park should be somehow kept and re-organised to allow more cars as now it is inefficient. Maybe, it would be possible to add a covered community space on top as an extension from the Library, or create a more useable social space next to Allbrook House.

And finally, for Area 4 (Kingsclere triangle), although there was potential space for infill, it seems to be a Grade 2 listed green space.

It had been clear from the survey that most respondents are not keen on the demolition option and would rather the refurbishment of their homes, but also that these fears are accompanied by a whole range of uncertainties about their future, the lack of information about the choices being presented to them and concerns with both their own living conditions including size of flats and service charges, but also the attachment to the local area, the friends and neighbours in the area and local social networks and attachments, which in some cases have been built up over many years. The discontent of the residents reinforced by the lack of meaningful participation in the regeneration process. In contrast, residents who participated to the workshops appreciated the co-design methodology the UCL team has used for this Community Plan, as well as the fact that the Social Impact Assessment was at the core of the design proposal. They agreed, in that way, the process was more inclusive and equal.

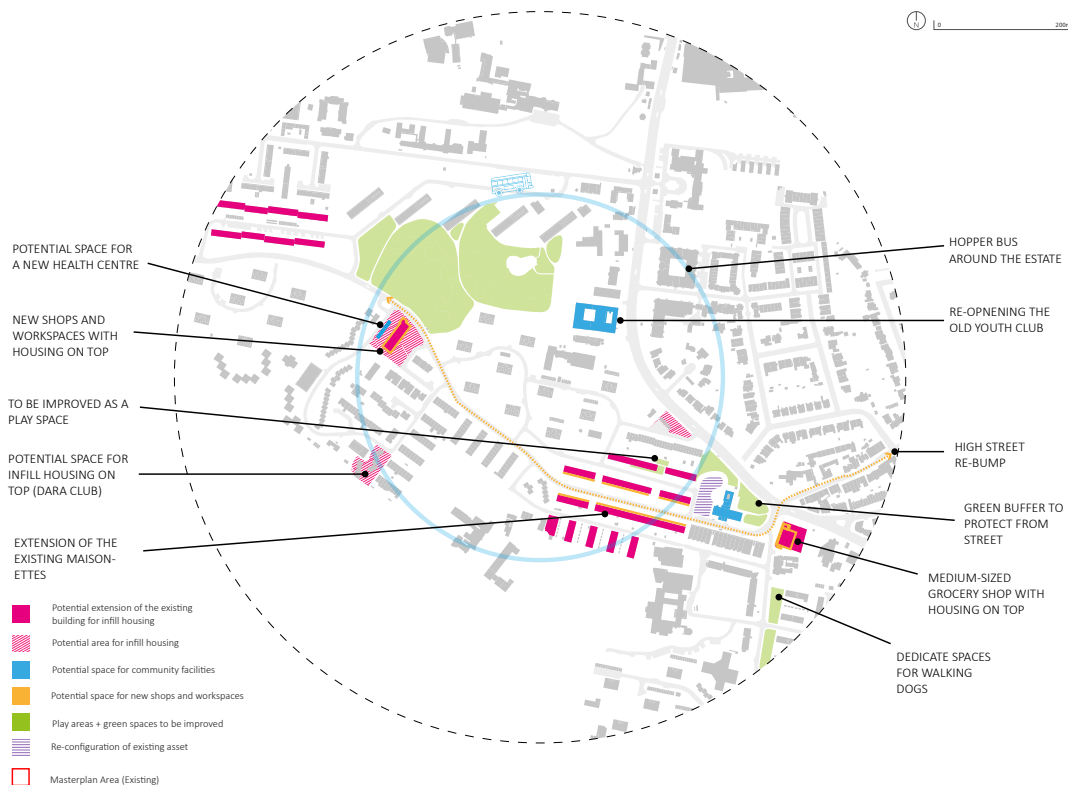


Fig. 5.30 - Summary map of resident's initial suggestions for alternative regeneration programme

5.6 COMMUNITY-LED STRATEGIES FOR REGENERATION

Improvement through refurbishment

Even though overall residents do not agree with demolition, this does not mean they think regeneration is not necessary. In contrast, residents demonstrated to have a consistent knowledge of their needs in term of housing and asserted to be absolutely in favour of regeneration, if it means “improvement” of the current condition. However, throughout the project, it became more explicit how different areas in the Estate are in terms of needs and general condition of the buildings, and that, therefore, they should be treated differently in the regeneration process, i.e. they should not be demolished and redeveloped.

In fact, when the UCL team and the residents collectively analysed and assessed Wandsworth Alton Estate Masterplan, residents approved and welcomed all general requirements stated by Wandsworth Council concerning outdoor features and design of the public realm, in other words all those proposals that would improve the quality of life of current residents in the area. However, in contrast, they universally rejected all those site-specific requirements that would imply the demolition of the buildings in the demarcation area. This fact demonstrates that, even though they believe that the buildings are in a good state and their design stands out in quality, they acknowledge the need for intervention. However, all the problematic issues raised by residents could be solved, according to them, through a more viable and sustainable solution than demolition, focussing on improvement of the existing condition through refurbishment and repair, and a more proactive maintenance and management strategy in the future.

The discontent of the residents with the current regeneration plan for Alton Estate demarcation area is reinforced by another issue, which is the lack of meaningful participation in the regeneration process. In contrast, residents who participated to the workshops appreciated the co-design methodology the UCL team has used for this People’s Plan, as well as the fact that the Social Impact Assessment was at the core of the design proposal. They agreed, in that way, the process is more inclusive and equal.

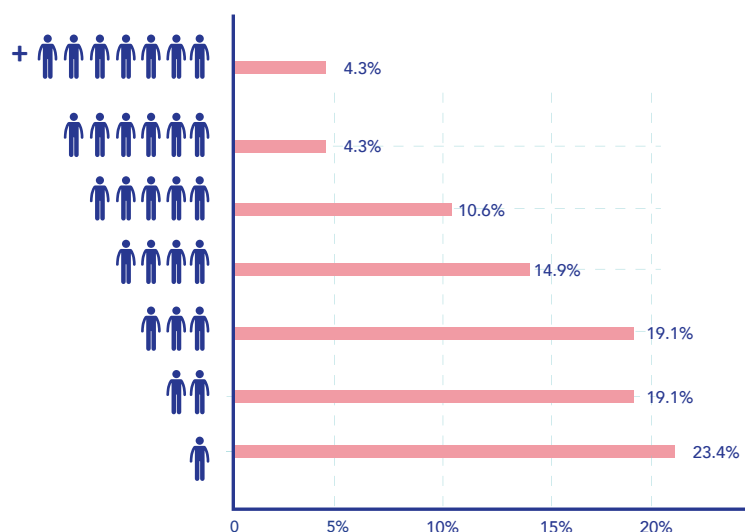


Fig. 5.31 - Survey: *How many people live in your home? (demarcated area)*

Infill homes

In order to meet Wandsworth Council’s proposed increase in density and to address issues of overcrowding on site, the refurbishment strategy should be complemented with the provision of additional homes on site. The lack of three and four bedrooms homes could be addressed through an infill densification schemes and overcrowded families that are currently living in the demarcated area could move to these new homes. Residents agree that solving the issue of overcrowding should be at the core of designing the scheme for infill homes on site.

The information about overcrowding collected through the survey (see figure 5.31) opens up the possibility of elaborating a strategy of reshuffling according to housing needs, in which large families which have outgrown their flats can be rehoused to a flat with more bedrooms, provided in the infill housing scheme on site. However, in order to be able to elaborate a reshuffling scheme that can be operative, it is necessary to know from every single flat in the demarcated area, whether they are facing a situation of overcrowding or under-occupancy, so that the exact amount of three and four bedroom flats can be provided through an infill housing scheme.

Community’s priorities for regeneration

The UCL team and the residents co-assessed what interventions should be taken to improve the current condition where needed. Some key priorities are listed below:

- refurbishment of flats affected by problems related to dampness, mould, rust, need for better ventilation, pigeons disturbance on the roof;
- refurbishment of facades and re-arrangement of entrances;
- reconfiguration of the green space, improving its quality and usability;
- provision of more quality community spaces;
- building new infill family-size homes;
- make the buildings fire safe and more secure.

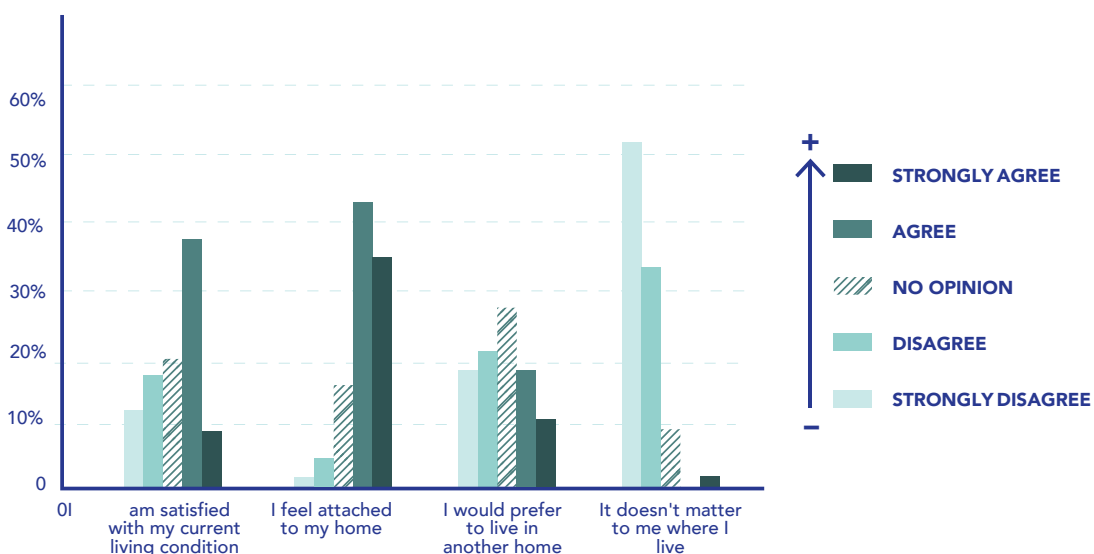


Fig. 5.32 - Survey: How do you feel about the following statements? (demarcated area)



6. PEOPLE'S PLAN

6.1 OVERVIEW OF THE PEOPLE'S PLAN

Through the co-design and community engagement workshops, the survey, various meetings with residents and community organisations based in the Alton Estate, the UCL team has co-produced with the residents and community organisations involved this People's Plan, which includes urban design proposals and a series of evidence base documents to support the proposals: a social impact assessment, a heritage impact assessment, a life cycle assessment, a financial viability study prepared by a quantity surveyor, a review of the London policies on estate regeneration and other policies that affect the development, as well as details on the methods used and the results of the survey carried out.

The key proposals of the People's Plan are (see figures 6.2 and 6.3):

- The refurbishment and improvement of 274 out of the 292⁶⁰ existing homes within the area demarcated for regeneration.
- The refurbishment and improvement of the retail units in Danebury Avenue.
- The refurbishment and improvement of the community facilities in 166 Roehampton Lane, the Alton Activity Centre, and the refurbishment and extension of the Roehampton Library.
- New homes through roof extensions in the maisonette blocks.
- New homes, retail units, workspaces and community facilities through sensitive infill development. We have paid particular attention to not losing any substantial green space, since residents showed concern about the loss of green space.
- Demolition and redevelopment of two sites within the demarcation area, which are "site A" near St Joseph's Church and Portswood Place. In total, this implies the demolition of only 17 out of the 292 existing homes, the majority of which are already vacant. This minimises the impact on the residents as very few of them will need to re-housed. These new developments include many of the facilities the residents were asking for in the workshops: a large supermarket, the replacement of two health centres, youth and community facilities, retail units, new homes and workspaces.

⁶⁰ According to the Wandsworth's Masterplan, there are 288 homes in the demarcation area. However, we have counted 292. We are going to work with this figure.

In total, the People's Plan proposes:

- 425 homes: 274 refurbished and 151 new built.
- 11792.38 sqm of community facilities, including two Health facilities/centres: 5896.59 sqm refurbished and 5895.79 new built.
- 9098.73 sqm of retail, including a large supermarket: 7395.25 sqm refurbished and 1703.48 sqm new built.
- 1065 sqm of new built workspace.
- A total of 370 total parking spaces in case the underground car park has two storeys and 310 in case it has only one storey.



Figure 6.1: Diagram showing the proposed new homes, facilities, workspaces, and retail units in the People Plan

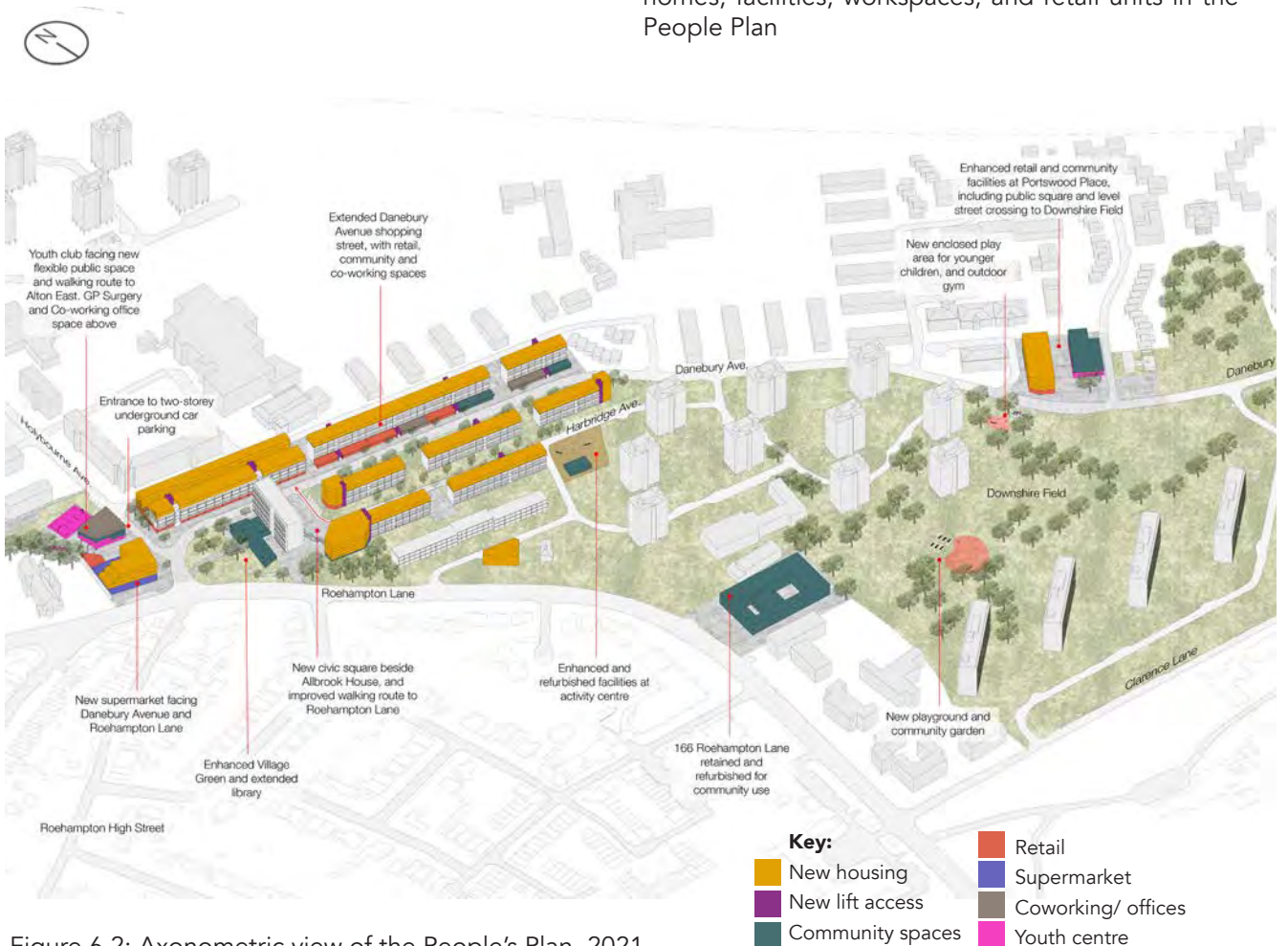


Figure 6.2: Axonometric view of the People's Plan. 2021.

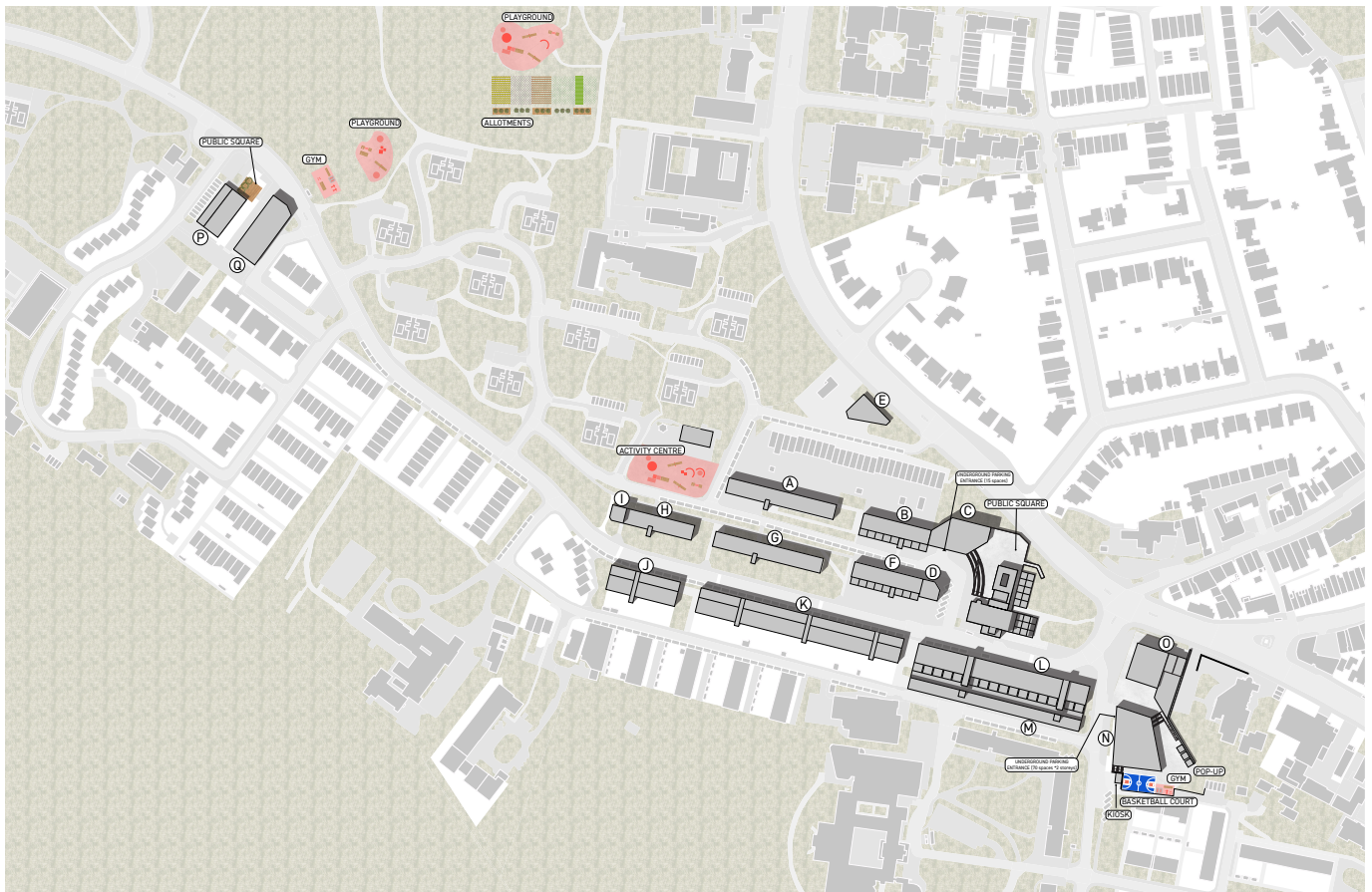


Figure 6.3: The People's Plan. 2021.

6.1.1. Refurbishment of existing homes

The Mayor's Good Practice Guide to Estate and New London Plan say that "when considering the option of demolishing and rebuilding homes, councils, housing associations and their partners should always consider alternative options to demolition first⁶¹". One of the aims of this document is to consider an alternative option to demolition, as the London Plan's policy 4.8.3 explains: "the Mayor is clear that when considering options to deliver estate regeneration projects, boroughs, housing associations and their partners should **always consider alternative options to demolition first**" (same bold emphasis).

In addition to this, 63.8% of the 47 surveyed residents prefer refurbishment and infill development as the approach to regeneration (figure 6.4). Out of these 47 residents, 26 lived in the area demarcated for regeneration, out of which 53.8% also prefer refurbishment and infill development as the approach to regeneration (figure 6.5). The discussion in the community engagement and co-design workshop also pointed towards refurbishment and infill as the preferred options for residents and community organisations.

61 Mayor of London (2021). The London Plan. https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

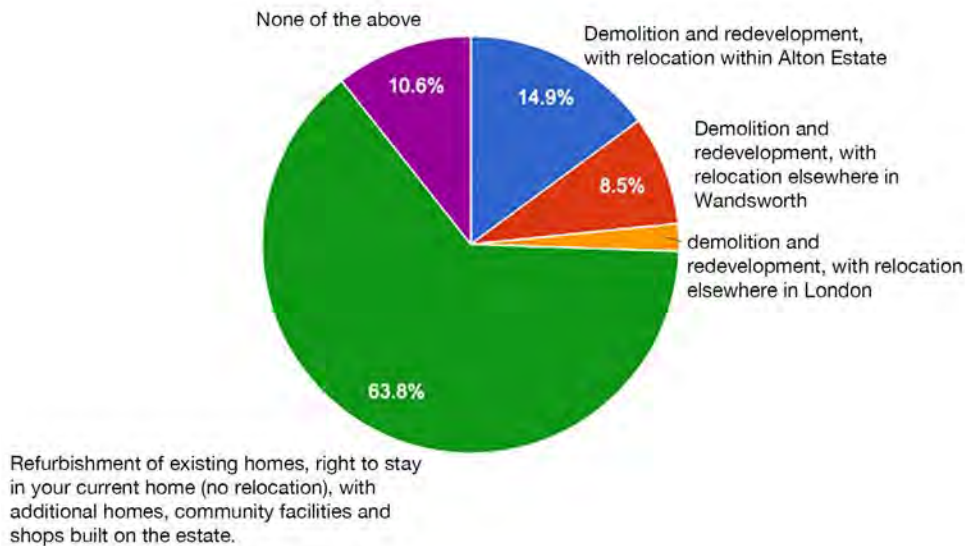


Figure 6.4: Preferred option for regeneration of Alton Estate residents.

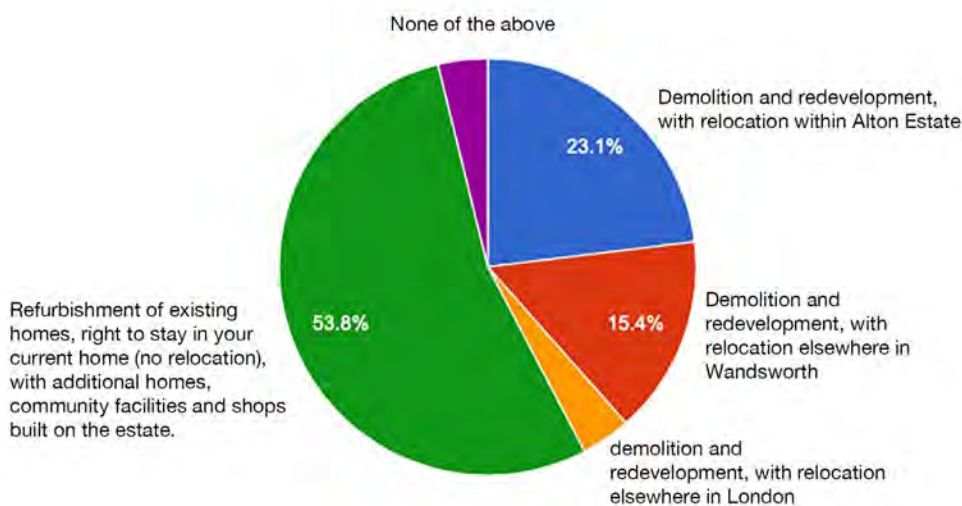


Figure 6.5: Preferred option for regeneration of residents within the area demarcated for regeneration.

The area has 158 homes with council rent and 130 with leaseholders or freeholders. The demolition would suppose rehousing or compensating all these residents.

Based on this evidence and on the London Plan policies, this People’s Plan proposes refurbishment and infill development as the regeneration approach. Nevertheless, it also proposes the demolition and redevelopment of two of the sites within the area in order to develop the necessary community, commercial and retail facilities that residents want.

The People’s Plan proposes refurbishing 274 out of the 292 homes within the area demarcated for regeneration. The majority of these homes are maisonette blocks or terrace houses and flats with a very similar architectural style and construction system as the maisonette blocks. The only high-rise block in the regeneration area, Allbrook House, has 40 maisonettes and 10 flats.

Given the Covid-19 restrictions that have been in place during the development of this People's Plan, it has not been possible to enter any property and evaluate the needs for refurbishment. In addition to this, it is not within the remit of this project to evaluate the need for repair in the homes. However, we have relied on other sources of evidence to estimate the potential cost of refurbishment and collect which are the main things that would need to be repaired or improved in the buildings. These include:

- Site visit to the exterior of the buildings.
- Photographic documentation on the main problems that need repaired in the maisonette blocks, as visible from the exterior, provided by the local organisation Alton Action.
- Various of the survey questions address issues related to the state of repair of the homes, such as the level of satisfaction with the repair and maintenance, the impact of it on the health conditions of the people that live there, open question on the improvements that could be made, the temperature in summer and in winter, and how long does it take to heat up during winter.
- Various workshops addressed issues related to repair and maintenance, and also how to improve the insulation and energy performance of the homes.

Some of the repairs to the homes that were mentioned in the survey are⁶²:

- "Improved insulation (e.g. changing the windows and panels under them)".
- "Sort out mould and damp".
- "Leaking roof, mould, draft blowing in winter, poor heating".
- "Ventilation".
- Improve "water pressure" and "block plumbing".
- "Better lighting" inside communal areas and in the streets.
- "Better facilities for the waste bins" and in general better recycling facilities, which prevent from fly-tipping.
- "Hallways/stairways re-decorated and kept clean" and improving the communal areas.
- "Good/heating/solar energy harnessing" and other actions related to "sustainability".
- "Better accommodation designed for visually impaired residents".
- Repair existing lifts and introduce lifts in the blocks where there is no lift "(with disabled access)".
- "Buildings are in poor state of repair with cracks, paintwork is flaking and faded".
- "Quicker response to maintenance needs".
- "Kitchen is too small".
- "Bike storage".
- "Pest control (pigeons)".
- "Intercom that works".
- "Bathroom floor".

⁶² These have been extracted from the survey. Each respondent was asked to list three things that need repair or improvement. Some replied repairs and improvements related to the homes while others to the public spaces, shops and community facilities. We only selected those related to the improvements of the homes. There were many comments related to the need for more retail units, community facilities, and green spaces that will be addressed in other section. We have joined those that were the same or very similar. There was one comment from one of the respondents that said repair could not be done and demolition was needed.

Based on this evidence, we propose the following repairs and improvements:

- Changing windows with new windows that have thermal bridge and air vent. This will tackle the issues around insulation, ventilation and humidity. At the workshop we discussed two options for replacement of the windows:
 1. Timber frame to meet the u-value of 0.85-1.4 W/m²k
 2. Aluminium frame to meet the u-value of 0.85-1.4 W/m²k
- Mechanical ventilation in toilets and kitchens. This will tackle the issues around humidity. During the workshops, we discuss the possibility of the Mechanical Ventilation Heat Recovery MVHR. This will address the issue around ventilation and humidity whilst avoiding the loss of energy.
- Improving the drainage system in the external galleries, since the photographs revealed flooding in the external galleries of the maisonette blocks (figure 6.5).



Figure 6.6: Flooding in the external galleries of the maisonette blocks.

- Water proofing and insulating the facades facing the galleries on the exterior (figure 6.6). It should be with non-flammable insulation and the finishing should be plastered so the appearance of the building does not change.
- Replacing or repairing the panels below the windows (figure 6.7), ensuring the insulation is improved. It has not been possible to access the buildings, so it is not possible to assess whether they can be repaired, or they should be replaced. Given that the windows are being replaced, it might be worth replacing also the panels below them.



Figure 6.7: Façade showing the panel below the windows, the slabs and parts of the façades that need to be repainted.

- Repainting the facades of the buildings where the finishing is paint over brickwall, respecting the original colours (e.g Figure 6.7).
- To consider: External insulation of the slab facing façade (Figure 6.7). It might be necessary to use a rainscreen system. As above, it should be with non-flammable insulation/cladding and the finishing should respect the aspect of the building. The main issue here is that, since the Grenfell fire, there is an association between cladding and fire safety. Even if a non-combustible cladding that meets the new regulations is chosen, this may still cause anxiety among residents due to the possible fire risk and also to the cost associated to replacing the cladding (for leaseholders). One option is omitting the insulation of the slabs and making up for thermal insulation by changing the windows to even higher spaces.
- Repairing entrances and communal areas of the buildings.
- In addition to this, for council rent flats, repairing bathrooms and kitchens.
- Repairing existing lifts and introduce new lifts in maisonettes as per in Figure 6.2.
- Repairing and replacing intercoms in the entrances.
- Improve accessibility of the buildings for people with disabilities.
- Review fire safety of the buildings according to regulations.
- Repair cracks and any paint work needed.
- Repair damp and mould.
- Improve the waste bin and recycling system.
- Green walls in the remaining green walls.

We are also proposing solar panels, but they will be in the roof extensions.

As mentioned, any external repairs should be non-flammable, meet the new fire regulations related to cladding, and keep the appearance of the building. By no means any aluminium cladding or anything that changes the appearance of the building. The repairs should maintain the look of the buildings, as described above.

6.1.2. New homes through roof extension

As shown in figures 6.8 and 6.9, all the maisonette blocks – and also the block with shops, maisonettes and flats at the beginning of Danebury Avenue – will have a roof extension of one storey. This strategy provides the possibility of adding many new homes without the need of losing green or open spaces. These roof extensions are added through a very light structure on top of the existing buildings. The structure can be made of cross-laminated timber (which is the one that implies lower carbon emissions), aluminium or steel. The walls and finishing of the building should respect the appearance of the original building. It should be possible to differentiate the new from the old part of the buildings, but the materials should not suppose a high contrast with the existing. During the workshop, residents showed preference for concrete and brick for finishing.

There is plenty of evidence supporting the feasibility of roof extensions on this type of blocks. Recently, in Walerton and Elgin Community Homes (WECH), a community-led scheme provided new social rent homes by roof extensions in blocks with a similar type of architecture and similar age (Figure 6.10).

As in WECH, the People's Plan also proposes the installation of solar panels in the roof extensions. This is something that was discussed extensively in the workshops. The discussion also included the possibility of having a community owned energy co-operative, following the model of organisations such as Repowering⁶³, which funds the installation through crowdfunding and small shares, and make collective decisions on how to use the energy and any profit coming from it, which in many cases result in funding community activities.

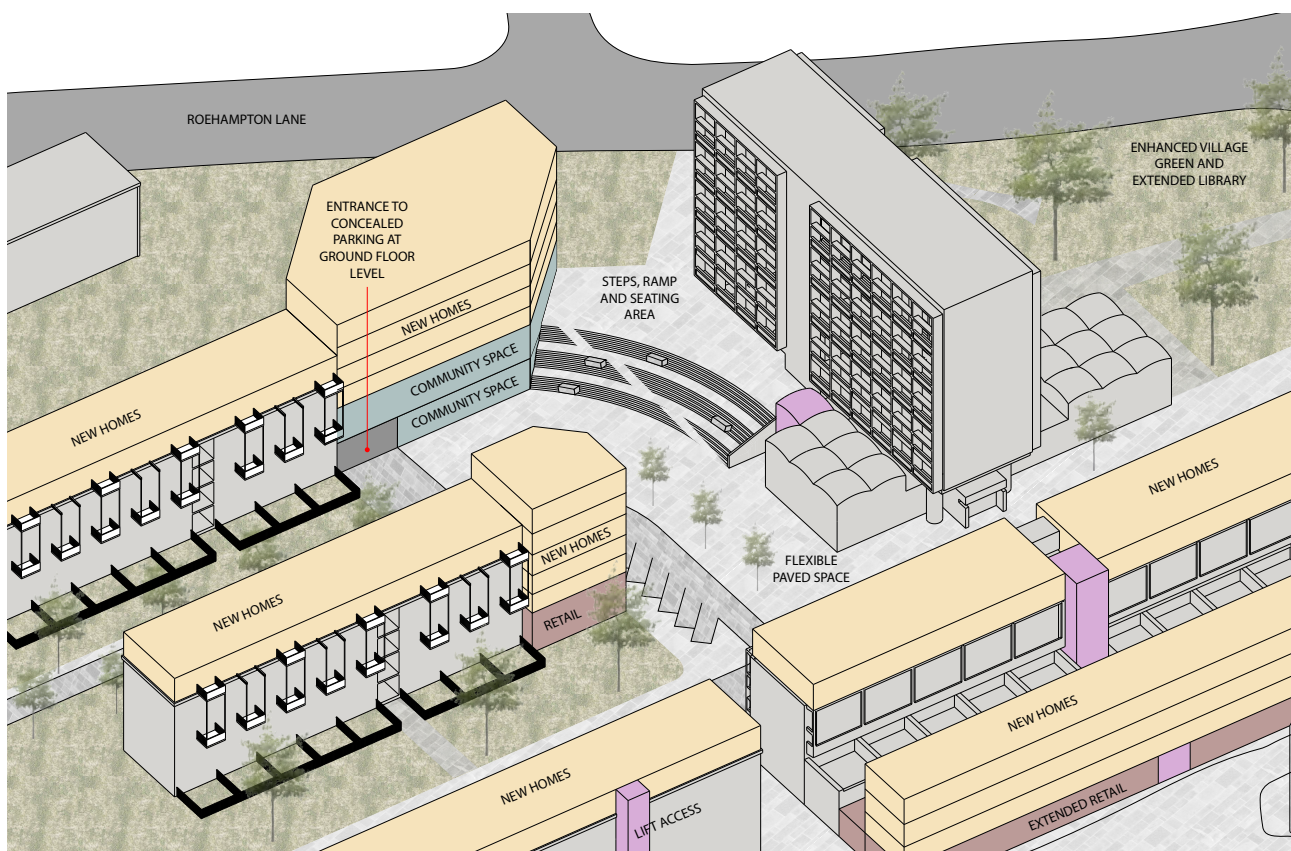


Figure 6.8: Public spaces behind Allbrook House, showing the new square behind it, the roof extensions and balconies on the maisonette blocks, and the infill homes next to the maisonette blocks and on Laverstoke Gardens behind the block at the entrance of Danebury Avenue.

63 <https://www.repowering.org.uk>.

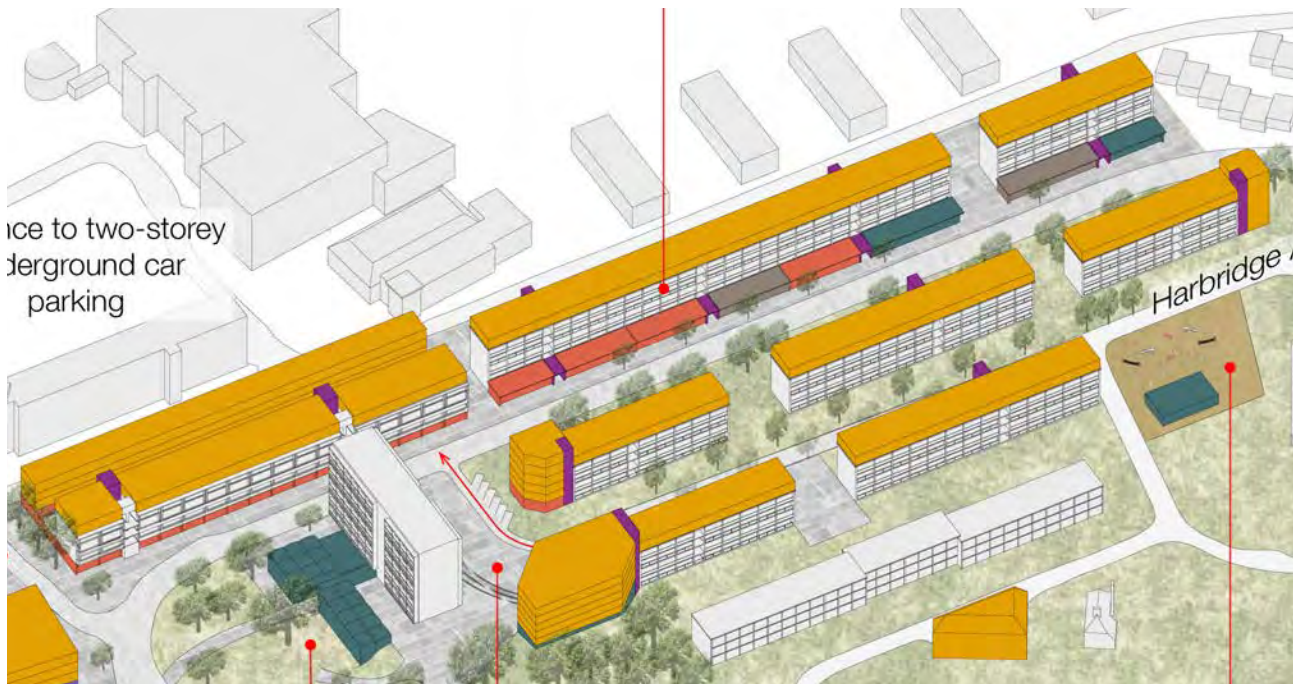


Figure 6.9: Public spaces behind Allbrook House, showing the new square behind it, the roof extensions and balconies on the maisonette blocks, and the infill homes next to the maisonette blocks and on Laverstoke Gardens behind the block at the entrance of Danebury Avenue.



Figure 6.10: Walerton and Elgin Community Homes, community-led scheme that builds new social rent homes through roof extensions, which also include the installation of solar panels.

6.1.3. Sensitive infill

Figure 6.9 includes all the infill development the People’s Plan is proposing. This includes:

- Two small blocks attached to maisonette blocks in Danebury Avenue. One of them occupies a small green space that is not used much at the moment. The other one is part of the re-arrangement of the space where currently the Allbrook House carpark is.
- One block attached to a maisonette block in Hartbridge Avenue, which comes from re-arranging the space where currently the ramp of Allbrook House carpark is.
- One long low-rise block on Laverstoke Gardens behind the block at the entrance of Danebury Avenue. This has been one of the most controversial one, given that it supposes eliminate street carpark spaces and also could overshadow the block next to it. However, the height of the building has been considered carefully and the section shows that the overshadowing would have a small impact (see Figures 6.11 and 6.12).

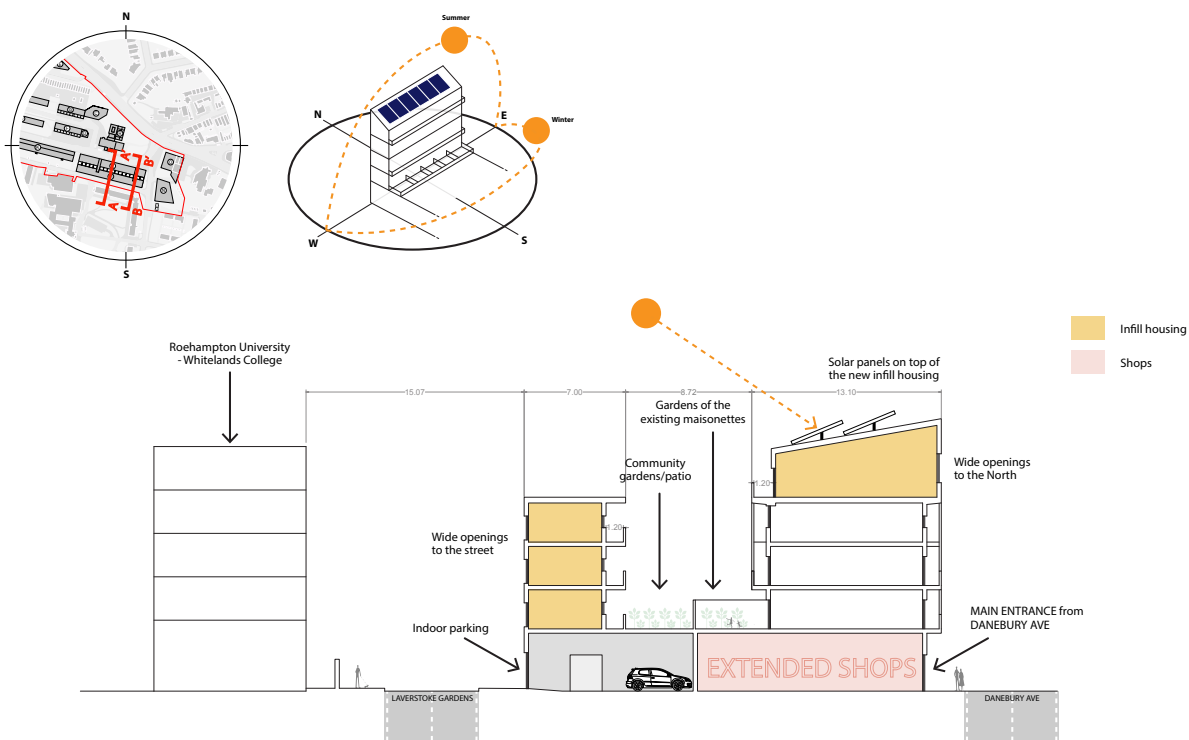


Figure 6.11: Section of the infill development on Laverstoke Gardens behind the block at the entrance of Danebury Avenue.

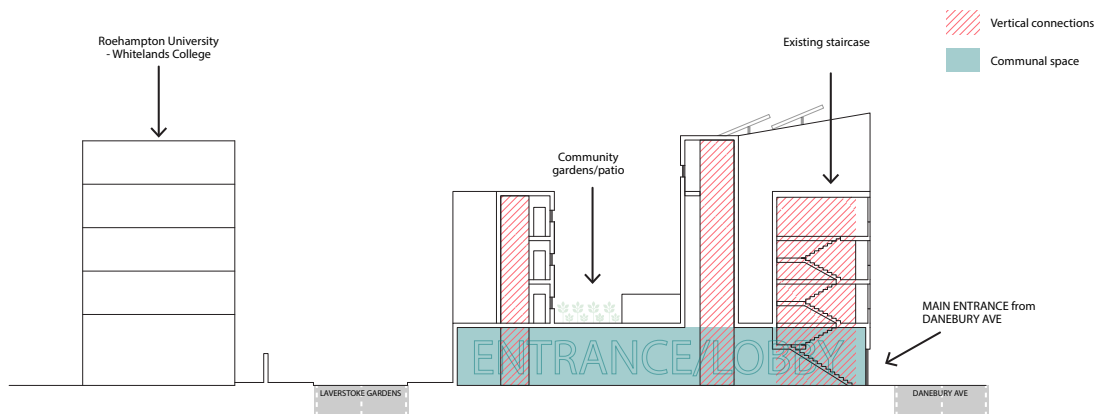


Figure 6.12: Section of the infill development on Laverstoke Gardens behind the block at the entrance of Danebury Avenue. Showing the new lifts and staircase access.

6.1.4. Redevelopment of site near St Joseph's Church and Portswood Place

These are the only two sites where demolition and redevelopment takes place. The decision to demolish and redevelop took place after various workshops and showing various possibilities to residents. In both places the spatial configuration of the sites made difficult making infill additions without compromising the quality of the built environment, and provided little flexibility to introducing many of the activities that residents and community organisations demanded, such as a large supermarket, workspaces, retail, cafés, health, youth and community facilities.

Figures 6.13 and 6.14 explain the spatial and functional configuration of the new developments and chapter 6.2.2 explains in detail the activities.

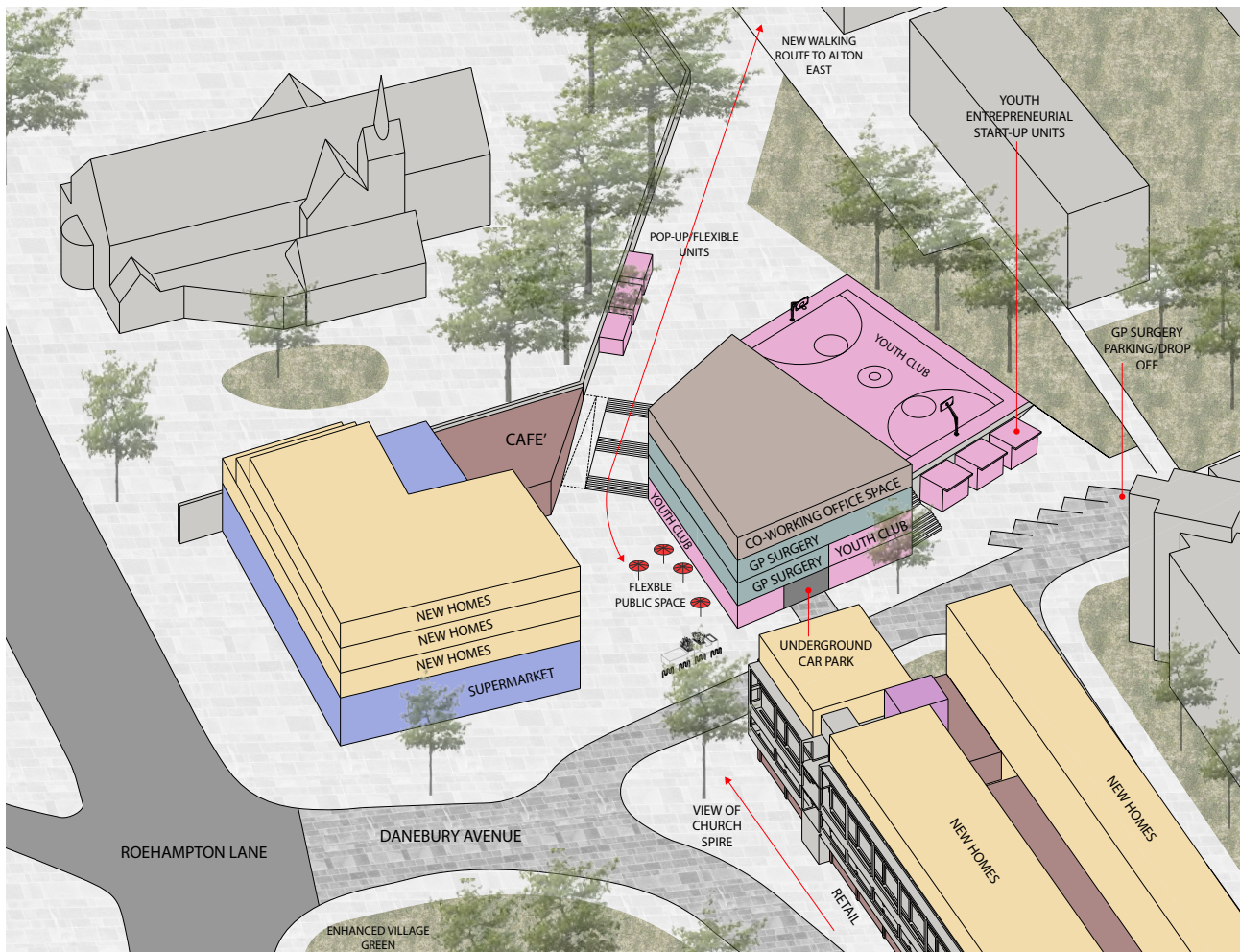


Figure 6.13: Redevelopment of Site A near St Joseph's Church, including a large supermarket, new homes, a café, a youth club, a GP surgery, co-working spaces and pods for entrepreneurs and local businesses.

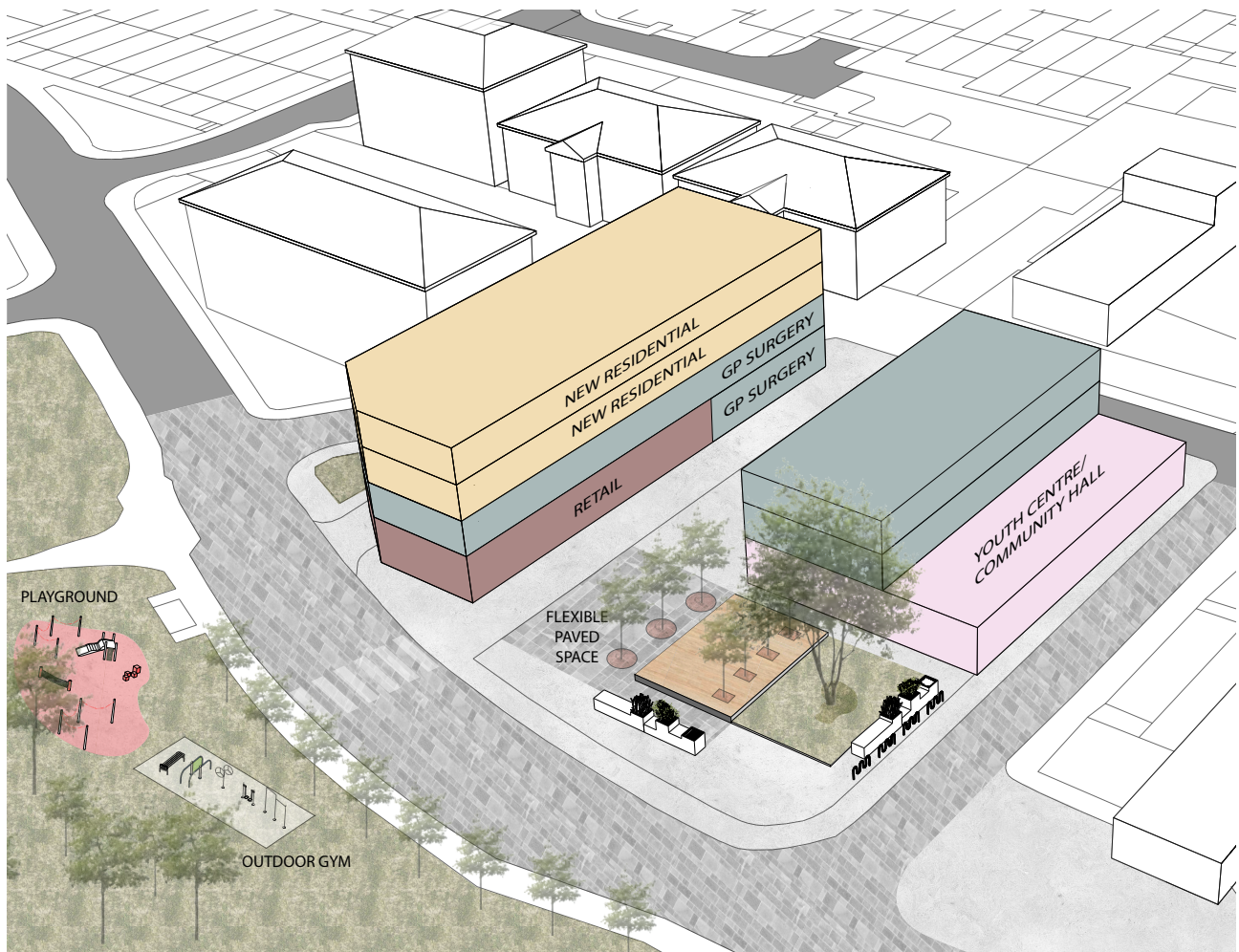


Figure 6.14: Redevelopment of Portswood Place, including a large youth centre and community hall, new homes, a café, a GP surgery, and retail units.

6.1.5. Shops, community and workspaces in Danebury Avenue

One of the infill strategies is adding shops, community and workspaces on the ground floor attached to the maisonette blocks in the south side of Danebury Avenue, as shown in Figure 6.15. These maisonette blocks have a blank wall on the ground floor, which varies in height because the street is going down. In certain parts, there is a short podium that is accessed via stairs, which the People's Plan proposes to demolish to incorporate these shops. This intervention would include bringing the access to the blocks to the level of the street and adding a lift. This will address the issue around accessibility that the blocks currently have, since they are not currently accessibility for people with limited mobility.

The residents and community organisations highlighted in the workshops the need for more shops, workspaces and spaces for community groups. These spaces address these needs. There are more details about these spaces and the activities proposed in the section 6.2.4.



Figure 6.15: Collage showing the shops of Danebury Avenue on the right, the balconies, community gardens and private gardens on the left, and the roof extensions and infill developments.

6.1.6. Approach to community facilities and social infrastructure

The People's Plan proposes increasing the activities in the Alton Estate, providing residents with more opportunities for socialising, leisure and also accessing basic needs nearby without the need of driving, cycling or commuting to a different area. These activities were identified during the co-design workshops. They include community facilities, youth centres, health centres, workspaces, retail, supermarket and other spaces for communities to use. The People's Plan proposes an approach that applies market rent for some of the commercial properties such as retail units and discounted rents (with different levels of discount) to local businesses, charities and community-based organisations. It also proposes having community spaces for residents to hire for a very low price to develop their activities.

The People's Plan proposes a community-led approach to the management of the community facilities, which is explained in chapter 6.2.

6.1.7. Sustainable transport strategy

One of the key issues that residents have identified in the workshops is the lack of accessibility to public transport, which leads to a strong car dependency. This is linked to the high demand of on street carpark spaces. It is not within the scope of this People's Plan to develop a public transport strategy for Roehampton, but to highlight some of the issues and point towards the need of collecting more evidence and develop further study. Below we explain the issues identified:

Increase bike storage facilities and in general improving the cycling infrastructure to connect to nearby stations: The need for better cycling infrastructure is something that has come out both in the workshops and in the survey. In the survey, residents claimed for better cycling storage linked to the buildings. During the workshops, there were discussions about the need to have better cycling connections to train and tube stations in order to reduce car-dependency.

Discussions around a hopper bus: During the workshops, there were also discussions about having a "hopper bus" that goes around the estate and connects with other transport links and key places. This was raised mainly because of the size of Alton East and Alton West together, which makes walking journeys very long.

Bus turnaround: Wandsworth's masterplan proposes moving the bus turnaround that is currently in Porstwood Place (Figure 6.16) further ahead in Danebury Avenue, as shown in Figure 6.17. The GLA has raised this as one of their concerns, since it would result on the loss of many mature trees⁶⁴.

During the workshops, there has been discussions around various proposals, but none of them reached consensus. The UCL team proposed an alternative location of the bus turnaround, but it did not gain support from many residents because of the impact that it would have on the point blocks next to it. This proposal would suppose:

- Increased bus standing capacity, allowing greater bus frequency and reliability
- removal of buses standing within Downshire Field historic landscape
- additional bus stops serving Alton West, enhancing accessibility
- Only two trees require removal

Since there was not a consensus on the best position of the bus turnaround, and there is no sufficient evidence to support any of the proposals, this People's Plan does not provide any recommendation and call for further studies on where to put the new bus turnaround.

The discussions also included a debate on whether to open the barrier on Danebury Avenue for buses only, so the bus routes can go further into the estate. While some people at the workshops supported this idea, there was also a strong opposition, since there was a believe that cars would also go through and there had been fatal accidents in the past. The had been also a survey on 2009 that demonstrated that the majority oppose to any kind of opening and further campaigns to keep it closed on 2014⁶⁵.

64 https://www.london.gov.uk/sites/default/files/public%3A//public%3A//PAWS/media_id_471293///alton_estate_report.pdf

65 <https://www.facebook.com/101220377926037/photos/a.393412992040106/393412528706819/?type=3&theater>

<https://www.facebook.com/101220377926037/photos/a.393410448707027/393410295373709/?type=3&theater>

<https://www.facebook.com/101220377926037/photos/a.390839548964117/390838935630845/?type=3&theater>

Based on this evidence, there is not resident support to open the barrier and any proposal to consider it would need to go through a consultation.



Figure 6.16: Current bus turn around.



Figure 6.17: Bus turn around proposed by Wandsworth Council

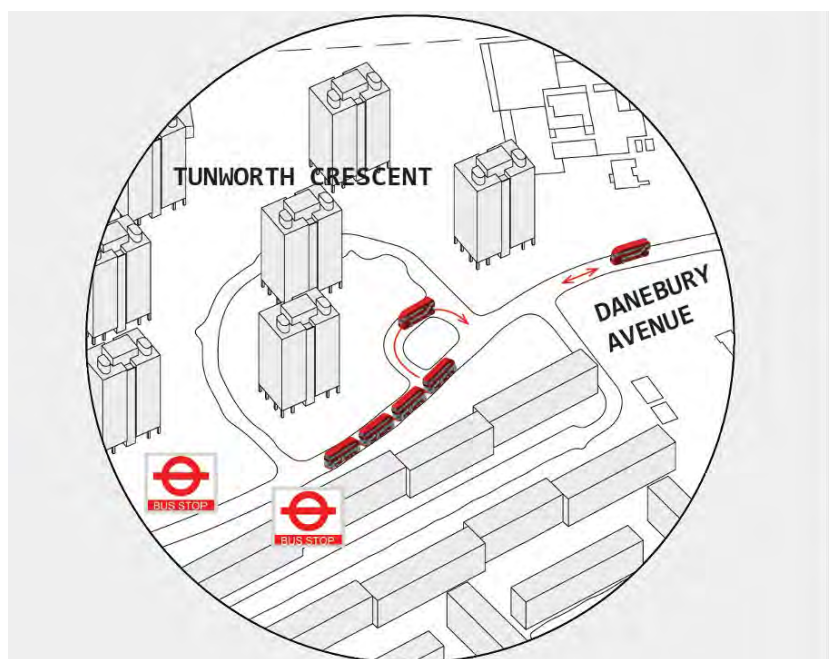


Figure 6.18: Proposal by the UCL team, which did not gain consensual support from the residents.

6.1.8. Car park strategy

Following the GLA’s recommendations, Wandsworth council in under car park permit system: Traffic Management Orders (TMO)⁶⁶ (previously Parking Regulation Schemes) are used on many estates to maximise parking for residents and their visitors.

The London Plan permits a maximum of up to 1 space per dwelling, taking account of Policy T6 Car parking, current and future PTAL and wider measures of public transport, walking and cycling connectivity. The section A of the London Plan Policy T6.1⁶⁷ states that “**New residential development should not exceed the maximum parking standards**” – which is of maximum 0.25 spaces per dwelling in the Alton Estate area.

Given the congested nature of the surrounding highway network and the Mayors Transport Strategy aspirations that by 2041 over 90% of trips in inner London will be made on foot, by cycle or using public transport and draft London Plan Policy T6.1, the number of car parking spaces proposed by the Wandsworth Masterplan (544 car parking spaces for the proposed 1,103 residential dwellings which equates to a car parking ratio of 0.5 per unit⁶⁸) should be significantly reduced.

The People’s Plan proposes a total number of 370 parking spaces (Figure 6.19) within the area demarcated for regeneration – 232 existing spaces (Figure 6.20) – 82 spaces removed + 220 spaces added.

This is the densest option in terms of parking spaces, and includes:

1. On-street parking
2. New parking at the ground floor the new infill block near Allbrook House: this parking hosts 15 parking spaces on the same car park permit of the surrounding area.
3. Two-storey underground new parking below the supermarket: this parking hosts 146 parking spaces – half of the spaces will be for customers of the supermarket, while the other half will be for residents in under car park permit system.

We also elaborated another option where the underground new parking below the supermarket is one-storey only. In this case, there will be 86 parking spaces below the supermarket, out of 274 parking spaces in total for the total area demarcated for regeneration (Table 6.1).

PARKING OPTION 1 <i>Two underground storeys</i>	
Existing	232
Removed	82
Added	220
TOTAL	370
PARKING OPTION 2 <i>One underground storeys</i>	
Existing	232
Removed	82
Added	160
TOTAL	310

Table 6.1: Parking options

66 <https://www.wandsworth.gov.uk/parking/parking-permits/estates-parking/who-can-park-on-an-estate/>

67 New London Plan 2021, Chapter 3 – Transport, pp. 422-428. Retrieved from https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

68 GLA planning report GLA/4302/01 27 August 2019. Retrieved from https://www.london.gov.uk/sites/default/files/public%3A/public%3A/PAWS/media_id_471293///alton_estate_report.pdf

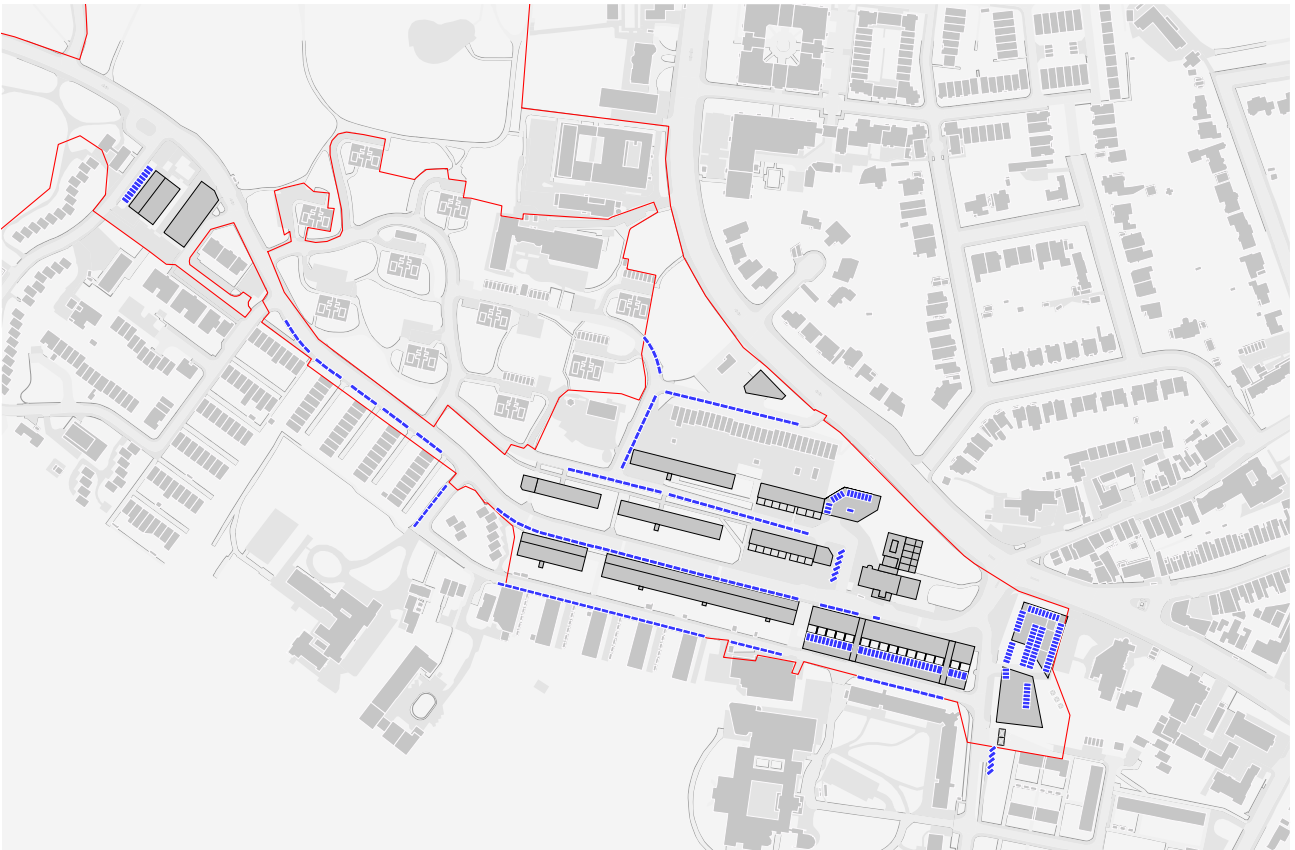


Figure 6.19: People's Plan parking map



Figure 6.20: Existing parking map

6.1.9. Proposed plans



Figure 6.21: -1 Parking floor



Figure 6.22: -2 Parking floor



Figure 6.23: First floor



Figure 6.24: Ground Floor

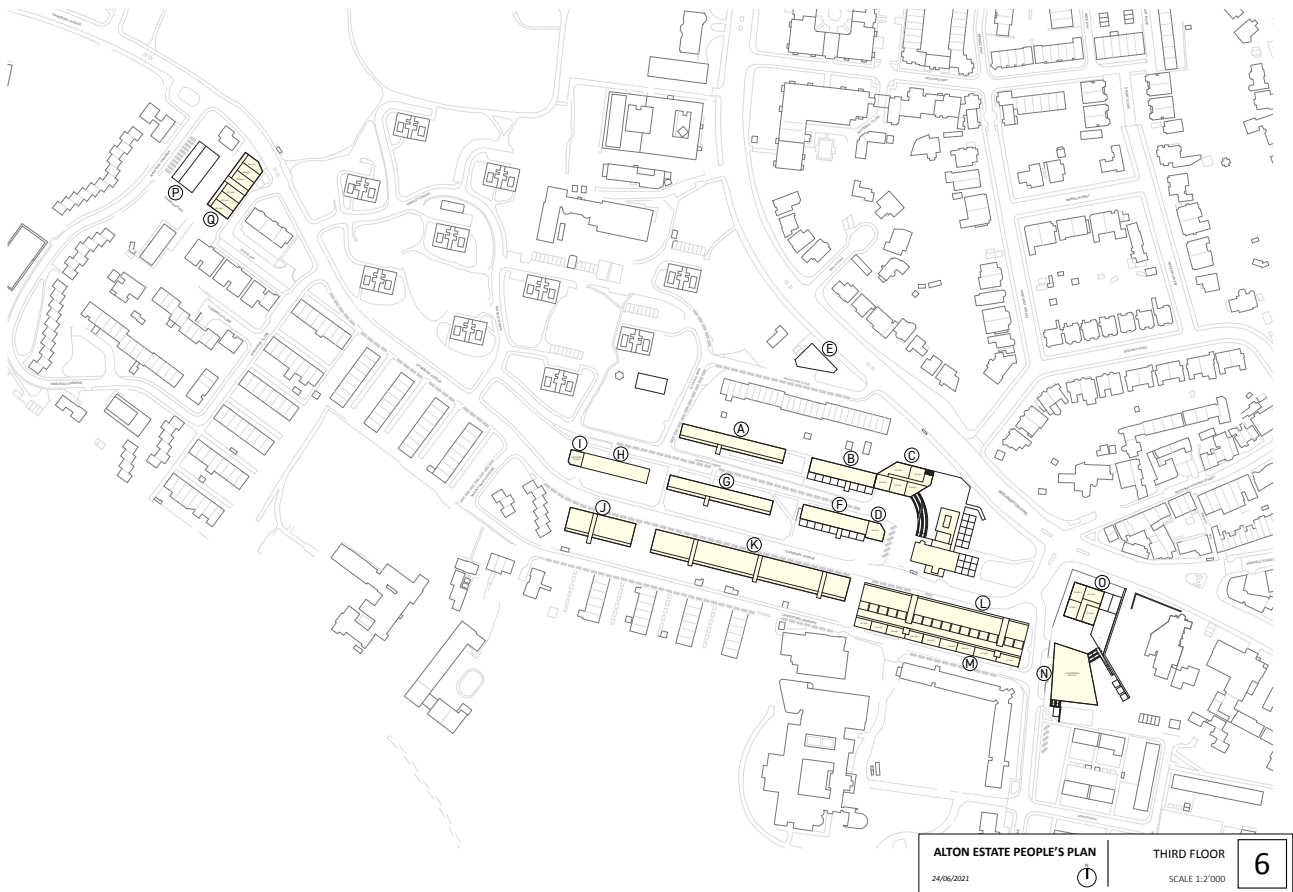


Figure 6.25: Third floor

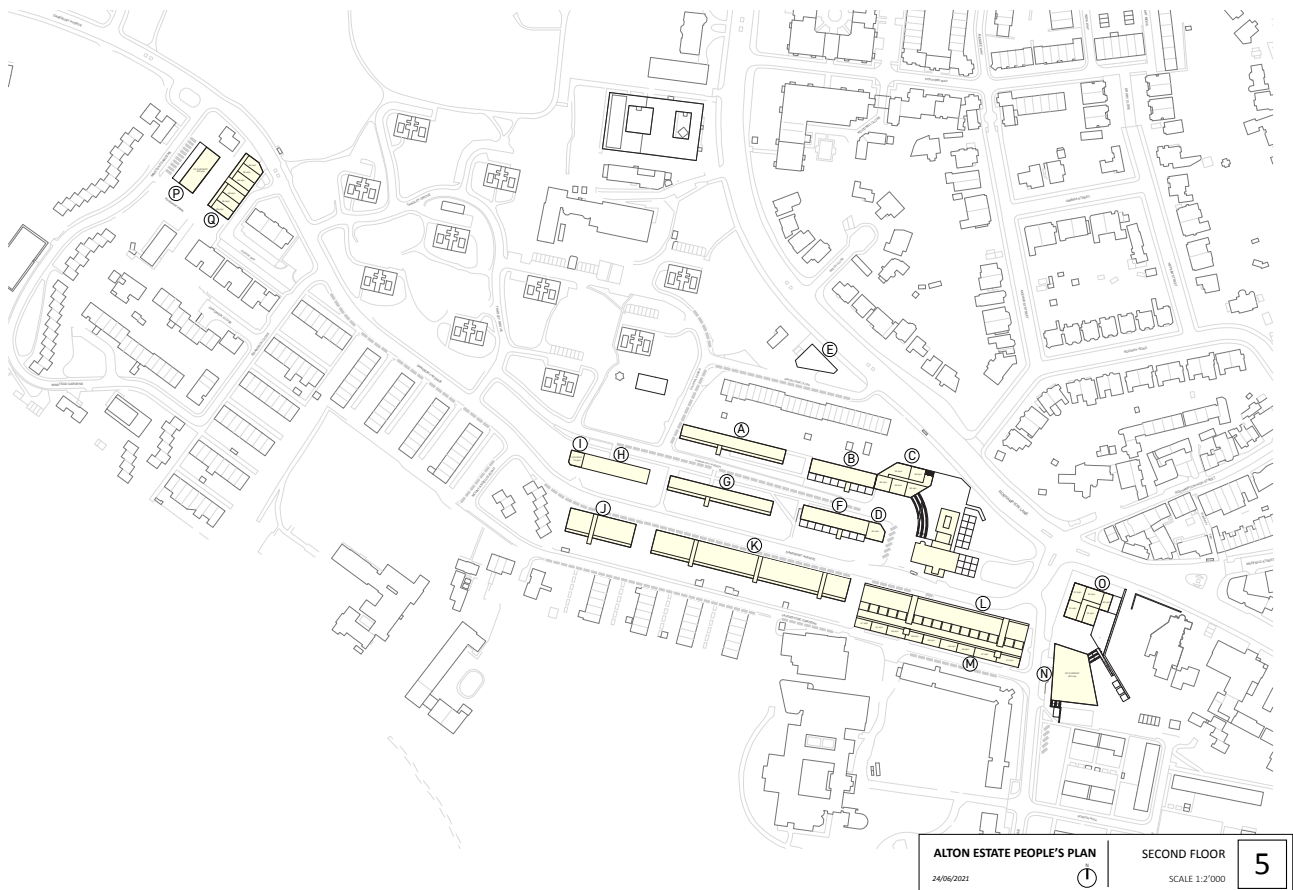


Figure 6.26: Second Floor

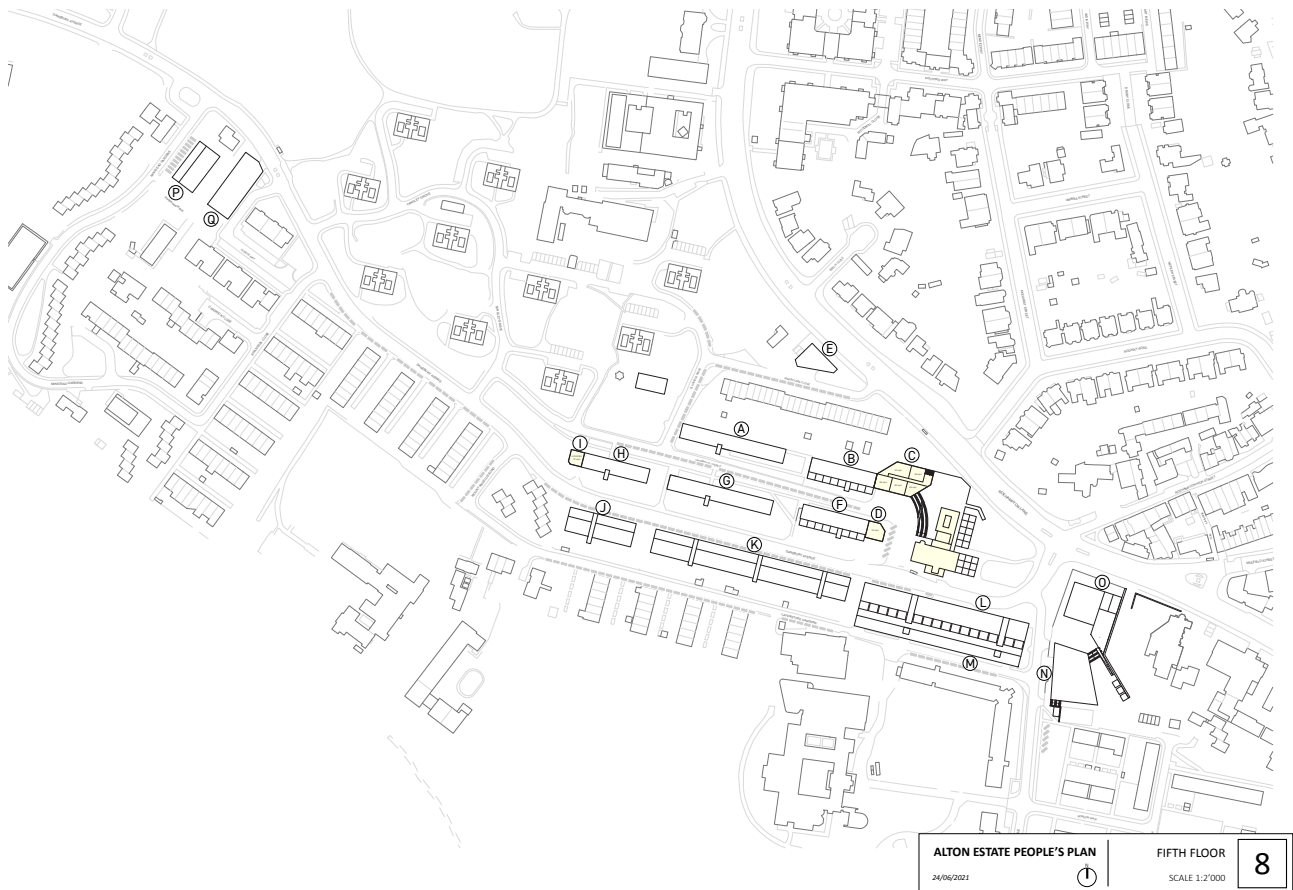


Figure 6.27: Fifth floor

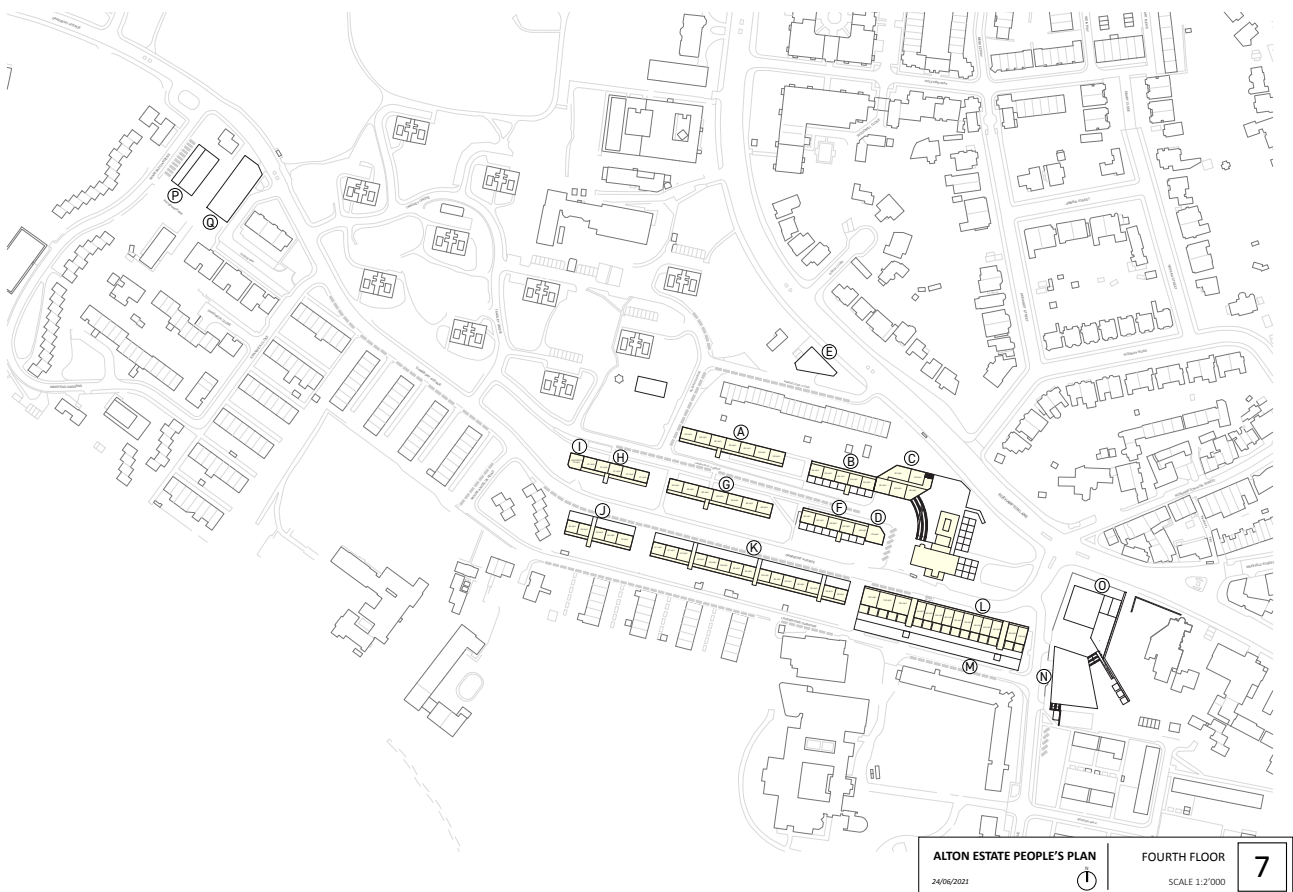


Figure 6.28: Fourth floor

6.2 DETAILED PROPOSALS

The work of this section has been elaborated by UCL students during the Continuing Professional Development (CPD) happened in May 2021. In particular, students who work on the project were:

Agnes Marsden Jeeves, David Gosta Dawson, Luis Barraza Cárdenas, Lukman Oesman, Saffron Mustafa, Sarah Goldzweig, Ekaterina Chistyakova, Gwendolyn Casazza, Ryan Yip, Dominika Piotrowska, Aleksandra Milentijevic, Philip Williams, Ju Eun Kim, Jake Maddocks, Henry Mellen

Introduction

In April and May 2021, UCL students—both master’s and Continuing Professional Development (CPD)—joined with Alton Estate residents in co-production and co-design processes focused on several areas of the estate that were previously outlined in an earlier stage of the community plan. In doing so, they identified community needs and preferences, developed designs for both the physical layouts of the relevant spaces and proposed management structures for maintaining them. The areas of the estate and broader themes discussed during this collaborative process include:

1. Community gardening and urban agriculture on the estate
2. New youth and community facilities on site near St. Joseph’s Church and on Portswood Place
3. Improving and enhancing existing community and youth facilities, including Alton Activity Centre and 166 Roehampton Lane
4. New shops and community spaces along Danebury Avenue and Allbrook House, including the public space near Allbrook House

What follows is a synthesis of the reports produced by UCL students as final coursework, and includes identified needs and objectives, potential designs and management structures and related evidence.

6.2.1. Community gardening and urban agriculture on the estate

Needs and objectives

Conversations with Alton residents and community activists made clear the following three objectives:

1. Increase residents’ sense of ownership of and agency over Alton Estate’s public space
2. Strengthen community interaction and cohesion
3. Increase residents’ access to nature and green space through gardening and other outdoor activities.

The co-production processes illuminated that introducing participatory landscape interventions could simultaneously breathe new life into some of the outdoor spaces neglected by the council at the expense of Alton residents as well as increase residents’ sense of pride and ownership over both their immediate environments and the estate at-large.

Considering the financial feasibility of interventions, as well as the difficulty of immediately engaging residents in new participatory interventions, students and Alton residents collaborating in the co-design process acknowledged that flexible solutions would be most viable. They proposed (1) modular and adaptable street furniture combining planter boxes, seating and storage for the Harbridge Avenue and Danebury Avenue spaces with the potential for expansion across the estate (**Site 1**) and (2) a multi-use, natural space for children's play, adult/teen socializing, biodiversity cultivation and more extensive farming and growing on Downshire Field/Bull Green (**Site 2**) (Figure 6.29).

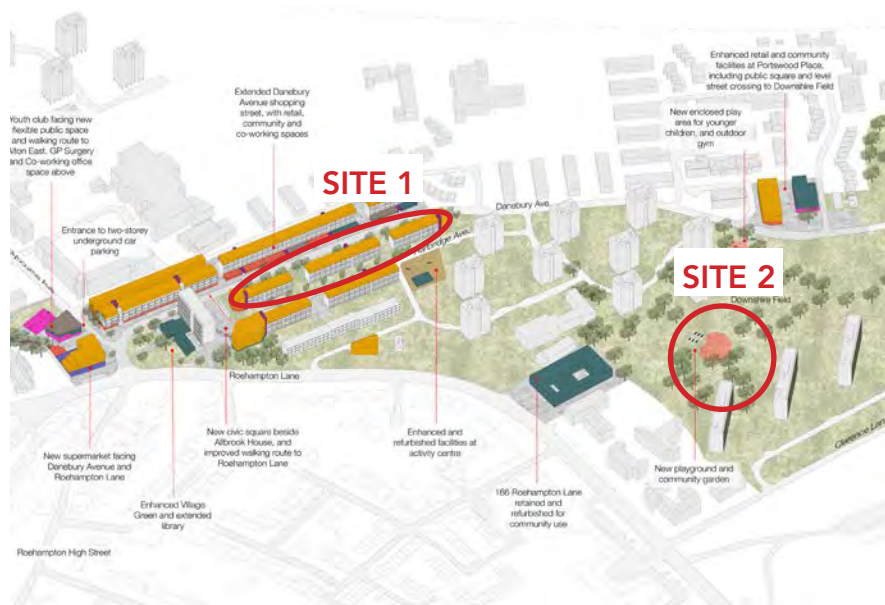


Figure 6.29: Site 1 (Danebury and Harbridge Avenues) and Site 2 (Downshire Field/Bull Green).

The benefits of enhancing green spaces through community gardening

The benefits of community gardening have long been recognised. Green spaces effectively bind communities together and enhance quality of life for all age groups⁶⁹. They can reduce socio-economic related health inequalities⁷⁰, which is an especially important consideration given the experiences of more-vulnerable communities during Covid-19 and the possibility of future crises, including climate change.

Importantly, green space “can improve social contacts and give people a sense of familiarity and belonging – cleaner, greener communities are places where people wish to live and work: they can promote social contact and connectivity, foster a sense of belonging, reduce isolation and loneliness and encourage a connection to nature⁷¹.” Evidence also suggests that community gardening is one of the best ways for communities to reap the benefits of such green space, as it provides ample opportunities for community partnership and interaction. Furthermore, it can improve physical well-being by providing opportunities for physical activity, improved nutrition, and stress reduction⁷². Community gardening can also improve mental well-being by increasing social contact, supporting culturally valued

69 Harmony Ridgley et al., 'Improving Access to Greenspace: A New Review for 2020' (London: Public Health England, 2020): 11.

70 Ibid.

71 Ibid.: 15.

72 Ibid.: 20.

activities, and helping mitigate cases of food poverty and apartheid⁷³.

The benefits of community gardening are argued to extend beyond the participants themselves in that they help to create more coherent and cohesive communities, building social trust⁷⁴, improving physical environments and facilitating the sharing of the products of labour. Community gardening can help improve and beautify distressed communities, and promote further sustainable community development and civic engagement⁷⁵. Studies show that membership in community gardening initiatives helps to strengthen and foster democratic values⁷⁶, and creates socio-ecological spaces of justice within the city⁷⁷. Accordingly, community gardens (if implemented as soon as possible) may help Alton community members protect themselves and their estate during the upheaval resulting from the proposed regeneration.

Interviewed residents identified such stability and physiological benefits as important goals for community garden spaces and agreed that building community and support for the most disadvantaged of Alton's residents was a top priority. Thus, given the correlation of community gardens and green spaces with positive social, mental, and physical outcomes, the construction of such spaces on Alton Estate will likely have significant, measurable, positive consequences.

Notably, to maximise such benefits, these spaces must be fully community-led and run, with necessary (especially financial) support from Wandsworth Council; community members are best able to provide such support and are experts in their own needs. This grassroots approach is evidence based and supported by several studies⁷⁸.

Site 1: Danebury Ave./Harbridge Ave.

There is presently lawn-covered green-space outside of the apartments on the northern side of Danebury Ave. It is accessible via the back-doors of ground-floor flats, as well as from the surrounding pavement through small, latched gates. Given that the green spaces are adjacent to the apartment blocks and their gated nature, residents are not fully comfortable with using the spaces unless they live in the attached ground floor flats. Therefore, the green space is effectively semi-private and underutilised. Residents have expressed interest in converting a portion of the green space into more welcoming and explicitly public space. One proposal for doing so is creating smaller, private gardens that are fenced in, and converting the remaining portion of what is presently unused lawn into space available for community gardening and urban agriculture initiatives. Doing so will not only make the space more participatory but also meet the needs of the Alton Community.

Planter Design

73 Rebecca Lovell et al., 'What Are the Health and Well-Being Impacts of Community Gardening for Adults and Children: A Mixed Method Systematic Review Protocol', *Environmental Evidence* 3, no. 1 (October 2014): doi:10.1186/2047-2382-3-20.

74 Giuseppina Spano et al., 'Are Community Gardening and Horticultural Interventions Beneficial for Psychosocial Well-Being? A Me-ta-Analysis', *International Journal of Environmental Research and Public Health* 17, no. 10 (January 2020): 3584, doi:10.3390/ijerph17103584.

75 Mary L. Ohmer et al., 'Community Gardening and Community Development: Individual, Social and Community Benefits of a Community Conservation Program', *Journal of Community Practice* 17, no. 4 (November 2009): 377–399, doi:10.1080/10705420903299961

76 Troy D. Glover, Kimberly J. Shinew, and Diana C. Parry, 'Association, Sociability, and Civic Culture: The Democratic Effect of Community Gardening', *Leisure Sciences* 27, no. 1 (January 2005): 75–92, doi:10.1080/01490400590886060

77 Paul Milbourne, 'Everyday (in)Justices and Ordinary Environmentalisms: Community Gardening in Disadvantaged Urban Neighborhoods', *Local Environment* 17, no. 9 (October 2012): 943–957, doi:10.1080/13549839.2011.607158.

78 E.g., Harmony Ridgley et al.

Given this background, the recommended, co-designed intervention is the addition of non-permanent, modular planters and storage benches (Fig. 6.30) that can be configured in a multitude of ways and altered as necessary to meet the changing needs of the Alton community.

Planter Benefits

The planters would provide residents opportunities and space to grow plants—including native plants like wild flowers or edible vegetables—close to their homes. We anticipate this intervention will make the space more visually appealing and more welcoming. The bench seating will have lockable storage compartments below the seats to store gardening equipment for community use.

Although the council previously removed benches over concerns about social drinkers, doing so has greatly inhibited certain residents' ability to carry out necessary tasks and socialise with other community members. All residents interviewed were clear about their desire to regain such public seating. These boxes have been specifically designed to address the need for seating and will make the estate more accessible to residents who are elderly, less physically able or otherwise in need of resting spots on trips to stores. The planters will also serve as spaces for meeting and socialising, both for parents and guardians watching children playing as well as for those community members visiting the new retail spaces proposed for **Site 7** (6.2.4). The seats on these planters could be designed with arm rests to support residents who need assistance getting up after using them. Finally, these benches/planters can be easily constructed with up-cycled materials by residents themselves, establishing their participatory nature not only with regards to their maintenance but also in their design.

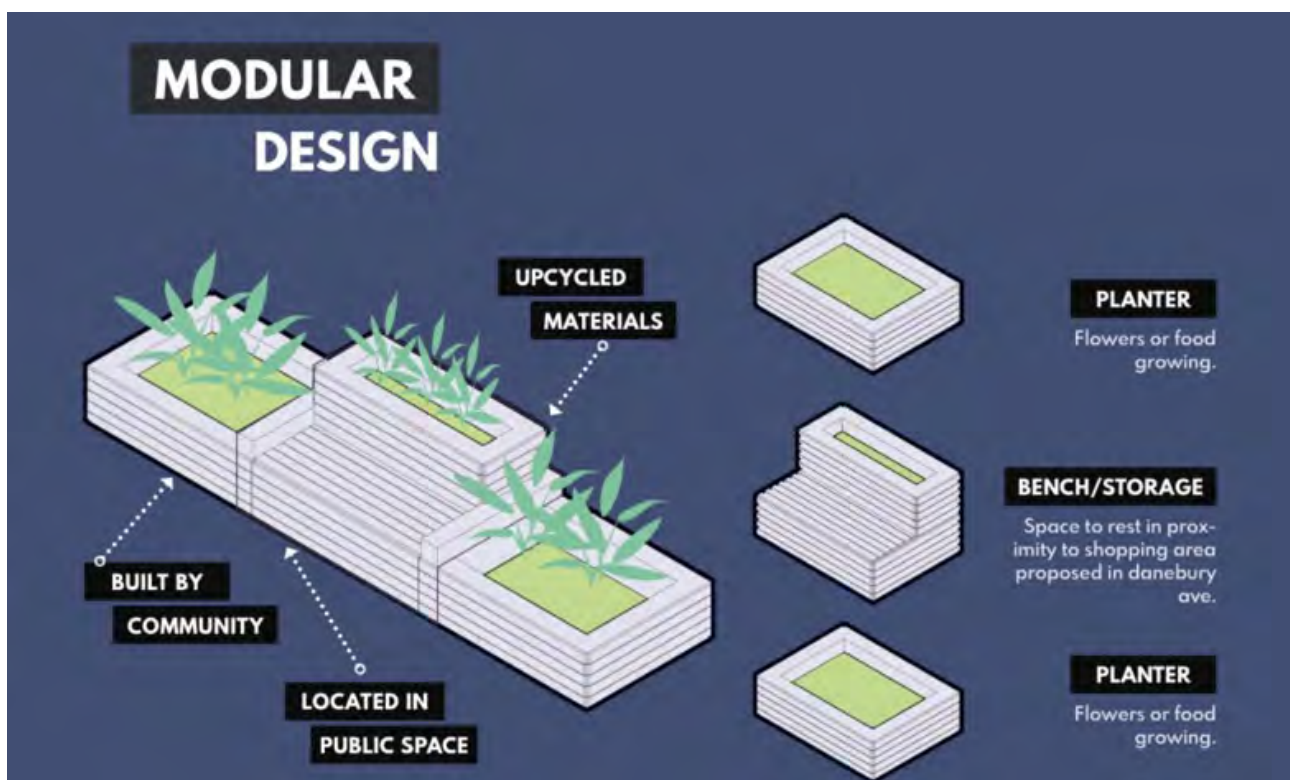


Figure 6.30: Potential design for modular planter-benches. Combination of planter and bench/storage units can be combined in any variation and added to new spaces throughout the estate as desired.

Site 2: Bull Green/Downshire Field Play Area

While the planters placed throughout Danebury Ave./Harbridge Ave. can help build community cohesion, provide site beautification, and facilitate a sense of greater agency and ownership of public space, a new children's park, and community gardening space on Downshire Field (Fig. 3) can provide these and additional benefits, including:

1. Further gardening infrastructure including large planters for community (with the potential for small group, family, or individual use as residents' desire) personal/family use, a greenhouse, shared tool shed, and a composter.
2. A new nature-based playground with specific sensory play areas and covered socializing, and workshopping/educational spaces.
3. A sheltered gazebo-type structure which can allow for rest, socializing and outdoor education, and workshops.
4. 'Bug-hotels', bat boxes and birdhouses to increase biodiversity in line with Wandsworth's biodiversity goals.

The existing children's play area on Downshire Field is underutilised for several reasons, including its seclusion and distance from much of the estate's housing. Given the proposal for a more accessible play structure near Portswood Place (**Site 4**, 6.2.2.), a Downshire Field redesign and refurbishment can embrace the area's relative seclusion and provide a quiet place where more-specific community activities can take place and where children can experience nature-based play and learn about and interact with the great biodiversity of the Alton Estate. Furthermore, establishing a multi-use space can help ensure that the area is vacant less often and, therefore, safer for all residents to spend more time in. As indicated by the residents, the advantage of this site is its proximity to 166 Roehampton and nearby primary schools; thus, its refurbishment should be undertaken with explicit attention to how children of all ages can take advantage of and actively shape this exemplary natural space.

Downshire Field Design Opportunities and Recommendations

Although **Site 1** may lack the space for large gardening plots or allotments, some residents may still desire such infrastructure. Given its greater size and seclusion, **Site 2** is better suited to such gardening; whether community gardening or allotment spaces are developed, however, must be decided by the community themselves and should, always, be a bottom-up, grassroots project. Residents have expressed a sense of frustration that the council does not collect food waste, and some residents would like a way to ecologically dispose of their organic waste. Building a community composter in this space would not only solve this gap but would provide an inexpensive fertiliser to enhance community gardening initiatives across the estate even if only a relatively small proportion of households took part. As a result, it would reduce both the overall costs of gardening and the estate's carbon footprint.

The current play area is inaccessible, poorly maintained, and surrounded by a tall fence. Removing the fence would not only make the park more accessible and welcoming but would also encourage residents to take advantage of and feel welcome to the entire field space. A playground using more natural materials (for example engineered wood fibre instead of rubber and asphalt) and which is designed with more environmentally friendly materials will better integrate the space into and take advantage of the surrounding landscaping. Now, the playground is rarely used, and parents have expressed discomfort with sending their children to play in such a quiet space unattended; with greater community resources centred in this area, this attitude will hopefully shift.

Additionally, **Site 2** is surrounded by many mature trees; enhancing this well-established natural environment means championing the biodiversity it already supports. In fact, doing so is a goal shared by both Alton residents and Wandsworth Council⁷⁹. Insect hotels, birdhouses and bat boxes are inexpensive, sustainable, and effective ways of doing so and can provide opportunities for outdoor education.

The development and management of proposed interventions

Discussions with Putney Community Gardens highlighted that community gardening interventions—such as those proposed for **Site 1** and **Site 2**—are best done gradually. An incremental process can ensure greater support as the community has more time to get involved and consider which of the changes they want to pursue; furthermore, measured expansion means the community can more effectively pursue and secure varied funding sources and permissions. Accordingly, relatively inexpensive, non-permanent and reconfigurable planter-benches are an important first step towards improving Alton Estate’s community green spaces.

Immediate benefits

Immediate benefits of introducing the benches into public space includes increasing public seating and providing the opportunity for low-demand engagement from residents via small-scale community gardening projects. Should this community gardening prove successful, it can set a precedent and create a working model for further expansion across the estate.

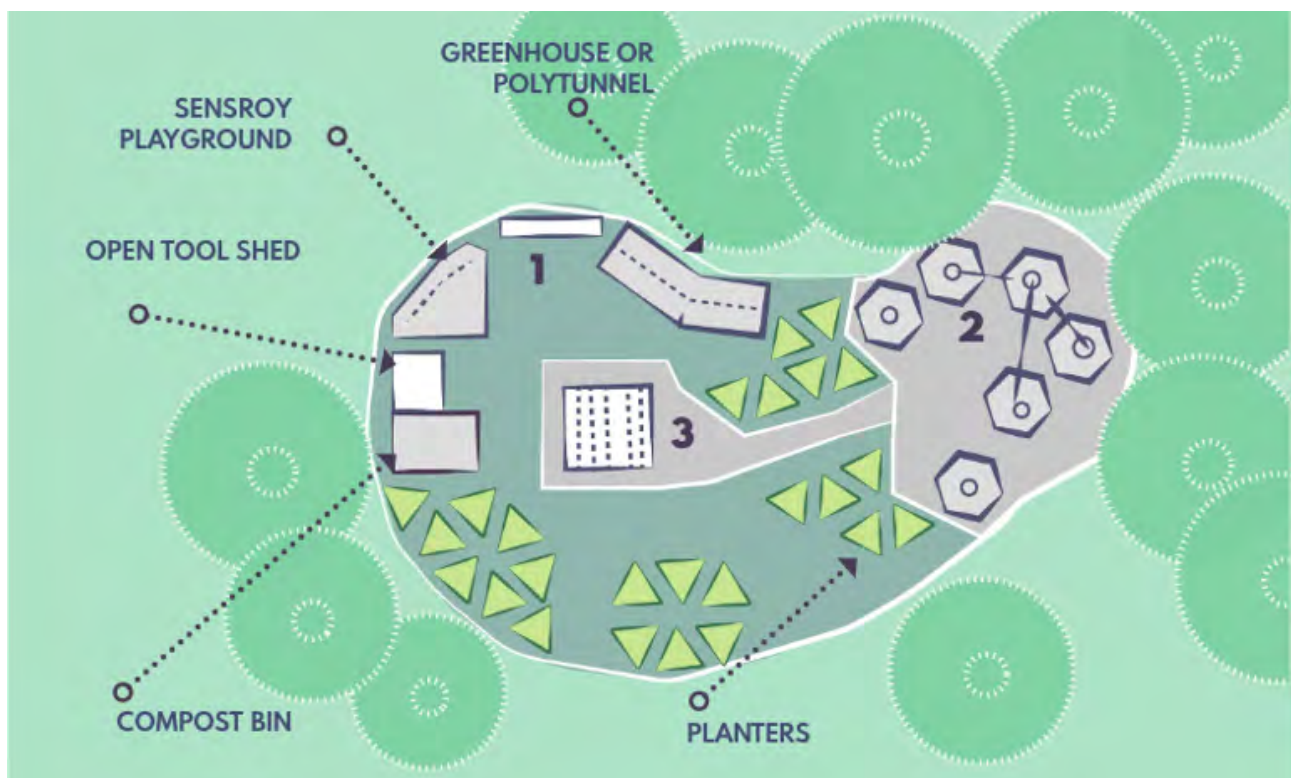


Figure 6.31: Diagram of potential plan for Downshire Field area; ultimate design should be organically developed and altered according to community objectives and needs, as well as access to financial resources. Key for numbered spaces: (1) bug hotel, (2) play structure, (3) covered structure such as a gazebo for community gatherings and outdoor education.

79 Wandsworth Borough Council, 'Report by the Director of Environment and Community Services on the Wandsworth Biodiversity Strategy' (London: Wandsworth Borough Council, January 2021)

Residents suggested that there may be interest in considering how the planter boxes themselves can be codesigned and produced with residents, offering them opportunities not only to participate and provide input, but also to learn and share skills.

There is potential for partnership with Growhampton⁸⁰, the student-led community gardening group at Roehampton University. Engaging university students can help build community cohesion between these more temporary Alton residents and long-term residents or those living on the estate with their families (regardless of their permanency status).

Use structure

To ensure community members with varying levels of commitment can all get involved, the management structure of Alton's community gardening spaces should be flexible and responsive. The success of the Putney Community Gardens project on the Ashburton Estate suggests that such flexibility is the key to sustaining involvement and engagement. The dynamism inherent in the designs of the planter benches and Downshire Field site will allow and enable changes to both the physical spaces and management structure as needed. Periodic review of existing arrangements can support this process.

Notably, the prioritisation of a community garden framework over an allotment structure at the start of these interventions will help ensure greater community involvement. Allotments are privately rented and tend only to be truly productive after a few years, so they will likely be far less effective for achieving the goals laid out by community members, namely increasing community cohesion, and encouraging participation by all communities on the estate including temporary or transient residents and those who only have a small amount of time to give. Allotments can also result in the greater privatisation of shared green spaces on the estate rather than make them more equitable and accessible. Though there is realistically potential for a transition to allotments if eventually desired; such changes should be led by the community itself. Centring what residents want should always, necessarily, come first, and plans should continually reflect these priorities.

Management structure

The management structure of Putney Community Gardens provides one example for how Alton Estate might organise its own community gardens. A core group of four to five members divides up administrative tasks. Alton residents highlighted the importance of community champions for encouraging broad participation in activities on the estate. Community gardens provide opportunities not only for greater involvement by existing community champions but also for identifying new ones. Social media can be used to spread word about events and initiatives beyond this core team. Like the components associated with this intervention, the management structure should continue to evolve over time to meet the needs of the community.

A note on engaging schools

There have already been efforts to engage local schools and nurseries in gardening, suggesting the possibility for further collaboration with the nurseries and primary schools close to the Downshire Field site, including 166 Roehampton. Furthermore, partnering with other stakeholders such as Roehampton University could help diversify the activities held in garden spaces and in who is involved in managing them.

⁸⁰ <https://www.roehamptonstudent.com/growhampton/>.

6.2.2. New Youth and Community Facilities near St. Joseph's Church (Site 3) and on Portswood Place (Site 4)

Alton community members and UCL students identified the main goals for these spaces (see Fig. 6.32) as:

1. Enabling people to develop and share skills and ensure they have opportunities to learn and try new things
2. Creating a family-friendly space that encourages family and community interaction.

They also identified the issues that most impact these spaces—both in the present and in the future, and—raised concerns about accessibility and safety, including the lack of public toilets, mental health services and seating.

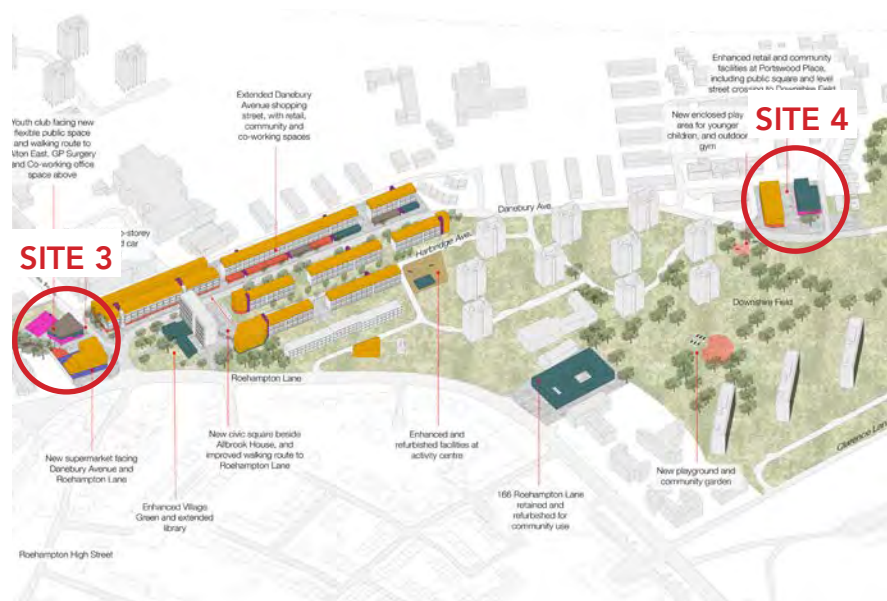


Figure 6.32: New youth, community, and retail spaces near St. John's Church (Site 3) and Portswood Place (Site 4).

Site 3: St. Joseph's Church area (Roehampton Triangle)

Community members and students identified the primary goal for Site 3 as the creation of a community hub with a critical mass of varied community services catering to estate residents of all ages and needs. Such resources include a youth club, a café, a grocery store, a medical centre and coworking spaces.

The youth club could be occupied by the locally based organisation Regenerate, which might operate as an anchor tenant and maintain the ground floor and the basketball court.

The café space at Site 3 might be offered as a new location to Café Joy to ensure that this mainstay of the Alton Community can secure a better space and maintain its integral role in facilitating social connection on the Alton Estate. Importantly, although the café may be relocated to a better space with a more accessible toilet, ample effort should be made to ensure that it retains its community feeling.

The supermarket in this space should provide a greater variety of affordable, fresh food. It should also keep later hours to encourage use of the wider space into the evening and to accommodate those who work later hours. Flexible (temporary) pop-ups and retail spaces

might be placed throughout the Triangle, with locations dependent on their merchandise. For example, retail units and pop-ups selling goods should be situated closer to the high footfall area along Roehampton Lane, adjacent to the supermarket. Other units providing workshop spaces or maintenance activities, and which are less dependent on footfall, could remain along the tree line as currently proposed.

Site 3 will also feature a new NHS medical centre and GP service with mental health services.

Coworking spaces in the new Site 3 community facilities could provide study spaces to students of all ages living on the estate and additionally enable adults to work-from-home in a better-connected and quieter place, especially if their homes lack such a space.

Site 4: Portswood Place

Site 4 could house a large, ground-floor community hall providing space for larger gatherings, such as birthday parties and weddings. These events would be able to spill out into the adjacent outdoor space.

This community space could be complemented by a youth centre on the upper floors providing support services for young people such as skills and training opportunities. The youth centre should also support youth counselling and maintain an open-door policy. Base Youth Services might be a potential anchor tenant.

To encourage Alton residents to utilise the space, the building might be characterised by high quality and recognisable design to help foster greater interest among Alton residents.

Finally, there are ample opportunities to maximise outdoor space at Site 4, both through the construction and utilisation of spaces like a first-floor terrace and a rooftop, as well as by providing much needed infrastructure like benches or more complimentary components like interesting pavement treatments.

General design and management

There were several additional proposals that emerged throughout the co-design process. They would not only improve Sites 3 and 4, but the community spaces across the estate as well. These include:

- More lighting to increase visibility of and in spaces, especially at night.
- Promote night-time activities (especially around the Roehampton Triangle area) to ensure there are always people around the estate to increase community cohesion, build an estate culture and encourage accountability
- Add toilet facilities to all new community spaces and ensure they are both accessible and conveniently located, as well as open at all hours.
- Increase accessibility to all community spaces by ensuring there is ramp access everywhere with stairs.

The management structure proposed for Site 3 and Site 4 is a consortium model, with a flat governance structure that is always open to new youth and community groups that may be interested in joining. Legal contracts and leases will help ensure the effective management of these spaces and allow the organisations to commit to providing evening-time activities to activate the spaces and encourage residents to use them. The spaces could be protected against potential change of use under a flexible Class E license. Alternatively, community members may want to consider establishing a Community Land Trust as a governance model for these sites.

Notably, community members share similar views about how the provision of services should be prioritised: the youth facilities/services and GP should be the primary focus of the redesign process.

6.2.3. Improving existing community and youth facilities: Alton Activity Centre (Site 5) and 166 Roehampton Lane (Site 6).

Existing community and youth facilities have been neglected by Wandsworth Council, and most have been shut down in recent years (Fig. 6.33). The council cites the estate's regeneration as the reason for such maintenance failures. Notably, Alton residents attribute anti-social behaviour on the estate to the lack of facilities for youth, teenagers, and young people. Improvements to the Alton Activity Centre and 166 Roehampton (Fig. 6.34) are proposed to enhance the ability of existing youth facilities to meet the needs of Alton community members.



Figure 6.33: The used, underused, and unused community facilities on the Alton Estate.

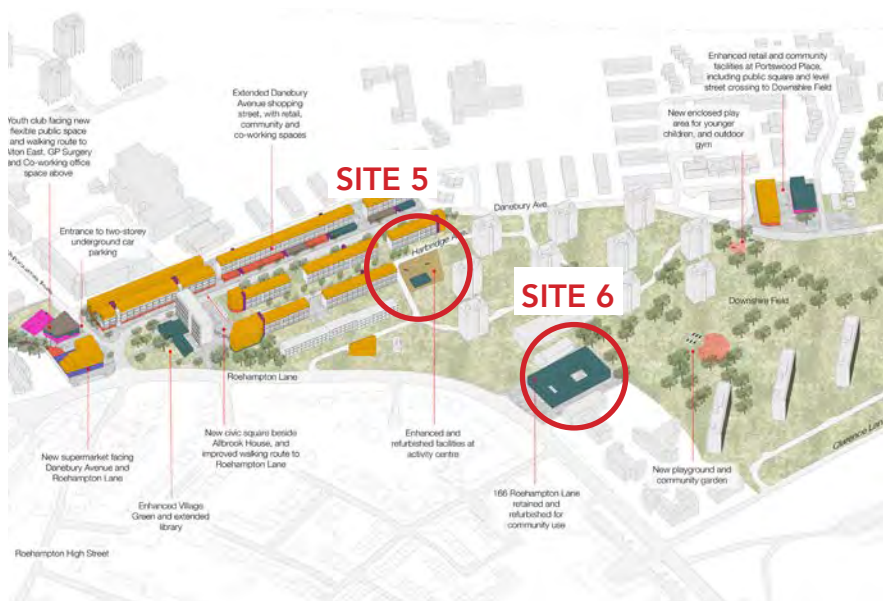


Figure 6.34: Existing community and youth facilities at Site 5 and Site 6.

Site 5: The Alton Activity Centre

The Alton Activity Centre (Site 5) is well positioned at the heart of Alton West, situated between Downshire Field and the new Village Square. The centre is currently occupied by the community group Roehampton Rocks (RR). Rent is paid by the Wandsworth Council and RR pays for utilities. The centre is mainly used for activities for 4–7-year-olds; sometimes, it is used for family activities (e.g., dads with their children). Due to its family and community focus, the centre's facilitator receives a grant from the council. This funding, however, is very limited. The venue can also be hired for local authority meetings, community events or private purposes, and this is one of the ways in which it might generate revenue. Additional revenue comes from programme fees; however, the centre's revenue stream is currently very restricted. Furthermore, the centre faces a shortage of skilled staff (primarily due to lack of funds) who could operate a variety of programmes. It also lacks community engagement in operating the facility. Furthermore, Alton Estate's higher-than-average unemployment rate and its proportion of large poor and working-class minority communities are key socio-economic barriers to participation by residents in community activities.

The outdoor playground in front of the centre is actively used by children, but playground equipment is broken and of poor quality. The green space behind the building has yet to be fully utilised. It is primarily used as a garden by only one long-time, trusted resident, but it has the potential to be a community garden. The main users of the Alton Activity Centre are young children under 11 years of age, so there is a need for space that is explicitly geared towards teenagers and young adults (such as those facilities suggested for Site 3 and Site 4). The council has not upgraded the facility, presumably due to the planned regeneration, but does continue to set strict limits on how the space can be used.

During the co-production and co-design processes, community members suggested potential alterations that might improve the Activity Centre and build upon its existing community role. For example, the Centre might house pop-up spaces and encourage community participation and empower groups that lack more formal support. There could be pop-up markets where the estate's community groups and members sell their goods and services. There could also be events, such as movie nights or discos, which are open to the whole community. Furthermore, if community groups needed a meeting space, they might be able to hire the Centre; renting the space to such groups (and others) would contribute to the Centre's revenue and funding. These community groups could help maintain the space so that the upkeep of the space is shared, rather than a responsibility that falls on one person or group alone (as it does presently).

There is kitchen space in the Centre and community members have expressed the possibility of creating a community kitchen and community food market. Community members could sell their traditional foods, and it might become the centre of a local food economy and include food trucks, like the ice cream trucks already on the estate. It could also provide support and guidance to residents so that they can effectively navigate licensing requirements and food vending regulations. Finally, the Alton Activity Centre could host training classes and other educational opportunities to encourage young people (especially teenagers) to become more active participants in the management of the space and bestow on them the responsibility and skills that allow them to do so.

Site 6: 166 Roehampton Lane

The three-story building at 166 Roehampton Lane is presently the site of Eastwood Children’s Nursery and Children’s Centre (council-run), an NHS clinic and several community organisations and services including Family Action, a charity organisation dealing with vulnerable families. The nursery and children’s centre occupy the largest space and support children—including those who are neurodivergent—aged 0-5 years. Though at one point the building was open until 6 pm, it now closes at 3:30 pm, primarily due to funding issues. This has complicated childcare more difficult for working parents on the estate. Eastwood’s halls are used for a variety of community activities including exercise and dance classes, events, and children’s activities. Presently, however, community activities are less frequent than they once were, and much of the space on the second and third floors—previously an adult learning centre providing courses like English as a Second Language (ESL), but which closed a decade ago after funding was pulled—has been empty and under-utilised. There is a recognised need for more diverse community activities, activities beyond those for currently targeted users and the long-term security of the space.

Management of facilities

After detailed discussions, students and community members identified finance, governance, and space as three key issues of concern about youth and community facilities on the Alton Estate. In their co-production of evidence, they recognised the following as opportunities:

- (1) Creating more attractive and flexible community and commercial facilities
- (2) Enhancing a community-oriented governance and management structure
- (3) Establishing a more robust and sustainable financial structure for both facilities

The current management of community spaces is seen by some community members as limiting (Fig. 6.35). The council currently identifies a single individual or community group to act as a ‘keyholder’ who, in exchange for minimal income, organises bookings and takes responsibility for running costs and internal repair. This structure, however, can make certain spaces feel as though they belong only to one group despite being available to all residents. Moreover, tenants have expressed that Wandsworth Council has failed to maintain the exterior of these spaces properly. This latter concern has led some Alton residents to believe that the community should oversee the management of these spaces.

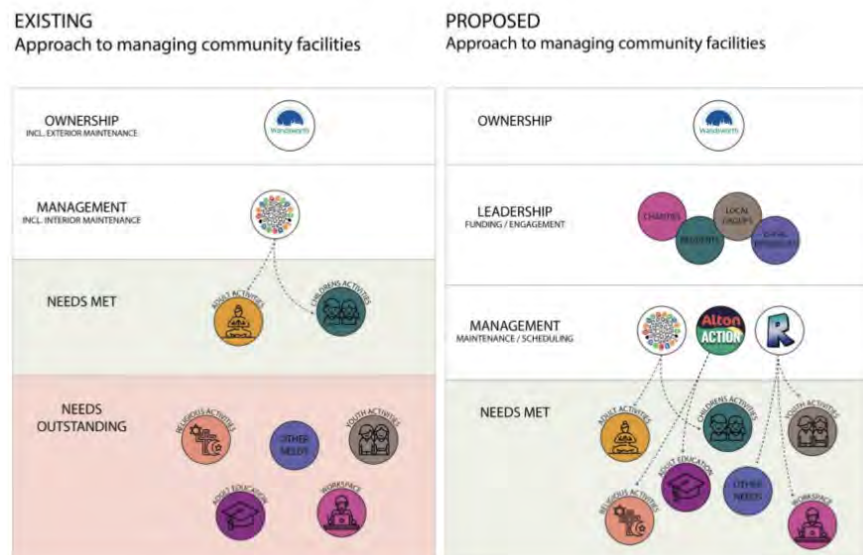


Figure 6.35. The existing approach to managing community facilities (left) and the proposed, alternative management structure that is more cooperative and horizontal (right).

A consortium model was explored by residents and students as part of the co-design process (Fig. 6.35-6.36). Such a grassroots model would enable community groups, residents, charities, and local businesses to act on behalf of the community and prioritise residents' and users' actual needs.

Everyday activities carried out by the consortium would concern the spaces under its management. These spaces would be managed by designated space operators and could host different users including market, institutional, social, and domestic actors. Some of the rooms could be available for flexible use by the community, while others would be leased to long-term residents to generate financial income. Notably, Alton Activity Centre is less suitable for long term market tenants since it is situated in a residential location away from pedestrian traffic and its rooms are small. It functions well, however, as a flexible community asset. On the other hand, given its proximity to a main thoroughfare and its size, 166 Roehampton Lane could successfully continue to serve long-term tenants such as the NHS, Eastwood Nursery and the adult college centred there previously.

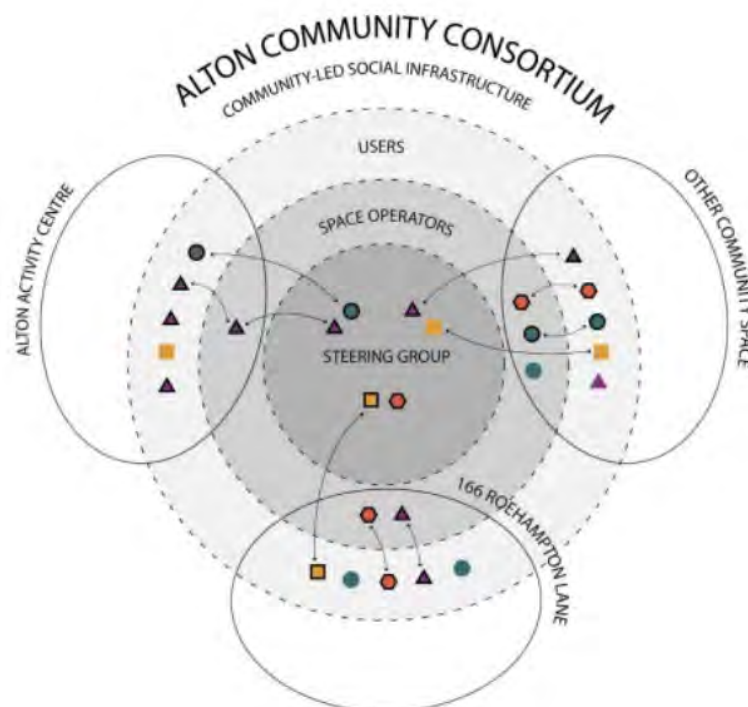


Figure 6.36: The proposed, overall community consortium arrangement

Each of the spaces in the consortium could be managed by designated space operators, whether individuals, groups, or some combination (Fig. 6.37). Space operators would not necessarily need to be users of the space themselves, but the form of the management team should be decided collectively by those using the space. Space operators would have autonomy over the day-to-day management of the spaces (i.e., taking room bookings) in addition to their repair, upgrade, and maintenance.

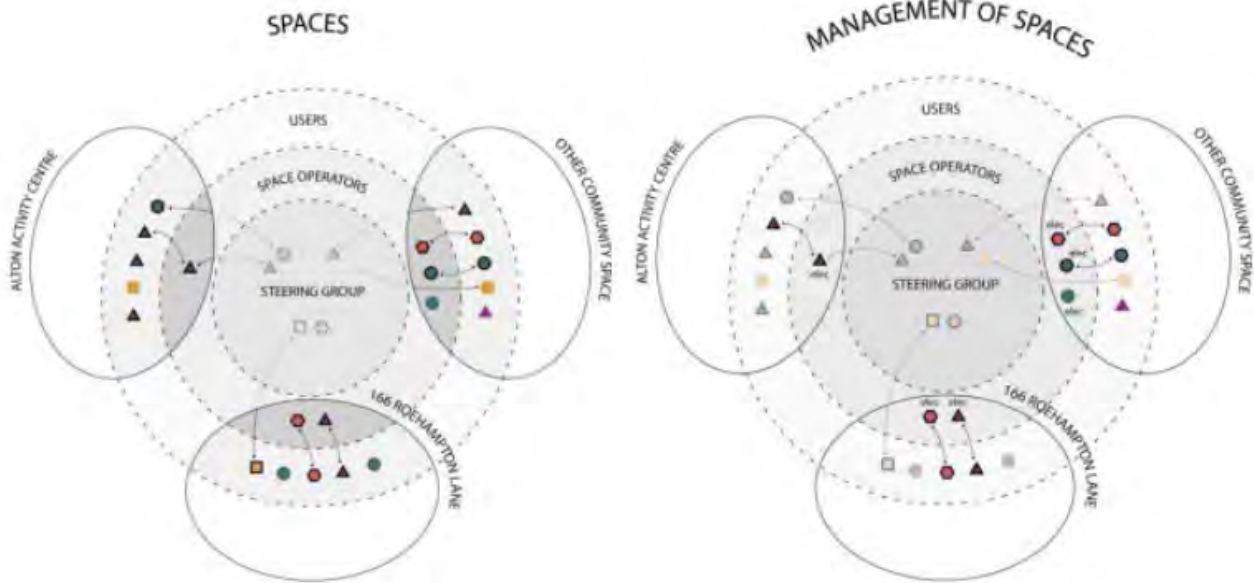


Figure 6.37: Composition and management of spaces under consortium model. Each of the spaces has space operators that help to ensure its smooth functioning; the space operators are, themselves, users of the spaces they manage.

The Alton Community Consortium (as a whole) would be led by a steering group made up of elected representatives (users, operators, or other relevant stakeholders) (Fig. 6.38). The steering group would be responsible for determining the long-term strategy of each facility and overseeing the funding of the consortium.

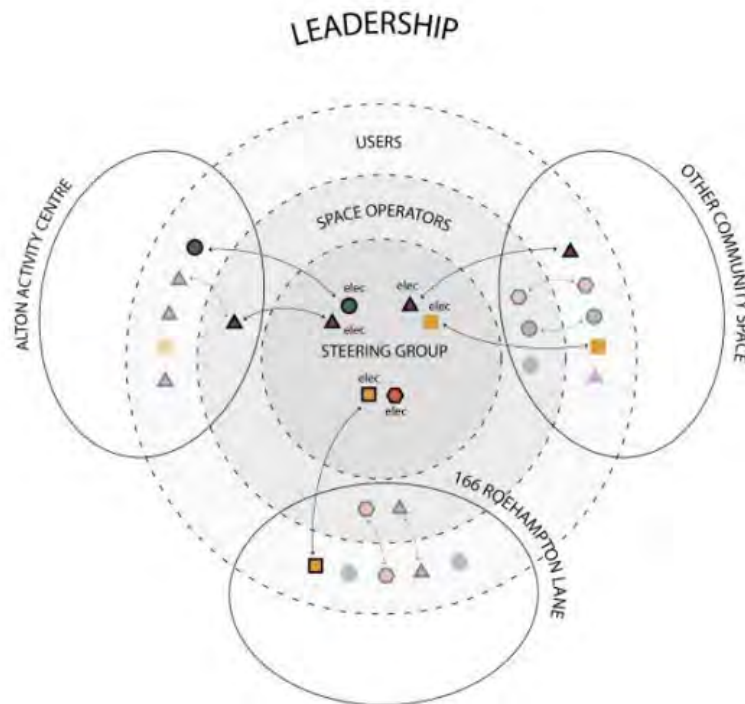


Figure 6.38: Consortium Leadership: the consortium steering committee is made up of elected representatives from each of its member spaces. These representatives could be space operators, but do not have to be.

Funding and revenue structure for spaces

In recent decades, the funding available to community facilities on Alton Estate has decreased and their ability to provide community services has decreased accordingly. Financial stability and viability are essential to the long-term success of these spaces; therefore, the co-design process looked at ways to simultaneously reduce expenditure while increasing revenue.

Revenue for the facilities will likely come from two sources: (1) government funding and (2) commercial revenues. Restricted grants at the national and local level—Government’s 2021 Budget, Levelling Up Fund⁸¹, UK Community Renewal Fund⁸², and Community Ownership Fund⁸³—are applicable to both the Activity Centre and 166 Roehampton. Generally, mixed income schemes support a healthy income structure. Main commercial activities may include letting space to restaurants, cafes, shops, and design studios (long-term use) and hiring space for conferences, meetings, exhibitions, street markets, car parking, filming, and events (temporary use). Revenue from commercial activities can subsidise community expenditure (cross-subsidisation). These activities could create employment and provide services to the community. To achieve this, however, the community consortiums would need to negotiate building management with the council. Additional income may come from nursery fees, children’s activity fees, and similar charges. Finally, community membership schemes may provide a feasible revenue stream, in which residents receive member benefits such as free and discounted tickets for youth and community programmes and hiring space.

Reducing expenditure will also play an important step in developing viable community spaces. As most expenditure is typically related to the management, maintenance and staffing of community and public services including youth and community programmes and public realm, increasing the number of volunteers will reduce expenditure on the management and maintenance of the community spaces and the staff who operate youth and community activities. To do so, it will be necessary to encourage residents to share their time and talents in support delivery of community services. To attract such members, the consortium could provide membership benefits (free or discounted tickets for community programmes and hiring space) to volunteers without paying membership fees. This will not only help the community organisations reduce expenditure, but also encourage diverse residents to use the facilities regardless of their financial status. Volunteers should be primarily recruited from the estate to establish high levels of trust and community engagement, and to ensure those living on the estate can develop workplace skills. Some volunteers could even be considered as potential candidates for a staff team running activities.

81 The Levelling Up Fund will invest in infrastructure that improves everyday life across the UK, including town centre and high street regeneration, local transport projects, and cultural and heritage assets.

82 The government is launching the prospectus for the £220 million UK Community Renewal Fund. To ensure that funding reaches the places most in need, the government has identified 100 priority places based on an index of economic resilience to receive capacity funding to help them coordinate their applications.

83 The Government will create a new £150 million Community Ownership Fund to help ensure that communities across the UK can continue to benefit from the local facilities and amenities that are most important to them. From the summer, community groups will be able to bid for up to £250,000 matched funding to help them to buy local assets to run as community-owned businesses.

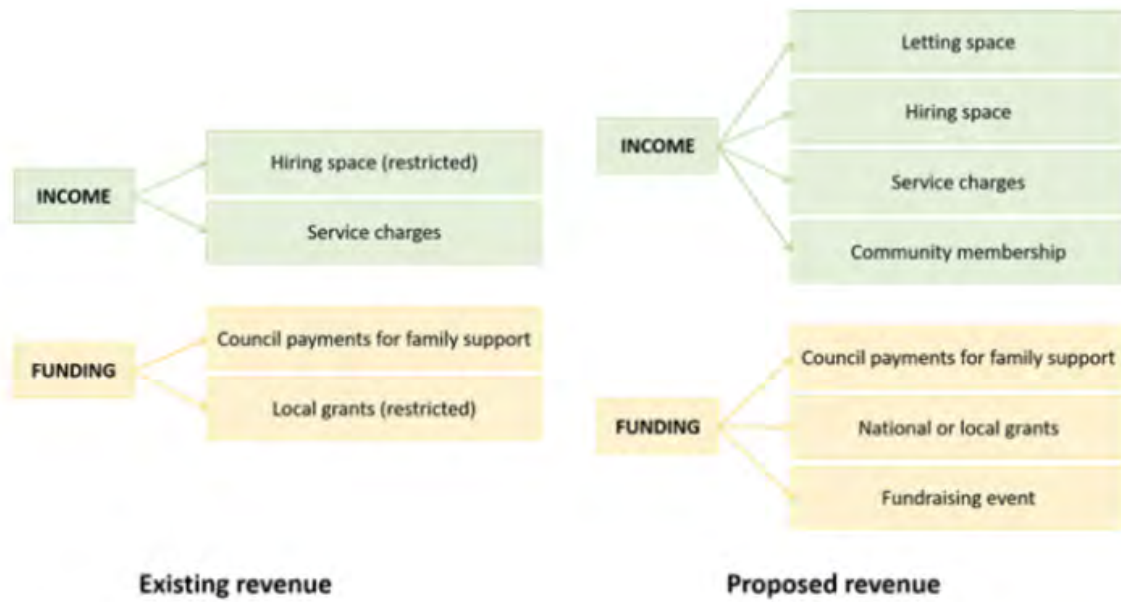


Figure 6.39: The existing and proposed revenue structures for community facilities on Alton Estate.

6.2.4. Improving existing community and youth facilities: Alton Activity Centre (Site 5) and 166 Roehampton Lane (Site 6).

The community plan proposes converting the ground floor of the buildings on the southern and north-eastern parts of Danebury Avenue into retail units and establishing the public space around Allbrook House as a central area of activity on Alton Estate (Fig. 6.40).

Identified Needs

Students and community members co-produced evidence about the existing spaces, recognising community needs and the potential for these commercial/retail and public spaces to meet existing gaps. The spaces were divided into 4 categories—found below with their respective identified needs.

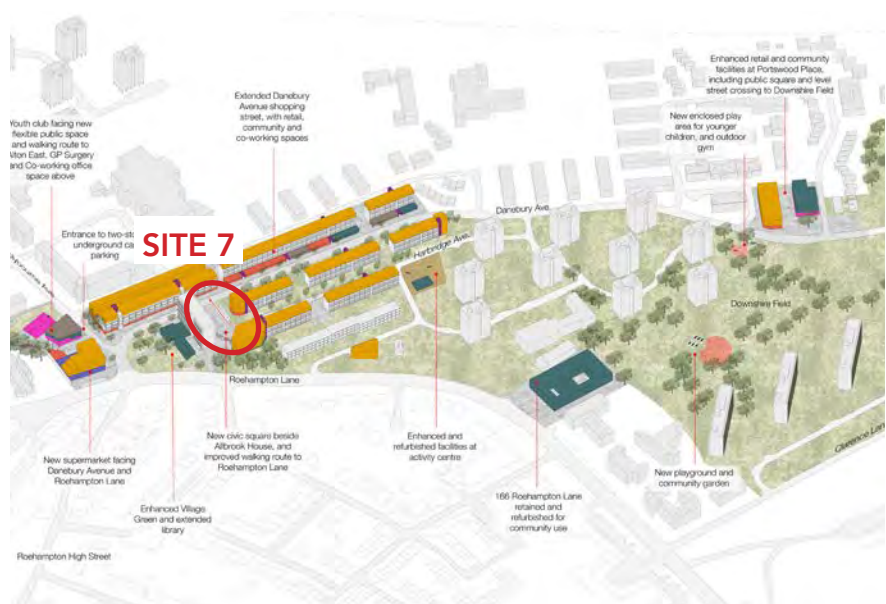


Figure 6.40: The new retail units along Danebury Ave and the proposed public space near Allbrook House (Site 7).

Retail

1. Shop spaces of a variety of sizes and for a variety of uses
2. Larger supermarket with a broad range of produce
3. Local retailers in shop spaces to support local community (boost local employment) and promote local community; ensure diversity of shop owners reflect diversity of estate
4. Health shop/chemist
5. Multi-use store
6. Coffee shop catering to all members of the community, including families and seniors, that can become a focal point of the community

Note: to ensure locals can take advantage of spaces, rents may need to be subsidised, renting will have to be incentivised.

Co-working spaces

1. More flexible and large spaces
2. Spaces that can accommodate full diversity of community and its skills/industries, for example spaces and workshops for artisans
3. A space for younger people to learn and practice skills
4. Accessible spaces for people with limited resources
5. Options for people working from home

Note: subsidies could come from wealthy businesses (local or not) to support less well-off, smaller, local businesses. Spaces will preferably not be managed by the local council, instead managed by the local community. It may be helpful for Roehampton University to lease some of the spaces.

Community Spaces

1. Public toilets
2. Large community spaces for large gatherings and film projections
3. Flexible and easily accessible spaces for the whole community
4. A space like the Putney Community Gardening initiative where community members can come together for public gardening and BBQing
5. Accessible spaces for young mums and children
6. Mental health spaces (e.g., Recovery Cafe)
7. Drinking water fountains

Public square and streetscapes

8. Better parking facilities
9. Less obstructive place for deliveries
10. Common areas for cycling, sports, walking
11. Less narrow paths for greater wheelchair and buggy accessibility
12. Benches and seating
13. Central point for gathering

Possible interventions

New multifunctional retail, co-working and community spaces of varied size will make Danebury Avenue more visually interesting and, more importantly, provide the flexibility necessary to ensure the long-term use and adaptability of the spaces. New co-working spaces can support those who work in a wide range of industries and businesses and provide amenities that can benefit a multitude of users from start-up businesses to students in need of places to study, train and learn new skills. Community spaces will provide opportunities for residents to congregate and provide spaces for local artisans to display their work. As established throughout the co-design process, longer opening hours for co-working, community and retail spaces can help transform the area by providing greater opportunities for enlivening the local community at all times of day. For example, a local café could serve breakfast, lunch and coffee during the daytime and transform itself into a bistro serving drinks and dinner in the evening. Prolonging the activity hours along Danebury Avenue can support the night-time activity the area currently lacks and provide opportunities for

unstructured social life beyond the units.

Further developing a public square can create a high-quality open space that is currently lacking. The space will be accessible to all the residents and users and, like much of the rest of the proposed spaces, be flexible in nature. It can accommodate local events, markets, art exhibitions and community gatherings. New infrastructure and design features can boost both the aesthetic quality of the area and its functionality. Stairs and a ramp connecting Harbridge Avenue with the public square will ensure its safe accessibility for all users, especially pedestrians. Benches distributed throughout the site will ensure seating for events as well as casual socialisation.

Greenery such as bushes and trees can simultaneously boost the attractiveness of the area. More importantly, such greenery can provide substantial benefit by reducing the air and noise pollution from Roehampton Lane and Danebury Avenue and providing a physical buffer from the roads.

Art installations created by community members and located in the square and on adjacent buildings can both provide a way to celebrate the community and facilitate a sense of belonging within Alton Estate. They can be changeable or permanent, depending on residents' preferences.

Pavement made of high-quality, permeable materials can improve water run-off and ensure the safety and durability of the public square. Lights located on the pavement will improve both the safety of pedestrians but also encourage activity in later hours as the area will be better lit.

Streetscape interventions

Benches not only in large open spaces but along major streets would provide places for residents to stop and take a break on their way to and from the shops and other destinations on the estate. Benches will also encourage socialisation between residents.

Sustainable urban drainage captures run-off, provides sustainable drainage, and improves the visual nature of streetscapes. Green tree pits and swales can help provide a natural drainage system and contribute to street-level aesthetics. Furthermore, they provide the opportunity for residents to get involved in the development and design of their streets. Similarly, bioswales can not only add greenery to streets but also provide a sustainable drainage system that captures and filtrates surface water and vehicular run-off, thereby preventing surface flooding and helping to purify the streets.

Home zones (raised paving) emphasise that pedestrians are the primary users of the area and psychologically urges drivers to slow down and proceed with caution once they enter the area. As many kids play throughout the estate, it is important that safety is prioritised and that all those walking through and around the estate feel safe and entitled to public spaces. This concept was welcomed by many residents during the co-design process, but some raised concerns over the feasibility of the concept given the number of busses that pass through the area.

The temporary pedestrianisation of Holybourne Avenue at certain time of day and on certain days of the week will provide greater opportunities for cohesion and connection between Alton East and Alton West, and it will provide an opportunity for community-centred and -led pop-up events to take place. During the co-production of evidence, Holybourne Avenue was identified as relatively isolated and neglected. Temporary pedestrianisation was seen as a potential way to reinvigorate the area.

A water feature surrounded by benches can help bring the square along the existing parade

of shops on Danebury Avenue to life and transform it from a “passing-through” space to a small community square where residents can gather and form meaningful social encounters.

Management of these spaces

Conversations with Alton community members revealed that the estate is lively by day but deserted at night. Wandsworth Council, however, will not manage facilities open after hours, requiring separate wardens to support evening activity. Additionally, commercial rates for venue hire are financially unrealistic for most community groups, so greater affordability of spaces is key to ensuring the area remains accessible to the community. Community involvement is key for doing so, but current conditions mean community ownership and management is infeasible. Thus, it is important to consider large, non-governmental alternatives for partnership and sponsorship, such as the University of Roehampton. Any plan must acknowledge that Wandsworth Council is the landlord of retail, public and community spaces.

Options for the management of community and public spaces are often presented as a binary: local authority or community. But this framing conceals that a move to community ownership is a process that requires significant consideration of a multitude of factors. There are, however, alternatives that can be considered both as points along a journey to community ownership or final destinations in and of themselves (Fig. 6.41). There are also radical alternatives that are community-determined and not on the spectrum depicted below, for example cooperative community ownership. The Black Land and Spatial Justice Fund⁸⁴ presents several radical approaches to space and place. Ultimately, the style of management should be determined collectively by the community and (re-)evaluated regularly.

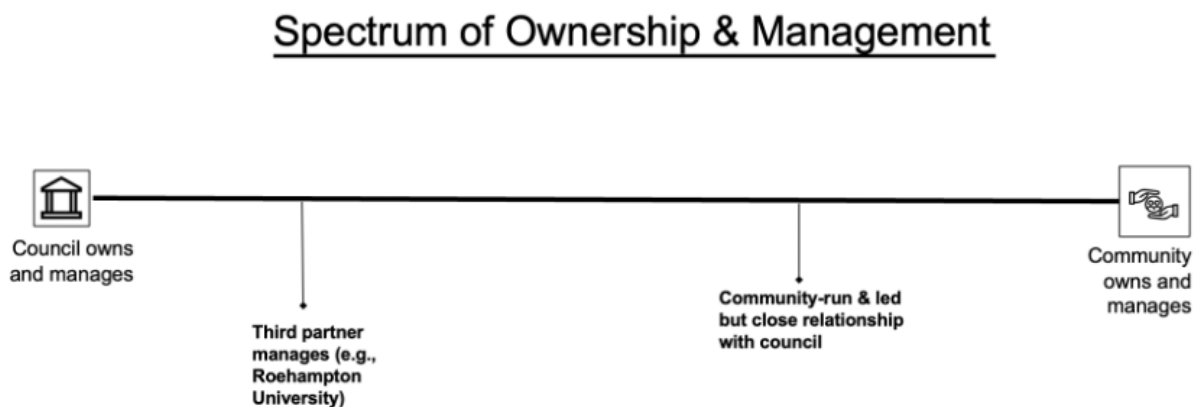


Figure 6.41: The spectrum of ownership spanning council ownership and community ownership, illustrating potential alternatives or stops on the way to full community ownership.

84 For more information on the radical approach to space and place proposed by the Black Land and Spatial Justice Fund, see <https://uk.gofundme.com/f/black-land-justice> and <https://www.maiagroup.co/projects-2>. The fund is working to redefine relationships to space, by redistributing “resources, including finance and knowledge, engaging in decolonial frameworks and collective organising to redefine our relationships to land and space.”

7. DELIVERY OF THE PEOPLE'S PLAN

The People's Plan explores an alternative option to demolition, which has been co-produced with residents and organisations involved in the Roehampton communities, and provides evidence that supports this alternative approach. This chapter explores the viability of the plan, the potential development partners that could deliver it, the phases through which it could be delivered, and the amount of social rent homes the People's Plan can deliver.

7.1 VIABILITY

As part of the People's Plan, we have worked with a quantity surveyor to cost the scheme, and we have calculated the revenue from the scheme and other sources of income, with the aim of achieving profit on Gross Development Value of 15%. The approach for this financial viability study, which can be found in appendix 1, is to meet the policies regarding affordable housing and estate regeneration in the London Plan, the London Housing Strategy, and the Good Practice Guide for Estate Regeneration. For this reason, we have worked with these starting conditions and assumptions:

- We have taken as point of departure 50% of social rent homes of the new build. The London Plan establishes 50% of affordable homes when building in public land, although this does not apply to estate regeneration, where the aim is to re-provide any demolished home and provide an uplift in the total floorspace of affordable homes. Given the need of homes for low-income families, we have proposed that all the 50% of homes are at social rent levels rather than other type of affordable rent. To calculate the income from rent, we have taken the London Affordable Rent as reference, which is the social rent established by the Greater London Authority for low-income households, and which is "based on the formulas in the Social Housing Regulator's Rent Standard Guidance"⁸⁵. The rent price is similar to London's local authorities' council rents (from ~£160 per week, see table 7.1), although slightly higher. The remaining 50% of the new homes would for sell in the private market and will provide income to the scheme from these sales.
- For the rental income of the existing retrofitted social homes, we have used an average council rent of £6240 per year, which is £120 per week.
- **Note added May 2022:** We calculated the financial viability assessment considering that the existing retrofitted home remain council rent and the new ones are London Affordable Rent. However, given the cost of living crisis, we propose that both retrofitted and the new homes are council rent. This can be compensated by the fact that we calculated £70K of GLA funding per new social home. And currently the GLA funding does not have that ceiling, but is awarding higher funding per home to some local authorities. In any case, given the fluctuating costs of construction and certain assumptions made during the calculation, the financial viability assessment needs to be recalculated if/when an alternative is considered by the council.

85 Greater London Authority (2021). London Plan, p. 183.

- For workspaces, retail units and other buildings, we have calculated market rent for some and affordable below market rent for others, since the People’s Plan includes providing affordable spaces for communities to start their businesses or initiatives.
- We have also considered the funding for affordable housing that is distributed by the Greater London Authority, which is £70,000 per new affordable housing unit.
- We have not included other sources of funding that the council could apply for, including new streams of funding that the government is making available for refurbishing the existing social homes and improving their energy efficiency⁸⁶. Improving the energy efficiency is one of the main objectives of the refurbishment and what takes most of the cost of refurbishment. This is a route that needs to be explored and that could potentially provide further income to the scheme.

London Affordable Rent - weekly rent benchmarks

As set out in the 2016-21 Affordable Homes Programme Funding Guidance, the GLA will update its London Affordable Rent weekly rent benchmarks on an annual basis, updating each one by the increase in CPI for the previous September plus 1%.

The weekly rent benchmarks from 2017/18 to 2021/22 are shown in the table below. **Please note**, these figures were updated on 15 December to correct an error.

	2017/18	2018/19	2019/20	2020/21	2021/22
Bedsit and 1-bedroom	£144.26	£150.03	£155.13	£159.32	£161.71
2 bedrooms	£152.73	£158.84	£164.24	£168.67	£171.20
3 bedrooms	£161.22	£167.67	£173.37	£178.05	£180.72
4 bedrooms	£169.70	£176.49	£182.49	£187.42	£190.23
5 bedrooms	£178.18	£185.31	£191.61	£196.78	£199.73
6 or more bedrooms	£186.66	£194.13	£200.73	£206.15	£209.24

Table 7.1 London Affordable Rent. Source: <https://www.london.gov.uk/what-we-do/housing-and-land/homes-londoners-affordable-homes-programmes/homes-londoners-affordable-homes-programme-2016-2023>

⁸⁶ <https://www.gov.uk/government/news/warmer-greener-and-cheaper-homes-as-government-opens-a-triple-win-upgrade-for-social-housing>

7.2 DEVELOPMENT PARTNERS

In August 2020, Wandsworth Council lost its development partner Redrow. If the council wants to continue with the route of partnering up with a private developer, we recommend that it takes a more sustainable approach to regeneration such as the one presented in this People's Plan and it finds a development partner with experience in community-led housing schemes. There are small and medium-size developers that have a community-centred approach rather than a purely commercial approach, and that can potentially show interest in getting involved in a scheme that has a smaller scale and less risk and which is community-led, such as the one proposed in this People's Plan. We propose exploring developers that have been recently involved in delivering community-led housing schemes.

In addition to this, a local group led by residents could also form a community-led housing group and be part of the scheme, getting responsibilities in the management of the homes and the community spaces. This resident-led organisation could be a third partner (in addition the council and the private developer), which would follow the model of Public-Private-People Partnership (PPPP).

7.3 PHASING

The phasing of estate regeneration schemes is always complex, since there are people living there. It needs to be thought carefully to avoid disruptions caused by the works and also by moving homes.

Typically, there are two approaches to estate regeneration. Both approaches start by redeveloping one site that can provide a substantial number of new homes and that is currently vacant (or almost vacant).

The first type of approach implies that residents move only once, but they end up living in a different part of the estate from their original home. This approach is normally used in demolition and redevelopment schemes. After having built the first housing scheme in a vacant or almost vacant site, demolition or refurbishment of existing homes starts. Residents from the first demolished or refurbished block move into the new scheme and the leave they will not return to their original homes. Then, once the block that was decanted has been completed, demolition or refurbishment starts in the next block and residents move to the new built or refurbished one. This phased approach has been used in some council estate demolition and redevelopment schemes.

The other approach is that residents move temporarily to other homes within the area while their home is being refurbished. The first housing development on a vacant or almost vacant site can accommodate these residents temporarily. Once their home is refurbished, they can return to it and live in the same home. This approach is viable when the regeneration consists mainly of refurbishment, particularly when the time that takes refurbishing the existing homes is not very long. We have chosen this as the preferred approach, since residents can return to their homes, keep their personal and emotional attachment to their homes, as well as their social relationships and support networks within their block. There are some cases where residents need to move homes because their current home does not fit their needs (e.g., too small). In those cases, these residents would be offered a new home and they would not return to their original home. Ideally, these residents would move only once: they would be given then permanent home when they move out of their current home.

Based on this approach, the project would have the following phases:



Figure 7.1: Key to the buildings to be refurbished or developed.

1. Low-cost actions for improving the neighbourhood

Some of the proposals of the People's Plan can be implemented at a very low cost, involving local communities, and accessing small pots of funding. The Roehampton Community Week 2021 exemplifies well how with little funding and a lot of community effort, public spaces and community buildings can be improved. Some of the proposals that can be implemented with access to small funding and with community involvement are the community gardens and allotments, the play spaces and outdoor gym, some of the improvements to the Alton Activity Centre, where Roehampton Rocks is located, and some of the improvements of the public realm.

2. Redevelopment of the site near St Joseph's Church

This site currently has a vacant youth centre that is no longer in use and one housing block that has been decanted, with empty shops on the ground floor and where currently only one resident lives. The redevelopment of this site (blocks O and N) includes 15 new homes in addition to a supermarket, workspaces and other community services. The redevelopment of this site would also include the public space improvements and raise table traffic calming in the entrance to Danebury Avenue. These 15 homes can accommodate temporarily the residents (or almost all the residents) of the first block to be refurbished, which is the maisonette block on the north-east side of Harbridge Avenue and has 16 homes.

3. Phased refurbishment, starting from those that include an infill block

Refurbishment would start from the block B in Harbridge Avenue, because this includes both infill (C) and roof extension – a total of 25 new homes, 20 on the infill block and 5 as a roof extension. Since block B has only 16 homes, most of them can be rehoused temporarily in block O. These refurbishment works would include major public realm works such as removing the vehicular ramp access to Allbrook House and its car park, transforming it into a public square, and public realm works in Harbridge Avenue, including a raise table for traffic calming. After completing the refurbishment of this block, the roof extension, and the infill block attached to it, there will be a total of 40 new homes.

From the residents of the first block to be refurbished (B), there would be some that would return to their homes once it is refurbished. For those that their current home does not meet their housing need, they would be given a permanent new home in block O and they would not need to come back. The same would happen in the successive refurbishments: some residents would come back to their refurbished homes while others would be given one of the new homes that meets their housing needs.

Refurbishment would continue with the 32 homes block L in Danebury Avenue, which also includes 14 new homes through roof extension and 27 new homes through infill. This refurbishment and infill operation will include other public realm works, such as continuing with the improvements in Danebury Avenue and the improvements in Laverstoke Gardens. After completing the refurbishment of this block, the roof extension, and the infill block attached to it, there will be a total of 81 new homes, which will allow a higher pace in the refurbishment of the rest of the blocks, doing various of them simultaneously.

Refurbishment would continue with blocks H and F in Harbridge Avenue, which include infill block C and I, and block K in Danebury Avenue. All these blocks have roof extensions. By the time these blocks are completed, there will be 117 new homes. This would be sufficient to refurbish in the next phase the remaining housing blocks: Allbrook House (50 homes), maisonette block J in Danebury Avenue (16 homes) and blocks A and G (26 homes each)⁸⁷. Once these refurbishment and roof extensions are completed, there will be 136 new homes.

4. Refurbishment of 166 Roehampton Lane and remaining works in Alton Activity Centre

This phase can be done simultaneously to the refurbishment of the homes, since it does not need home relocation. It would consist of refurbishing and improving the two existing community buildings within the development: 166 Roehampton Lane and Alton Activity Centre.

5. Redevelopment of Portswood Place and block E

Block E would be built by redeveloping a building that is currently vacant, and would provide 3 new homes, which would make a total number of 139 new homes, in addition to the 274 existing homes.

Residents currently living in Portswood Place would be given the choice of a new home within the development or a right to return to their refurbished home. The redevelopment of Portswood Place would be the last phase of the regeneration, and would provide the remaining 12 homes, new community facilities, including health services, and retail units. After the scheme is completed, there would be 151 new homes, in addition to the refurbished homes.

⁸⁷ There are 118 households to be rehoused in 117 homes. In case all households are currently occupied, one family can be rehoused temporarily out of the estate.

7.4 DELIVERY OF SOCIAL RENT HOMES

The People’s Plan proposes to refurbish 274 homes within the demarcation area and demolish 16. In addition to this, it proposes to build 151 new homes through a mixture of redevelopment, infill and roof extensions. This is a total of 425 homes (274 refurbished and 151 new built).

For the existing homes, we have worked with the assumption that the tenure split is 45.14% leaseholders or freeholders and 54.86% council tenants, which is the percentage that Wandsworth Council has in the application (158 social rent and 130 leaseholders or freeholders)⁸⁸.

130 homes are currently lease or freeholders, out of the 274 refurbished homes. Therefore, we assume the remaining 144 would be social rent homes.

From the 151 new homes, we have calculated that 76 of them (50.33%) are social rent units (at London Affordable Rent) and 75 of them (49.67%) are for private sale.

In total, this would mean that the scheme would have 227 social rent homes (151 refurbished + 76 new built) and 198 private homes (123 refurbished leaseholders or freeholders + 75 for sale on the private market). This is an overall 53.41% of social rent homes.

The scheme, with a much lower density and a lower cost than Wandsworth’s masterplan, deliver a higher number of social rent units than Wandsworth’s masterplan. The People’s Plan delivers 227 social rent homes in comparison to 201 in Wandsworth’s masterplan. (see table 7.2).

	Social rent	Other affordable	Leasehold or freehold (including existing and for sale in private market)	Total
Current	158 (54.86%)	-	130 (45.14%)	288
Wandsworth Plan	201 (18%)	60 (6%)	847 (76%)	1108
People’s Plan	227 (53.41%)	-	198 (46.59%)	425

Table 7.2 Comparison between social homes currently, in Wandsworth Plan and in the People’s Plan.

⁸⁸ Source: https://www.london.gov.uk/sites/default/files/public%3A/public%3A/PAWS/media_id_471293/alton_estate_report.pdf

8. HERITAGE IMPACT ASSESSMENT EXECUTIVE SUMMARY

8.1 CONTEXT AND APPROACH

The People's Plan has been assessed in relation to the heritage assets on the estate through a heritage impact assessment. This has been undertaken through the mapping of proposed actions in the plan with their potential impacts upon heritage assets' significance. A summary matrix is provided in Appendix 5.

As a guiding principle, the approach in the People's Plan has been to avoid any development proposals which impact upon the heritage assets of the estate. This has informed all stages of the evolution and co-production of the plan with the estate's community. Where there are impacts – in relation to the Conservation Area and registered Park and Garden – these are minimal and are flagged as key issues in the implementation of the plan in the future. As outlined in 1.3, the Conservation Area's *'special sense of place is the environment created by its atmospheric landscaping, historic layout and the architectural quality of buildings. The area's built form, while contemporary with the surrounding area, derives from the range of building scales and overall consistency and use of materials. The special character of this conservation area is derived from these unique characteristics expressed in its architectural and urban qualities'*⁸⁹. With this in mind, the People's Plan has intentionally attempted to propose works which would avoid harm to the heritage assets. Indeed, the Plan has been an exercise in community visioning with this principle at its heart. This summary section will outline where there may be impacts (in relation to the Conservation Area, and registered park and garden) and how these might be dealt with on implementation of the plan.

Conservation Area. The Planning (Listed Buildings and Conservation Areas) Act 1990 indicates that 'in the exercise of planning powers within a conservation area, the decision maker is required to pay special attention to the desirability of preserving or enhancing the character or appearance of that area'. The proposed new community facilities at Portwood Place (Proposals P and Q on the matrix in Appendix 6) are outlined in previous sections. It is clear that any new building, as outlined, would need to meet high standards of design given the context of the Conservation Area. It would specifically need to meet these high standards both in relation to materials, massing, scale and form whilst also reflecting the relationship with the surrounding landscape. Developing a sympathetic proposal which would need to not only respect the significance of the character of the Conservation Area, but contribute to it through its enhancement will be a key principle of any development. A key consideration will be views, vistas and integrity of the landscape.

Listed Buildings. The People's Plan has no proposals which impact upon listed buildings on the estate. Furthermore there are no works which would impact upon the curtilage of any buildings beyond those discussed in both 6.2 and 6.6. That being said, in the implementation of the People's Plan consideration to design quality and the relationship of any development, redevelopment and refurbishment to these buildings will need to remain a central concern.

Locally listed buildings. The People's Plan has no proposals which impact upon locally listed buildings on the estate. That being said, in the implementation of the People's Plan consideration to design quality and the relationship of any development, redevelopment and refurbishment to these buildings will need to remain a central concern.

Alton Estate Park and Garden, or 'landscaping to Alton West Estate'⁹⁰. Impacts upon the registered park have been a key consideration in the development and evolution of the plan with the community. As such impacts upon it will be minimal although attention will need to be given particularly to the form of development of the proposed new community facilities at Portwood Place (Proposals P and Q on the matrix in Appendix 6). Given that the registered park description indicates that the approaches to the landscape (particularly from Danesbury Avenue), and views within and across the site, are fundamental to its character, these will need to be a guiding principle in the design of the buildings. Furthermore, it is recognised that these views/vistas are not only static in that much of the value of the landscape is in the experience of either passing through it or wandering amongst it.

90 From the full listing description here: <https://historicengland.org.uk/listing/the-list/list-entry/1466474>

9. LIFE CYCLE ASSESSMENT EXECUTIVE SUMMARY

9.1 CONTEXT AND APPROACH

One of the aims of the Alton Action People's Plan project is to collaboratively prepare for and conduct a Life Cycle Assessment (LCA), which is the methodology used for evaluating the lifetime environmental impacts of Alton Estate People's Plan. One of the outcomes of the assessment is to co-develop a scheme that results in relatively low carbon emissions. The project has engaged with residents of Alton Estate and the UCL design team. This engagement has consisted in:

1. an online co-design workshop organised in February 2021, by the UCL team with the support of Alton Action, to collaboratively prepare for conducting a Life Cycle Assessment and co-develop the design proposal for refurbishment and additional infill housing. The session consisted of knowledge exchange followed by discussions around sustainable building systems and materials, and an evaluation survey poll
2. a design team workshop organised in March 2021, by the UCL team to discuss the outcome of the community co-design workshop 5, and to further develop the discussions around building systems and materials
3. conducting LCA studies based on the outcome of the co-design workshop with the community and the design team workshop
4. an online meeting which we will run in August 2021 to summarise the results of the Life Cycle Assessment studies.

In the attempt to meet the UK's 2050 'Net Zero' pledge, the decision-making on regeneration of housing estates has been triggered by strategies to reduce carbon dioxide emissions. The current practice of LCA is regularly conducted post design stage and by sustainability specialists, which prove to be less effective and more exclusive. Provided the niche nature of LCA, the majority of the stakeholders and decision-makers are not familiar with its technicalities and the interpretations can be very subjective. This approach can leave the communities feeling un-empowered and excluded from the decision-making over the future of their estates. Another main issue with LCA of regeneration schemes is that the focus is on improvements to energy use due to the upgraded technologies used in new buildings. These studies do not provide apples to apples comparisons, as they do not compare the new schemes with the retrofitted versions of the existing schemes. There are many ways to reduce energy demand and improve building performance of the existing buildings without the need to fully demolish them⁹¹. The retrofitted buildings can have similar and, in some cases, better energy performance if they are refurbished to higher standards i.e. EnerPhit⁹².

Another issue with making decisions solely on environmental impacts, is the gap between the predicted outcomes and the actual measures. The post occupancy measurements of newly constructed buildings do not always perform as per their estimated energy consumption

91 Crawford, K. et al. (2014) 'Demolition or Refurbishment of Social Housing? Executive summary' https://www.passivhaustrust.org.uk/passivhaus_awards/passivhaus-retrofit-case-studies/

levels, and in some cases, they perform considerably worse than predicted⁹³.

This part of the research was conducted between February 2021 and July 2021, and therefore, due to the COVID19 pandemic, it was carried out through online meeting platforms. It is acknowledged that due to the online nature of the workshops, not all the residents might have been able to attend the workshops.

9.2 APPROACH AND RESEARCH METHOD

For conducting the LCA and its related research methods the team followed the same principles as previously discussed in Chapter 3 (which defines the process as: participatory; co-produced; pluralistic; independent; accessible and inclusive).

Qualitative and quantitative research methods have been employed in conducting these series of workshops. The selection of materials and building systems are not solely based on their energy performances or their embodied carbon emissions, but it has taken into account the residents' perception of different materials and building systems.

Some of the aims of these workshops include:

- to integrate community involvement in different phases and stages of assessing life cycle assessment of Alton Estate People's Plan
- to further develop the Alton Estate People's plan with the selection of low-carbon materials and building systems
- to establish a participatory framework for conducting LCAs that can be used in future regeneration schemes

The methods used for conducting this part of the research include:

- Online polls
- Knowledge mobilisation
- Co-design workshops with Alton Estate community, Alton Action group, and the design team
- Life Cycle Assessment

Due to the Coronavirus (Covid-19) pandemic, all the activities outlined here were and will be carried out online through web-based meetings and data gathering platforms (i.e. Microsoft Teams; Zoom⁹⁴; Miro⁹⁵; Google Sheets).

9.3 CO-DESIGN WORKSHOPS

Between February 2020 and July 2021, the UCL team together with Alton Action has had a series of online meetings as due to Covid-19 pandemic restrictions, all the workshops were conducted online. The workshops used online platforms such as Zoom and Miro and other online interactive tools such as Google Sheets which facilitate collaborative work and collective thinking.

Workshop 4: Exploring opportunities for sustainable regeneration

24th February 2021

The aim of this workshop was to introduce the participants to environmental impacts, and to collectively select the materials and systems for the community plan. Alton Estate community members shared their insights on different options and the focus was to further

93 Turner, C. & Frankel, M. (2008) 'Energy Performance of LEED ® for New Construction Buildings', New Buildings Institute, pp. 1–46.

94 <https://zoom.us/>

95 <https://miro.com/apps/>

understand their insights and to co-develop the Alton Estate People's plan with the selection of low-carbon materials and building systems.

The workshop was conducted through Zoom and Miro online platforms. At the beginning of the workshop, the key findings of the previous sessions were briefly introduced to the participants. The workshop was then followed by an ice-breaker poll through Zoom. After this, there was a knowledge mobilisation session to present some sustainability concepts to the participants and prepare them for the activities which took place in the breakout sessions, using the Zoom break out rooms and the Miro.com platform.

The activities that took place at the workshop were:

Pre-workshop poll; knowledge mobilisation; co-design activities (including break down sessions on low-carbon material selection, carbon negatives and biodiversity, and transport); Evaluations Poll.

Pre-workshop poll: After the summary of the previous findings was presented, as a pre-workshop exercise, participants were presented with an online poll through the zoom platform. The questions asked about the familiarity and involvement of the participants with some sustainability terms and the planning procedure related to environmental impacts.

Knowledge mobilisation: The first part of the workshop was a presentation to describe the aims of the workshop; provide a description of the environmental impacts of buildings; introduce certain definitions around global warming and calculating carbon footprints. It consisted of precedents of buildings in a similar context to the conversations. The platform that was selected for conducting the workshop online was Zoom.

Co-design activities: In the second part of the workshop, the participants were divided into 3 groups, each group being facilitated by 2 members of the UCL team. The sessions were conducted through the Miro.com platform in parallel with Zoom 'breakout rooms' to engage the participants in the conversations in decision-making over:

- 1. Low-carbon materials:** One of the main aims of this activity was to appreciate the residents' perceptions and feelings towards alterations to the existing facades and to understand the reasoning behind their decisions. The objective of this activity was to discuss different façade scenarios for different parts of the building (i.e., demolition, major upgrade, minor upgrade) and to later decide on material selections for different parts of the facades.
- 2. Carbon negatives, biodiversity, and renewables:** The main objective of the first part of this activity was to collectively decide on which areas of the proposed People's Plan the residents believed could be allocated to green space and areas (if any) where could be allocated to allotments. The main aim of this activity was to understand the residents' perceptions towards green spaces and allotments within their proposal, as well as understanding the reasoning for this selection, whether learning about the benefits of such spaces i.e., the environmental, economic, and social benefits impacted their decision-making. The objective of the second part of this activity was to ask the residents to collectively decide on which parts of the buildings within the demarcation area of the proposed People's Plan they would like to have green walls, green roofs, or solar panels installed. The main aim of this activity was to understand the residents' perceptions towards these building components (green walls, green roofs, and renewables) within their proposal, as well as understanding the reasoning for this selection, whether learning about the benefits of such components i.e. the environmental, economic, and social benefits impacted their decision-making.

- 3. Transport:** The first part of this activity had the aim to identify the transport route and strategy. The objective of this part was to ask the residents to comment on the masterplan's transport strategy and to propose an alternative strategy for the People's Plan's transport strategy. The main aim of the second part of the activity was to understand the residents' perceptions towards using green modes of transport, as well as understanding the reasoning for their selection, whether learning about the co-benefits of different modes of transport impacted their decision-making. The objective was to ask the residents to collectively agree on the placement and number of allocated carpark and cycle spaces, using the provided guidelines.

Evaluation Poll: At the end of the session the residents were asked to take part in a poll about the impact of the workshop on their selection of materials and on their lifestyle choices. The very vast majority voted that the workshop impacted their decisions.

The workshop contributed to better understanding of the residents' priorities when discussing the environmental impacts. One of the most dominant discussions was the sensitivity of the residents toward the choice of combustible materials, due to the Grenfell Tower fire incident. More information regarding life cycle assessment are on Chapter 9 of this report.

Workshop 7: Exploring opportunities for architectural environment

21st April 2021

This workshop which was held with the UCL team following the previous sustainability session (Workshop 4) and the decisions made at that meeting by Alton Estate community of residents who were present at the meeting. The aim of this workshop was to discuss the findings of the first workshop and to accordingly decide on the building elements for the Alton Estate People's Plan. The results of this workshop prepared the UCL team for discussions around the cost of the project and for conducting the Life Cycle Assessment studies. The workshop consisted of two sections:

Presentation: The first part of the workshop was a presentation to describe the aims of the workshop; provide a description of low-carbon building systems; introduce low-carbon building materials. It consisted of data over precedents of low-carbon building systems and materials. The platform that was selected for conducting the workshop online was Zoom.

Co-design Activities: The second part of this session was conducted through the 'Miro' platform in parallel with Zoom, and a shared Google Sheet document to engage the design team in the conversations in decision-making over:

1. selection of low-carbon building systems for each area of the site i.e. new-build, extension, refurbishment
2. selection of low-carbon building material for each area of the site i.e. new-build, extension, refurbishment

9.4 LIFE CYCLE ASSESSMENT

The UCL team is preparing the model of the Alton Estate People's Plan for conducting the Life Cycle Assessment to calculation the lifetime carbon emissions associated with 2 scenarios for low-carbon materials and technologies, and market standard options. The results of the simulations will be announced in August and a workshop to present the results will be followed.

10. FINANCIAL VIABILITY STUDY: EXECUTIVE SUMMARY

10.1 PREMISES AND METHODOLOGY

This section of the report provides an economic overview of the potential redevelopment of Alton Estate, and provides an analysis of the proposal's financial viability.

The methodological approach used, key assumptions and inputs are noted as follows:

- The approach assumes that for the proposed development to be economically viable, the overall cost of the development should not exceed the gross development value (GDV).
- After deducting the development costs from the GDV, the remaining figure indicates the residual site value (RSV), which if positive, indicates the maximum value the developer could pay for the site to achieve a potential rate of return and complete the development. In the case of Alton Estate, as it is council-owned, there is no sale value attached to the land and the RSV figure helps to demonstrate the extent to which the proposal is viable. Therefore, the total outlay cost and GDV can be considered to assess viability, assuming a profit level of 15% (levied on the sale of leasehold interests) and no land costs.
- Construction costs and additional related assumptions across the scheme have been provided by a quantity surveyor (ECP Partnership Quantity Surveyors, London) and are integrated into the viability assessment.
- The leasehold sales, and income from additional real estate assets (retailing, community spaces, car parking etc.) are priced in line with open market rental values derived from comparative market evidence where available. However, rent reductions will be offered in a discretionary way to particular occupiers, where the community is directly involved or benefits from that space (e.g. the medical centre / GP surgery).
- It is assumed that of the new homes created, approximately 50% will be offered to the market for sale as leasehold properties (75/151), with the other 50% (76/151) delivered as socially rented homes, to be offered at rent levels in line with the most recent London Affordable homes guidelines⁹⁶.

Further detail on assumptions informing the viability appraisal can also be found in appendix one.

The preferential redevelopment option indicates what has been concluded to be the highest and best use of the site, and that which is most in line with both community preferences and financial viability.

⁹⁶ <https://www.london.gov.uk/what-we-do/housing-and-land/homes-londoners-affordable-homes-programmes/homes-londoners-affordable-homes-programme-2016-2023>

When considering financing of the redevelopment, the provision of new socially-rented homes and the refurbishment of existing homes would be paid through:

- £70,000 per new social-rent home of GLA funding⁹⁷.
- Contribution from leaseholders to refurbishment.
- Rental income from the existing and new socially-rented homes on the site.
- Rental income from new retail units, car parking and other income producing assets.
- Profit from the sale of the new leasehold units sold to the private market (approximately 50% of the new housing created in the proposal).

The details on number of new units, unit size, number of car parking spaces, retail space and other real estate assets have been derived directly from the maps and information provided and discussed in Chapter 4 of this report. Overall, the financial viability study of the proposed scheme includes the following:

Asset	Total Area (square metres)
Housing	9270
Retail	3329.82
Medical Centre / GP surgery	3083
Community spaces	1558.66
Coworking spaces	1065
Youth centres	1254.13
Supermarket	729.12
TOTAL	20,289.73
	Total spaces
Parking	320

Table 10.1: Breakdown of new space created through the proposed plan.

The table below illustrates the specifics of the housing provision in more detail, all of which meet or exceed the GLA space standards:

Housing type (151 units total)	Number of total units (number to be sold)	Average Gross Internal Area per flat (square metres)
1 bedroom	16 (8)	57.50
2 bedrooms	93 (45)	65.92
3 bedrooms	33 (17)	87.42
4 bedrooms	9 (5)	90.00
Total	151 (75)	

Table 10.2: New housing provision in detail.

Considering the size and scale of the scheme there is a substantial amount of housing (19,515.89 sq. m. / 158 units) and other assets which will be refurbished (17,751.84 sq. m. of community spaces, such as the library), as well as some demolition across the redevelopment (5465.45 sq. m. of housing and garages). In total, in addition to the new

⁹⁷ See 'notes to editors' point 5: <https://www.london.gov.uk/press-releases/mayoral/mayor-and-housing-sector-call-for-5bn-investment>

space being provided through the People's Plan, there will be more than 55,000 sq. m. of property refurbished and upgraded.

10.2 COSTING OF THE SCHEME

ECP Partnership have been commissioned to provide an initial estimate for the proposed works. The purpose of this budget is to provide a financial target within which the design can be developed and finalised and project procured.

It has been assumed that competitive tenders will be sought from suitable contractors under a single stage process.

Assumptions have been made in preparation of this budget, particularly upon substructure, superstructure frame and services which will need to be reviewed and adjusted once investigations / specialist advice and structural design has been received.

To better ascertain the scope of the refurbishment works a site visit was undertaken on the 29th July 2021, and met with community representatives to inspect the problematic issues and defects in need of remedial works.

The estimate has been prepared on the elemental basis using gross internal floor areas (GIFA).

The preliminary budget estimate includes the below listed provisions. A detailed list of assumptions can be found within the cost estimate report notes.

- Consultant fees of 6% on the new build or extension works, and 3% on refurbishment works
- Overall risk allowance of 5%; 1.25% for design development, 1.25% construction risk, 1.25% employers' changes, and 1.25% of other employer's risks.
- Cost inflation of 3% has been allowed from the base date of 2021Q2.
- VAT zero rated for new build works, and 20% on all extension and refurbishment works.

10.3 REVENUES

- It is assumed that 15% profit will be achieved from the sale of the new housing leaseholds, which is typical, but slightly less than in private development projects, and which has been integrated into the financial viability study.
- Rent will be accrued from the 234 socially-rented housing units (combining the 76 new and 151⁹⁸ refurbished units), across the redevelopment.
- Service charges will also be levied on the socially-rented council housing, providing a revenue stream to account for maintenance and repairs.
- Income streams will be derived from several real estate assets across the development, including the retail units, coworking spaces as affordable workspaces and car parking.
- The youth centre will be offered for rental for charitable purposes by organisations, at a reduced rent.
- Inconsistent income will also be received from those paying to use community spaces, on a regular or one off basis for events. These have not been factored into the viability assessment; however, they will contribute an additional irregular source of revenue.

⁹⁸ There are currently 158 units, but upon refurbishment 151 units will remain, with 7 households being rehoused. Such proportions are necessary to ensure the redevelopment remains in line with the regeneration guidelines in relation to the ratio of socially rented to lease/freeholders (at 54.86% and 45.14% respectively).

10.4 RESULTS FROM THE FINANCIAL VIABILITY STUDY

From the viability study it can be observed that after consideration of the demolition, refurbishment and construction of the proposed People's Plan, that the redevelopment is financially feasible, in line with the assumptions adopted.

However, the assumptions adopted will be sensitive to economic and social changes, and costs may increase / decrease accordingly over time, and the assets accounted for in the viability study may also produce varying income streams, depending on local market context. All assumptions have been adopted as of July - August 2021, and are accounted for in more detail on the spreadsheet (see appendix for more detail).

It is worth noting, that considering the nature of the redevelopment, Mayoral CIL may not be levied. This has currently been accounted for in the costing, as it is likely to be subject to negotiation with the Mayor's office. However, considering the substantial provision of social housing there is a strong basis for argument regarding exemption of this cost. If the MCIL were to be negotiated out it would result in a cost saving of over £400,000.

Income streams capitalised at the yields adopted, combined with housing income and the profit from housing sales provide a solid GDV from which appropriate costs have been deducted. Overall, the GDV was calculated to be £90.5m, with total outlay costs of £72.3m, resulting in a positive balance of £18.2m, reflecting an overall profit on costs of 25.1%, ten percent above the threshold profit target.



APPENDIX 1: FINANCIAL VIABILITY STUDY

Please note that much comparable evidence for the commercial real estate assets have been derived in square feet, rather than metres. However, these figures have been converted (using a multiplier of 10.76391) and both are provided for information where appropriate.

A.1.1 COMPARATIVE EVIDENCE: RESIDENTIAL SALES OF LEASEHOLD HOUSING IN ROEHAMPTON & WANDSWORTH

According to Rightmove.co.uk⁹⁹ sales prices in Roehampton of leasehold properties had an average price of £480,280 in the last year (2020-21), 11% down on the 2017 peak of £537,500.

Property Address	No. Bedrooms	Price (£)	Status
21 Holford Way, SW15	1	337,500	Sold Jan 2020
Flat 9, Lyndhurst House, SW15	1	185,000	Sold Aug 2019
Flat 43, Allenford House, SW15	1	200,037	Sold Oct 2020
47 Burke Close, SW15	1	250,000	Sold Nov 2020
31a Roehampton High Street, SW15	1	245,000	For Sale Jan 2021
Tunworth Crescent, SW15	1	225,000	For Sale Jan 2021
Flat 13, Dunhill Point, SW15	2	276,000	Sold Aug 2019
Flat 39, Cadnam Point, SW15	2	280,000	Sold March 2020
Flat 10, Hindhead Point, SW15	2	300,000	Sold Aug 2020
159 Dover House, SW15	2	475,000	Sold Nov 2020
Norley Vale, Roehampton, SW15	2	315,000	For Sale July 2021
Holford Way, SW15	2	500,000	For Sale July 2021
Flat 20, Binley House, SW15	3	250,000	Sold Aug 2019
216 Stroud Crescent, SW15	3	340,000	Sold Feb 2021
97 Frensham Drive, SW15	3	345,000	Sold Dec 2020
Flat 11, Bonner House, SW15	3	395,000	Sold Sept 2020
46 Roehampton Close, SW15	3	650,000	Sold Aug 2019
130 Stroud Crescent, SW15	4	330,000	Sold Dec 2010
Stoughton Close, SW15	4	385,000	Sold July 2021
261 Dover House Road, SW15	4	1,235,000	Sold Aug 2020

Table A.1.1: Evidence of residential sales and market prices for leasehold flats in Roehampton.

⁹⁹ <https://www.rightmove.co.uk/house-prices/roehampton.html?propertyType=FLAT&tenure=LEASEHOLD&soldIn=2&page=4>

All data derived from Rightmove.co.uk¹⁰⁰ (<https://www.rightmove.co.uk/house-prices/roehampton>) and are correct as of July 2021.

Comparable evidence was thin on the ground for four bedroom flats, as the local market typically has a larger number of terraced houses with more bedrooms, rather than flats (as per the 261 Dover House example in the table above).

Sales prices for the purpose of the viability study have been derived from comparable evidence and are as follows, for acquiring leasehold interest (99+ years, TBC). Adjustments have been made to reflect the new build properties, as well as market growth and inflation to account for the development period:

- 1 bedroom: £280,000
- 2 bedrooms: £320,000
- 3 bedrooms: £410,000
- 4 bedrooms: £440,000

A.1.2 COMPARATIVE EVIDENCE: RENTAL INCOME FROM RETAIL UNITS IN WANDSWORTH

Property Address	Estimated Rent per sq. ft. (£)	Rent per sq. m. (£)	Status
18 Roehampton High Street, SW15 4HJ	£20.04	£251.71	To Let
82 Inner Park Road, SW19 6DA	£19.47	£209.57	To Let
391 Tildesley Road, SW15 3BD	£11.45	£123.25	To Let
Beaumont Road, SW19 6RY	£26.56	£285.89	To Let
279 Wimbledon Park Road, SW19 6NW	£47.39	£510.10	To Let
256 Wimbledon Park Road, SW19 6NL	£39.00-48.00	£419.79 – 516.67	To Let
16 Roehampton High Street, SW15 4HJ	£24.00-29.00	£258.33 – 312.15	Let December 2019
28 Roehampton High Street, SW15 4HJ	£22.35	£240.57	Let May 2019

Table A.1.2 Rental income from retail units

All data derived from the CoStar database (<https://www.costar.co.uk>) in July 2021.

Considering the units being provided will be new and provide additional retail opportunities in Roehampton, the rate per square metre adopted for the viability study is £250.00 (£23.23 per sq. ft.), in line with current market evidence from SW15. The evidence from SW19 has been discounted due to differing local market context and retail offering more broadly.

When examining comparable data from CoStar relating to recent supermarket transactions across London rents for Sainsbury's (SW12 9AU @£27-33 per sq. ft / W7 2DG @£31-38 per

¹⁰⁰ <https://www.rightmove.co.uk/house-prices/roehampton>

sq. ft) and Tesco (KT3 4PJ@ £30-36 per sq. ft.) reflect rental values which are slightly higher than the storefront retail evidence presented in the table above. The rent derived from evidence for the viability study is £322.92 per sq. m. (£30 per sq. ft.).

A.1.3 COMPARATIVE EVIDENCE: RENTAL INCOME FROM CAR PARKING SPACES IN WANDSWORTH

Car parking charges are to be applied to all parking across the Alton Estate. Of the 274 spaces provided, 43 of these will be exclusively leased to the supermarket for customers. The other 231 spaces will be rented to residents following the redevelopment.

Comparative evidence on current rates of allocated car parking spaces across Wandsworth were derived from www.parklet.co.uk and www.yourparkingspace.co.uk and ranged from £87.50 per space per month, to £170 per month for an enclosed car parking space. Considering there will be 43 enclosed spaces available to the supermarket, and 43 to the residents, these will be priced at a slightly higher rate than the other 188 spaces available.

Allocated outdoor spaces will be priced at £75 per space per month (factoring in some reduction for residents), equivalent to £900 per space annually. The 43 allocated indoor spaces will be priced at £120 per space per month for residents (£1,440 per space annually). The 43 spaces remaining will be leased to the supermarket for £150 per space per month (£1,800 per space annually) for their exclusive use by customers.

A.1.4 APPROACH TOWARDS LEASING OF COMMUNITY SUPPORTED SPACES: COMMUNITY HUBS, YOUTH CENTRES, COWORKING SPACES, COMMUNITY HUBS AND MEDICAL FACILITIES.

- Rent for spaces such as the GP surgery and other community focused spaces will be provided at a reduced rate to market values to ensure the community receives full benefit and amenity from the new spaces created by the proposed plan.
- Due to the inconsistent and unpredictable use of some of these spaces in the future, no income stream has been included for community hubs or community spaces.
- Income has been included in the financial assessment from the GP surgery, applying a rental rate equivalent to 80% of the open market rental value in the Wandsworth locality. It is recognised that high-spec medical care facilities are costly to construct, therefore in order to support the GP facilities to the local community, whilst ensuring an income stream, the rent will be levied at 80% of open market rental value.
- CoStar data on medical centres in SW London reflect rental values of £32.32 per sq. ft. (6-8 Roehampton High Street, SW15 4HL) and £37-45 per sq. ft. (at 1 Lambton Road, SW20 0LW). A rate per sq. ft. of £33 has been adopted to reflect the refurbishment. With a reduction of 20% applied to the medical centre for the viability study, the rental rate is £26.40 per sq. ft., equivalent to £284.17 per sq. m.
- The youth centre will be offered at a flat rental rate to a charity, for costs similar to the space offered by The Westway Trust. This will be particularly heavily subsidised by the redevelopment, offered at a cost of £5 per sq. ft., or £53.82 per sq. m. in the viability study.

- Coworking spaces will also be provided through the new development and these are also to be offered at an affordable rent to a third party provider. Therefore, in relation to co-working spaces and to ensure affordability, the rent has been levied similar to charitable office spaces provided by The Westway Trust. Rents for office space they offer include rates at £8.33¹⁰¹ per sq. ft. for charity offices and £32.35¹⁰² per sq. ft. for a more contemporary flexible office space in the city centre. For the purpose of the viability study, it has been assumed that office space will be let to a third party provider at £15 per sq. ft., equivalent to £161.48 per sq. m.

A.1.5 OTHER COMPARABLES: DERIVING YIELDS AND ESTIMATING RETURNS:

Where possible yields were derived from comparable information – primarily on the retailing and supermarkets from CoStar (<https://www.costar.co.uk>). Where no yield information was available, the yields were assumed and adjusted from related market evidence (e.g. medical centre returns akin to offices).

Retail yield comparables were obtained from CoStar by examining a variety of secondary storefront retail sales across 2020-21. Yields ranged from 6.46% (at SW6 5SJ), to 7% (at SW19 8LA & SW6 5SJ). A yield of 7% has therefore been adopted for the retail units and car parking spaces. To account for the different yields across the retail sector, the supermarket yield has been adjusted to sit between typical yields in the area, at 7% and prime London yields in the sector, which currently reflect a return of 4.5%¹⁰³. After adjustment, the yield adopted for the supermarket is 6%.

As the youth centre, GP surgery and coworking spaces are each being offered at a reduced rate of occupation, the yields were adjusted to reflect this. Considering current market yields for offices around the M25 and in more provincial areas were between 5.50% and 5% respectively, the yields attached to the returns of the assets offered at a reduced rate will reflect a lower yield, due to the relationship between rent and capital values (the lower rental income, paired with the higher capital values of refurbished and new spaces means the yields will be pushed downwards). An example of this would be the prime West End office market in London, with yields of 3.5%¹⁰⁴. However, in Roehampton, the capital value of the assets will be both sensitive to the local secondary, rather than prime market, and will also bring in reduced rents. Therefore, yields of 4.75% have been adopted for the youth centre, coworking and GP surgery.

For the social housing yield, some detail on returns was available online: for example, Gerald Eve's social housing portfolio reflects net initial yields of 4.25%¹⁰⁵, and a portfolio investment in Ealing into 192 units. Considering the nature of the redevelopment of the Alton Estate, and previous evidence in relation to social housing yields¹⁰⁶, a yield of 4.75% has been adopted for the viability study.

Costs in relation to management and maintenance of council properties were obtained from the Wandsworth Council's publication 'Annual Area Housing Panel Performance Report',

101 <https://www.westway.org/spaces/charity-office-f-1-thorpe-close/>

102 <https://www.westway.org/spaces/office-5-9-thorpe-close/>

103 https://www.savills.co.uk/research_articles/229130/309152-0

104 <https://pdf.euro.savills.co.uk/uk/market-in-minute-reports/uk-commercial-market-in-minutes---february-2021.pdf>

105 <https://www.geraldeve.com/insights/social-housing-investment/>

106 <https://reflect.ucl.ac.uk/community-led-regeneration/civic-design-exchange/projects-and-collaborations/community-plan-north-west-london-estate/>

prepared by their housing and regeneration team¹⁰⁷. Weekly management costs per unit were projected to be £19.50 (2018/19), with maintenance forecast at £28.49 (2018/19), an overall cost of £47.99 per unit per week. For the purpose of the report, a figure of £53 in total per unit per week has been adopted. This reflects a cost of £2,756 per unit annually.

Details on the Mayoral CIL2 charges were acquired from the Mayor of London’s website and related documents¹⁰⁸, with Wandsworth council area required to contribute £80 per square metre of new housing (although the social housing is exempt, so this is only levied on the 75 leasehold properties sold). The new average leasehold space created across the 75 flats offered for sale amounts to 5, 363 square metres. Wandsworth will not levy CIL charges on the redevelopment, as it falls within the CIL exemption charging area¹⁰⁹.

Additional assumptions and details can be found on the spreadsheet outlining viability. Please see below for the viability spreadsheet with calculations.

A.1.6 SUMMARY OF REFURBISHMENT AND DEMOLITION OF THE EXISTING BUILDINGS



N	SITES	AREAS (sqm)
DEMOLISHED		
A	Portswood place	165,02
B	Portswood place	229,72
C	Portswood place	1450,95
D	garages	104,18
F	church area	414,31
G	church area	1596,67
H	church area	1504,6
	TOT	5465,45
NOT TOUCH		
I	garages	86,82
J	school	1361,3
K	Portswood place	223
	TOT	1671,12
REFURBISHED		
COMMUNITY SPACE		
L	Community facility (school Roheampton)	4460
M	Community facility (activity centre)	186,9
N	Community facility (Allbrook house librar	766,45
	TOT. Community space refurbished	5413,35
RETAIL		
E	Danebury (shops at the ground floor)	2355,46
	TOT. Retail refurbished	2355,46
HOUSING		
E	Danebury	5038,44
O	Housing (maisonettes)	3408,57
P	Housing (maisonettes)	2491,72
Q	Housing (maisonettes)	1564,64
R	Housing (maisonettes)	1596,64
S	Housing (maisonettes)	2491,72
T	Housing (maisonettes)	1564,64
U	Housing (maisonettes)	1684,28
V	Housing (maisonettes)	4713,68
N	Allbrook House	4690,89
	TOT. Housing refurbished	29245,22
	TOT. Refurbished	37014,03
TOTAL demarcation area		44150,6

SUMMARY_EXISTING BUILDINGS			
Not touched (sqm)	Demolished (sqm)	Refurbished (sqm)	Existing (sqm)
1671,12	5465,45	37014,03	44150,6

107 https://www.wandsworth.gov.uk/media/3035/annual_area_housing_panel_performance_report_201718.pdf
 108 https://www.london.gov.uk/sites/default/files/mcil2_charging_schedule_-_final.pdf
 109 https://www.wandsworth.gov.uk/media/5877/annual_cil_rate_summary_2020.pdf

A.1.7 SUMMARY OF NEW BUILDINGS



Building	Storey	Use	Approx. TOTAL Sqm	Approx. TOT number of new homes		Sqm	Type of new homes based on GLA standards	
				Partial				
A	Roof extension	Housing	476	7	7	68	2b3p	25498
B	Roof extension	Housing	320	5	5	64	2b3p	476
	Ground floor	Community space	163.16	--	--	--	--	320
	Ground floor	Parking	386.84	--	--	--	--	164
	1 st floor	Community space	550	--	--	--	--	387
	2 nd floor	Housing	362	5	4	68	2b3p	550
					1	90	4b5p	362
C	3 rd floor	Housing	362	5	4	68	2b3p	362
					1	90	4b5p	
	4 th floor	Housing	362	5	4	68	2b3p	362
					1	90	4b5p	
	5 th floor	Housing	362	5	4	68	2b3p	362
					1	90	4b5p	
	Ground floor	Retail	114	--	--	--	--	114
	1 st floor	Housing	90	1	1	90	4b5p	90
	2 nd floor	Housing	90	1	1	90	4b5p	90
	3 rd floor	Housing	90	1	1	90	4b5p	90
	4 th floor	Housing	90	1	1	90	4b5p	90
	5 th floor	Housing	90	1	1	90	4b5p	90
E	Ground floor	Housing	258	3	3	86	3b5p	258
F	Roof extension	Housing	330	5	5	66	2b3p	330
G	Roof extension	Housing	476	7	7	68	2b3p	476
H	Roof extension	Housing	305	5	5	61	2b3p	305
	Ground floor	Housing	70	1	1	70	2b4p	70
	1 st floor	Housing	70	1	1	70	2b4p	70
	2 nd floor	Housing	70	1	1	70	2b4p	70
	3 rd floor	Housing	70	1	1	70	2b4p	70
	4 th floor	Housing	70	1	1	70	2b4p	70
	5 th floor	Housing	70	1	1	70	2b4p	70
	Ground floor	Extended coworking spaces	150	--	--	--	--	150
		Extended community space	90	--	--	--	--	90
J	Roof extension	Housing	294	5	4	56	1b2p	294
					1	70	2b4p	
		Extended coworking spaces	115	--	--	--	--	115
	Ground floor	Extended community space	148	--	--	--	--	148
		Extended retail	435	--	--	--	--	435
K	Roof extension	Housing	879	15	12	58	1b2p	879
					3	61	2b3p	
					3	61	2b3p	
L	Roof extension	Housing	909	14	11	66	2b3p	909
	Ground floor	Parking	1119	--	--	--	--	1119
	1 st floor	Housing	614	9	5	66	2b3p	614
					2	81	3b4p	
M	2 nd floor	Housing	614	9	5	66	2b3p	614
					2	81	3b4p	
	3 rd floor	Housing	614	9	5	66	2b3p	614
					2	81	3b4p	
	-2 floor	Underground parking	2288.27	--	--	--	--	2289
	-1 floor	Underground parking	2288.27	--	--	--	--	2289
	Ground floor	Youth centre	888.3	--	--	--	--	889
		Youth centre	250	--	--	--	--	250
	1 st floor	GP surgery	450	--	--	--	--	450
	2 nd floor	GP surgery	800	--	--	--	--	800
	3 rd floor	Coworking spaces	800	--	--	--	--	800
	Ground floor	Supermarket	729.12	--	--	--	--	730
		Retail	128.86	--	--	--	--	129
					3	93	3b5p	497
O	1 st floor	Housing	497	6	1	86	3b5p	497
					2	66	2b3p	
	2 nd floor	Housing	438	5	4	93	3b5p	438
	3 rd floor	Housing	372	4	4	93	3b5p	372
	Ground floor	Youth centre	115.83	--	--	--	--	116
		GP surgery	207	--	--	--	--	207
P	1 st floor	Health hub	322	--	--	--	--	322
	2 nd floor	Health hub	322	--	--	--	--	322
	3 rd floor	Health hub	322	--	--	--	--	322
	Ground floor	Community Hub	370.5	--	--	--	--	371
		Retail	296.5	--	--	--	--	297
Q	1 st floor	GP surgery	660	--	--	--	--	660
	2 nd floor	Housing	516	6	6	86	3b5p	516
	3 rd floor	Housing	516	6	6	86	3b5p	516
R (library)	Ground floor	Community Hub	237	--	--	--	--	237

Summary

	Total area (sqm)	Total new homes	Typologies			
			1-bed flat	2-bed flat	3-bed flat	4-bed flat
TOTAL N° of new housing	10746	151	16	93	33	9
Average gross internal floor area per dwelling (GIA) (sqm)			57,50	65,92	87,42	90,00
TOTAL sqm Retail	974,36					
TOTAL sqm GP	3083					
TOTAL sqm Community spaces	1558,66					
TOTAL sqm Coworking spaces	1065					
TOTAL sqm youth centre	1254,13					
TOTAL sqm supermarket	729,12					
TOTAL sqm inside parking	6082,38					

A.1.8 COST ESTIMATION – BLOCK B

		BLOCK B													
		New Build				Refurbishment - Council				Refurbishment - Leaseholders					
5.710 Area Summary												15	Nr	1br 3-bedroom maisonette	
33.627 Total Accommodation												7	45%	Council Tenant	
5.660 Demolition												9	55%	Leaseholder	
Do Not Touch															
23.506 Refurbish - Housing															
4.647 Refurbish - Misc															
New Build															
2.625 Community/Coworking Space															
780 Supermarket															
387 Parking Area															
2.205 Retail															
2.288 2 basement															
2.289 1 basement															
1.255 Youth Centre															
2.117 GP surgery															
966 Health Club															
New Build Accommodation															
70 Ground Floor															
1,529 First Floor															
2,090 Second Floor															
2,024 Third Floor															
1,318 Fourth Floor															
3,715 Fifth Floor															
4.483 Total Accommodation GFA															
		320				5				Total Number of Units					
Description		New Build				Refurbishment - Council				Refurbishment					
		Qty	Unit	Rate	Cost	Qty	Unit	Rate	Cost	Qty	Unit	Rate	Cost		
0.0	Demolition & Strip Out	-	m ²	£ 120	£ -	-	m ²	£ 120	£ -	-	m ²	£ 120	£ -		
1.0	Substructure	-	m ²	£ 250	£ -	-	m ²	£ -	£ -	-	m ²	£ 250	£ -		
1.1	Foundations	-	m ²	£ 250	£ -	-	m ²	£ -	£ -	-	m ²	£ 250	£ -		
1.4 & 1.5	Basement; -1	-	m ²	£ -	£ -	-	m ²	£ -	£ -	-	m ²	£ -	£ -		
2.0	Basement; -2	-	m ²	£ -	£ -	-	m ²	£ -	£ -	-	m ²	£ -	£ -		
2.0	Superstructure	-	m ²	£ 180	£ -	-	m ²	£ 180	£ -	-	m ²	£ 180	£ -		
2.1	Structural Frame	-	m ²	£ 55	£ 17,600	-	m ²	£ 55	£ -	-	m ²	£ 55	£ -		
2.2	Upper Floors	320	m ²	£ 85	£ 27,200	-	m ²	£ 85	£ -	-	m ²	£ 85	£ -		
2.3	Roof	320	m ²	£ 25	£ 8,000	-	m ²	£ 25	£ -	-	m ²	£ 25	£ -		
2.4	Staircase	320	m ²	£ 290	£ 92,800	-	m ²	£ 290	£ -	-	m ²	£ 290	£ -		
2.5	External Walls	320	m ²	£ 90	£ 28,800	1.565	m ²	45%	£ 90	£ 63,383	1.565	m ²	55%	£ 90	£ 77,468
2.6	Windows & External Doors	320	m ²	£ 65	£ 20,800	-	m ²	£ 65	£ -	-	m ²	£ 65	£ -		
2.7	Internal Walls	320	m ²	£ 40	£ 12,800	-	m ²	£ 40	£ -	-	m ²	£ 40	£ -		
2.8	Internal Doors	320	m ²	£ 65	£ 20,800	-	m ²	£ 65	£ -	-	m ²	£ 65	£ -		
3.0	Internal finishes	-	m ²	£ 45	£ 14,400	-	m ²	£ 45	£ -	-	m ²	£ 45	£ -		
3.1	Wall Finishes	320	m ²	£ 40	£ 12,800	-	m ²	£ 40	£ -	-	m ²	£ 40	£ -		
3.2	Floor Finishes	320	m ²	£ 40	£ 12,800	-	m ²	£ 40	£ -	-	m ²	£ 40	£ -		
3.3	Ceiling Finishes	320	m ²	£ 40	£ 12,800	-	m ²	£ 40	£ -	-	m ²	£ 40	£ -		
4.0	Fixings, furnishings and equipment	-	nr.	£ 2,000	£ 10,000	-	nr.	£ 2,000	£ -	-	nr.	£ 2,000	£ -		
4.0a	FF&E - Kitchen (Fix Only)	5	nr.	£ 3,500	£ 17,500	-	nr.	£ 3,500	£ -	-	nr.	£ 3,500	£ -		
4.0b	FF&E - Kitchen (Supply Only)	5	nr.	£ 2,000	£ 10,000	-	nr.	£ 2,000	£ -	-	nr.	£ 2,000	£ -		
4.0c	FF&E - Joinery	0	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -		
4.0d	FF&E - Community space - allowance	0	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -		
5.0	Services	-	nr.	£ 3,500	£ 17,500	-	nr.	£ 3,500	£ -	-	nr.	£ 3,500	£ -		
5.1	Sanitary installations	5	nr.	£ 26,000	£ 130,000	-	nr.	£ -	£ -	-	nr.	£ -	£ -		
5.2	Services equipment	-	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -		
5.3	Disposal installations	-	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -		
5.4	Water installations	-	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -		
5.5	Heat source	-	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -		
5.6	Space heating and air conditioning	-	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -		
5.7	Ventilation	-	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -		
5.8	Electrical installations	-	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -		
5.9	Fuel installations	-	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -		
5.10	Fire and lightning protection	-	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -		
5.11	Communication, security and control systems	-	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -		
5.12	Specialist installations	-	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -		
5.13	Builder's work in connection with services	5	3%	£ -	£ -	0	3%	£ -	£ -	0	3%	£ -	£ -		
5.14	Testing and commissioning of services	0	m ²	£ 5	£ -	-	m ²	£ -	£ -	-	m ²	£ -	£ -		
5.15a	Lift and conveyor installations	-	nr.	£ 90	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -		
5.15b	Lift and self-contained structure to existing blocks. Self between flats	5	14%	£ 120,000	£ 16,667	7	nr.	20%	£ 120,000	£ 24,000	9	flats	24%	£ 120,000	£ 29,333
5.16	Utility connections	5	nr.	£ 2,500	£ 12,500	-	nr.	£ -	£ -	-	nr.	£ -	£ -		
5.17	MFP fix out for community space	-	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -		
6.0	External Works	-	m ²	£ 30	£ -	-	m ²	£ 30	£ -	-	m ²	£ 30	£ -		
6.0a	Soft Landscaping	0	m ²	£ 250	£ -	-	m ²	£ 250	£ -	-	m ²	£ 250	£ -		
6.0b	Hard Landscaping	0	m ²	£ 250	£ -	-	m ²	£ 250	£ -	-	m ²	£ 250	£ -		
6.0c	Hard Landscaping - Public	0	m ²	£ 250	£ -	-	m ²	£ 250	£ -	-	m ²	£ 250	£ -		
7.0	Misc Work	-	nr.	£ -	£ -	-	nr.	£ 7,500	£ 54,000	-	nr.	£ -	£ -		
7.0a	New bathroom suite; stripping and new installation including MEP and finishes where required and new ventilation	-	nr.	£ -	£ -	7	nr.	£ 6,000	£ 43,200	-	nr.	£ -	£ -		
7.0b	Replace existing kitchen with new	-	nr.	£ -	£ -	7	nr.	£ 500	£ 3,600	9	nr.	£ 500	£ 4,400		
7.0d	Repairs to communal mastic asphalt balconies, due to lack of preventative maintenance. Patch repair to isolated areas. £500 allowance per flat	-	nr.	£ -	£ -	1	Item	45%	£ 7,000	£ 3,150	1	Item	55%	£ 7,000	£ 3,850
7.0e	Refurbishment works of block entrance, bins store etc	-	m ²	£ 25	£ 17,606	1565	m ²	45%	£ 25	£ 17,606	1565	m ²	55%	£ 25	£ 21,519
7.0f	Scaffold existing building to facilitate new windows, bespoke cost.	-	m ²	£ 9	£ 5,986	1565	m ²	45%	£ 9	£ 5,986	1565	m ²	55%	£ 9	£ 7,316
7.0g	Refurbish communal area; P&D walls and ceiling only.	-	m ²	£ 70	£ 49,298	1.565	m ²	45%	£ 70	£ 49,298	1.565	m ²	55%	£ 70	£ 60,253
7.0h	External Walls; replace insulated panels and masonry paint to structure	-	nr.	£ 27,500	£ 15,278	4	nr.	20%	£ 27,500	£ 22,000	4	nr.	55%	£ 27,500	£ 60,500
7.0i	Steel balcony terrace; grd, 1st, 2nd 3rd, 4th and 5th including foundation.	-	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -		
Construction Works Total					£ 485,444						£ 286,222	£ 264,638			
8.0	Main contractor's preliminaries estimate	11%		£ 53,399		11%		£ 31,484.46		11%		£ 29,110.23			
9.0	Main contractor's overheads and profit estimate	6%		£ 32,331		6%		£ 19,062		6%		£ 17,625			
Works Estimate		320 m2	£ 1,785	£ 571,174		704 m2	£ 478	£ 336,769		861 m2	£ 362	£ 311,374			
10.0	Consultant Fee's	6%		£ 34,270		3%		£ 10,103		3%		£ 9,341			
11.0	Other development/project costs estimate														
11a	CI for residential - £250/m2				See summary										
11b	CI for supermarkets; £150/m2				See summary										
11c	CI for retail; £150/m2				See summary										
11d	CI community facilities - NIL														
Base Cost Estimate					£ 605,444						£ 346,872	£ 320,715			
12.0	Risk allowance estimates														
(a)	Design development risks estimate	1.25%		£ 7,568		1.25%		£ 4,336		1.25%		£ 4,009			
(b)	Construction risks estimate	1.25%		£ 7,568		1.25%		£ 4,336		1.25%		£ 4,009			
(c)	Employer change risks estimate	1.25%		£ 7,568		1.25%		£ 4,336		1.25%		£ 4,009			
(d)	Employer other risks estimate	1.25%		£ 7,568		1.25%		£ 4,336		1.25%		£ 4,009			
Cost Limit Total					£ 635,717						£ 364,218	£ 336,751			
13.0	Inflation														
13a	Cost Inflation (priced as of 2021 Q2)	3.0%		£ 19,071		3.0%		£ 10,926		3.0%		£ 10,103			
13b	Location Factor (allowed for in rates)														
14.0	VAT														
14a	VAT @ 0% (due to new build)	0%		£ -				£ -				£ -			
14b	VAT @ 20% (due to extension build)					20%		£ 75,028		20%		£ 69,371			
Cost Limit Total					£ 654,788						£ 450,171	£ 416,224			
LOWER Cost limit					£ 589,309						£ 405,154	£ 374,601			
UPPER Cost limit					£ 720,267						£ 495,188	£ 457,846			

A.1.8 COST ESTIMATION – BLOCK H

		BLOCK H																																																																																																																			
		New Build				Refurbishment - Council				Refurbishment - Leaseholder																																																																																																											
		Qty	Unit	Rate	Cost	Qty	Unit	Rate	Cost	Qty	Unit	Rate	Cost																																																																																																								
5.710 Area Summary		<table border="1"> <tr> <td>33,627</td> <td>Existing Block H</td> <td>15</td> <td>Nr</td> <td>45%</td> <td>1st/3 bedroom maisonette</td> </tr> <tr> <td>6,467</td> <td>Demolition</td> <td>7</td> <td>Nr</td> <td>55%</td> <td>Council Tenant</td> </tr> <tr> <td>25,160</td> <td>Refurbish - Housing</td> <td>9</td> <td>Nr</td> <td>55%</td> <td>Leaseholder</td> </tr> <tr> <td>4,647</td> <td>Refurbish - Misc</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>												33,627	Existing Block H	15	Nr	45%	1st/3 bedroom maisonette	6,467	Demolition	7	Nr	55%	Council Tenant	25,160	Refurbish - Housing	9	Nr	55%	Leaseholder	4,647	Refurbish - Misc																																																																																				
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New Build		<table border="1"> <tr> <td>2,625</td> <td>Community/Coworking Space</td> <td>m2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>789</td> <td>Supermarket</td> <td>m2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>387</td> <td>Parking Area</td> <td>m2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2,205</td> <td>Retail</td> <td>m2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2,288</td> <td>2 basement</td> <td>m2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2,289</td> <td>-1 basement</td> <td>m2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1,255</td> <td>Youth Centre</td> <td>m2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2,117</td> <td>GP surgery</td> <td>m2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>966</td> <td>Health Club</td> <td>m2</td> <td></td> <td></td> <td></td> </tr> </table>												2,625	Community/Coworking Space	m2				789	Supermarket	m2				387	Parking Area	m2				2,205	Retail	m2				2,288	2 basement	m2				2,289	-1 basement	m2				1,255	Youth Centre	m2				2,117	GP surgery	m2				966	Health Club	m2																																																					
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New Build Accommodation		<table border="1"> <tr> <td>70</td> <td>Ground Floor</td> <td></td> <td></td> <td></td> <td>Refurb Scope</td> <td></td> <td></td> <td></td> <td>Refurb Scope</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1,529</td> <td>First Floor</td> <td></td> <td></td> <td></td> <td>Replacement kitchen</td> <td></td> <td></td> <td></td> <td>New windows</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2,090</td> <td>Second Floor</td> <td></td> <td></td> <td></td> <td>New Communal entrance</td> <td></td> <td></td> <td></td> <td>New Communal entrance</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2,024</td> <td>Third Floor</td> <td></td> <td></td> <td></td> <td>Repair balcony terrace</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1,318</td> <td>Fourth Floor</td> <td></td> <td></td> <td></td> <td>Replacement kitchen</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3,711</td> <td>Fifth Floor</td> <td></td> <td></td> <td></td> <td>Replacement bathroom suite</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>4,481</td> <td>Total Accommodation GFA</td> <td>305</td> <td>S</td> <td>789p</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>305</td> <td>S</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>												70	Ground Floor				Refurb Scope				Refurb Scope				1,529	First Floor				Replacement kitchen				New windows				2,090	Second Floor				New Communal entrance				New Communal entrance				2,024	Third Floor				Repair balcony terrace								1,318	Fourth Floor				Replacement kitchen								3,711	Fifth Floor				Replacement bathroom suite								4,481	Total Accommodation GFA	305	S	789p											305	S									
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2.0 Superstructure		-	m ²	£ 230	£ -	-	m ²	£ 180	£ -	-	m ²	£ 180	£ -																																																																																																								
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2.2 Upper Floors		476	m ²	£ 55	£ 26,180	-	m ²	£ 55	£ -	-	m ²	£ 55	£ -																																																																																																								
2.3 Roof		476	m ²	£ 85	£ 40,460	-	m ²	£ 85	£ -	-	m ²	£ 85	£ -																																																																																																								
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4.0.c FF&E - Joinery		5	nr	£ 2,000	£ 10,000	-	nr	£ 2,000	£ -	-	nr	£ 2,000	£ -																																																																																																								
4.0.d FF&E - Community space - allowance		0	nr	£ -	£ -	-	nr	£ -	£ -	-	nr	£ -	£ -																																																																																																								
5.0 Services		-	nr	£ 3,500	£ 17,500	-	nr	£ 3,500	£ -	-	nr	£ 3,500	£ -																																																																																																								
5.1 Sanitary installations		5	nr	£ 3,500	£ 17,500	-	nr	£ 3,500	£ -	-	nr	£ 3,500	£ -																																																																																																								
5.2 Services equipment		5	nr	£ 26,000	£ 130,000	-	nr	£ -	£ -	-	nr	£ -	£ -																																																																																																								
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5.12 Specialist installations		-	nr	£ -	£ -	-	m ²	£ -	£ -	-	m ²	£ -	£ -																																																																																																								
5.13 Builder's work in connection with services		5	3%	£ 26,000	£ 780	0	3%	£ -	£ -	0	3%	£ -	£ -																																																																																																								
5.14 Testing and commissioning of services		-	nr	£ -	£ -	-	nr	£ -	£ -	-	nr	£ -	£ -																																																																																																								
5.15.a Lift and conveyor installations		5	19%	£ 120,000	£ 23,077	7	flats	28%	£ 120,000	£ 33,231	9	flats	34%	£ 120,000	£ 40,615																																																																																																						
5.15.b Lift and self-contained structure to existing blocks. Self between flats		-	nr	£ -	£ -	-	nr	£ -	£ -	-	nr	£ -	£ -																																																																																																								
5.16 Utility connections		5	nr	£ 2,500	£ 12,500	-	nr	£ -	£ -	-	nr	£ -	£ -																																																																																																								
5.17 MEP fit out for community space		-	nr	£ -	£ -	-	nr	£ -	£ -	-	nr	£ -	£ -																																																																																																								
6.0 External Works		-	m ²	£ 80	£ -	-	m ²	£ 30	£ -	-	m ²	£ 30	£ -																																																																																																								
6.0.a Soft Landscaping		0	m ²	£ 80	£ -	-	0	m ²	£ 30	£ -	0	m ²	£ 30	£ -																																																																																																							
6.0.b Hard Landscaping		0	m ²	£ 250	£ -	-	0	m ²	£ 250	£ -	0	m ²	£ 250	£ -																																																																																																							
6.0.c Hard Landscaping - Public		0	m ²	£ 250	£ -	-	0	m ²	£ 250	£ -	0	m ²	£ 250	£ -																																																																																																							
7.0 Misc Work		-	nr	£ -	£ -	-	7	nr	£ 7,500	£ 54,000	-	nr	£ -	£ -																																																																																																							
7.0.a New bathroom suite; stripping and new installation including MEP and finishes where required and new ventilation		-	nr	£ -	£ -	-	7	nr	£ 6,000	£ 43,200	-	nr	£ -	£ -																																																																																																							
7.0.b Replace existing kitchen with new		-	nr	£ -	£ -	-	7	nr	£ 500	£ 3,600	9	nr	£ 500	£ 4,400																																																																																																							
7.0.d Repairs to communal mastic asphalt balconies, due to lack of preventative maintenance. Patch repair to isolated areas. £500 allowance per flat		-	nr	£ -	£ -	-	1	Item	45%	£ 7,000	£ 3,150	1	Item	55%	£ 7,000	£ 3,850																																																																																																					
7.0.e Refurbishment works of block entrance, bins store etc		-	nr	£ -	£ -	-	1,597	m2	45%	£ 25	£ 17,966	1,597	m2	55%	£ 25	£ 21,959																																																																																																					
7.0.f Scaffold existing building to facilitate new windows, bespoke cost.		-	nr	£ -	£ -	-	1,597	m2	45%	£ 9	£ 6,109	1,597	m2	55%	£ 9	£ 7,466																																																																																																					
7.0.g Refurbish communal area; P&D walls and ceiling only.		-	nr	£ -	£ -	-	1,597	m2	45%	£ 70	£ 50,306	1,597	m2	55%	£ 70	£ 61,485																																																																																																					
7.0.h External Walls; replace insulated panels and masonry paint to structure		-	nr	£ -	£ -	-	4	nr	28%	£ 27,500	£ 30,462	4	nr	55%	£ 27,500	£ 60,500																																																																																																					
7.0.i Steel balcony terrace; grd, 1st, 2nd 3rd, 4th and 5th including foundation.		4	19%	£ 27,500	£ 21,154	-	4	nr	28%	£ 27,500	£ 30,462	4	nr	55%	£ 27,500	£ 60,500																																																																																																					
Construction Works Total				£ 622,531		719 m²		£ 306,701		878 m²		£ 279,326																																																																																																									
8.0 Main contractor's preliminaries estimate		11%		£ 68,478		11%		£ 33,737,12		11%		£ 30,725,87																																																																																																									
9.0 Main contractor's overheads and profit estimate		6%		£ 41,461		6%		£ 20,426		6%		£ 18,603																																																																																																									
Works Estimate		305 m2	£ 2,402	£ 732,470		719 m2	£ 502	£ 360,864		878 m2	£ 374	£ 328,655																																																																																																									
10.0 Consultant Fee's		6%		£ 43,948		3%		£ 10,826		3%		£ 9,860																																																																																																									
11.0 Other development/project costs estimate		-		£ -		-		£ -		-		£ -																																																																																																									
11.a CI for residential - £250/m2		-		£ -		-		£ -		-		£ -																																																																																																									
11.b CI for supermarkets; £150/m2		-		£ -		-		£ -		-		£ -																																																																																																									
11.c CI for retail; £150/m2		-		£ -		-		£ -		-		£ -																																																																																																									
11.d CI community facilities - NIL		-		£ -		-		£ -		-		£ -																																																																																																									
Base Cost Estimate				£ 776,418				£ 371,690				£ 338,515																																																																																																									
12.0 Risk allowance estimates		-		£ -		-		£ -		-		£ -																																																																																																									
(a) Design development risks estimate		1,25%		£ 9,705		1,25%		£ 4,646		1,25%		£ 4,231																																																																																																									
(b) Construction risks estimate		1,25%		£ 9,705		1,25%		£ 4,646		1,25%		£ 4,231																																																																																																									
(c) Employer change risks estimate		1,25%		£ 9,705		1,25%		£ 4,646		1,25%		£ 4,231																																																																																																									
(d) Employer other risks estimate		1,25%		£ 9,705		1,25%		£ 4,646		1,25%		£ 4,231																																																																																																									
Cost Limit Total				£ 815,239				£ 390,275				£ 355,440																																																																																																									
13.0 Inflation		-		£ -		-		£ -		-		£ -																																																																																																									
13.a Cost Inflation (priced as of 2021 Q2)		8,0%		£ 65,219		3,0%		£ 11,708		3,0%		£ 10,663																																																																																																									
13.b Location Factor (allowed for in rates)		-		£ -		-		£ -		-		£ -																																																																																																									
14.0 VAT		-		£ -		-		£ -		-		£ -																																																																																																									
14.a VAT @ 0% (due to new build)		0%		£ -		-		£ -		-		£ -																																																																																																									
14.b VAT @ 20% (due to extension build)		-		£ -		20%		£ 80,397		20%		£ 73,221																																																																																																									
Cost Limit Total				£ 880,458				£ 482,380				£ 439,324																																																																																																									
LOWER Cost limit		-10%		£ 792,412		-10%		£ 434,142		-10%		£ 395,392																																																																																																									
UPPER Cost limit		10%		£ 968,504		10%		£ 530,618		10%		£ 483,257																																																																																																									

A.1.8 COST ESTIMATION – BLOCK I

BLOCK I	
New Build	
5.710 Area Summary	
33.622 Existing Structures	
5.469 Demolition	
0 Do Not Touch	
23.506 Refurbish – Housing	
4.647 Refurbish - Misc	
New Build	
2.625 Community/Coworking Space	
730 SuperMarket	
387 Parking Area	
2.205 Retail	
2.289 -2 basement	
2.289 -1 basement	
1.255 Youth Centre	
2.117 GP surgery	
966 Health Club	
New Build Accommodation	
70 Ground Floor	
1.529 First Floor	
2.090 Second Floor	
2.024 Third Floor	
1.318 Fourth Floor	
3.715 Fifth Floor	
4.483 Total Accommodation GIFA	

BLOCK I	
New Build	
GIFA	
m2	
m2	
m2	
m2	
0 m2	Ground floor
70	1 2b4p
70	1 2b4p
70	1 2b4p
70	1 2b4p
70	1 2b4p
70	1 2b4p
420	5 Total Number of Units

Description		Qty	Unit	Rate	Cost
0.0	Demolition & Strip Out	70	m ²	£ 60	£ 4,200
1.0	Substructure				
1.1	Foundations	70	m ²	£ 250	£ 17,500
1.4 & 1.5	Basement; -1 Basement; -2				
2.0	Superstructure				
2.1	Structural Frame	420	m ²	£ 180	£ 75,600
2.2	Upper Floors	420	m ²	£ 55	£ 23,100
2.3	Roof	420	m ²	£ 85	£ 35,700
2.4	Staircase	420	m ²	£ 25	£ 10,500
2.5	External Walls	420	m ²	£ 290	£ 121,800
2.6	Windows & External Doors	420	m ²	£ 90	£ 37,800
2.7	Internal Walls	420	m ²	£ 65	£ 27,300
2.8	Internal Doors	420	m ²	£ 40	£ 16,800
3.0	Internal finishes				
3.1	Wall Finishes	420	m ²	£ 65	£ 27,300
3.2	Floor Finishes	420	m ²	£ 45	£ 18,900
3.3	Ceiling Finishes	420	m ²	£ 40	£ 16,800
4.0	Fittings, furnishings and equipment				
4.0 a	FF&E - Kitchen (Fix Only)	5	nr.	£ 2,000	£ 10,000
4.0 b	FF&E - Kitchen (Supply Only)	5	nr.	£ 3,500	£ 17,500
4.0 c	FF&E - Joinery	5	nr.	£ 2,000	£ 10,000
4.0 d	FF&E - Community space - allowance	0	m ²	£ 100	£ -
5.0	Services				
5.1	Sanitary installations	5	nr.	£ 3,500	£ 17,500
5.2	Services equipment	5	nr.	£ 26,000	£ 130,000
5.3	Disposal installations				Incl
5.4	Water installations				Incl
5.5	Heat source				Incl
5.6	Space heating and air conditioning				Incl
5.7	Ventilation				Incl
5.8	Electrical installations				Incl
5.9	Fuel installations				Incl
5.1	Fire and lightning protection				Incl
5.11	Communication, security and control systems				Incl
5.12	Specialist installations				Incl
5.13	Builder's work in connection with services				Incl
5.14	Testing and commissioning of services				Incl
5.15 a	Lift and conveyor installations	420	m ²	£ 90	£ 37,800
5.15 b	Lift and self-contained structure to existing blocks. Self between flats	5	0,192	£ 120,000	£ 23,077
5.16	Utility connections	5	nr.	£ 2,500	£ 12,500
5.17	MEP fit out for community space		m ²	£ -	£ -
6.0	External Works				
6.0 a	Soft Landscaping	0	m ²	£ 30	£ -
6.0 b	Hard Landscaping	0	m ²	£ 250	£ -
6.0 c	Hard Landscaping - Public	0	m ²	£ 250	£ -
7.0	Misc Work				
7.0 a	New bathroom suite; stripping and new installation including MEP and finishes where required and new ventilation	--	--	--	--
7.0 b	Replace existing kitchen with new				
7.0 d	Repairs to communal mastic asphalt balconies, due to lack of preventative maintenance. Patch repair to isolated areas. £500 allowance per flat				
7.0 b	Refurbishment works of block entrance, bins store etc				
7.0 c	Scaffold existing building to facilitate new windows, bespoke cost.				
7.0 d	Refurbish communal area; P&D walls and ceiling only.				
7.0 e	External Walls; replace insulated panels and masonry paint to structure				
7.0 e	Steel balcony terrace; grd, 1st, 2nd 3rd, 4th and 5th including foundation.				
Construction Works Total					£ 691,677

8.0	Main contractor's preliminaries estimate	11%	£ 76,084
9.0	Main contractor's overheads and profit estimate	6%	£ 46,066
Works Estimate		420 m2	£ 1,938
			£ 813,827
10.0	Consultant Fee's	6%	£ 48,830
11.0	Other development/project costs estimate		
11.a	CIL for residential - £250/m2		See summary
11.b	CIL for supermarket; £150/m2		See summary
11.c	CIL for retail; £150/m2		See summary
11.d	CIL community facilities - NIL		
Base Cost Estimate			£ 862,657
12.0	Risk allowance estimates		
(a)	Design development risks estimate	1,25%	£ 10,783
(b)	Construction risks estimate	1,25%	£ 10,783
(c)	Employer change risks estimate	1,25%	£ 10,783
(d)	Employer other risks estimate	1,25%	£ 10,783
Cost Limit Total			£ 905,790
13.0	Inflation		
13.a	Cost Inflation (priced as of 2021 Q2)	3,0%	£ 27,174
13.b	Location Factor (allowed for in rates)		
14.0	VAT		
14.a	VAT @ 0% (due to new build)	0%	£ -
14.b	VAT @ 20% (due to extension build)		--
Cost Limit Total		420	£ 932,963
LOWER Cost limit		-10%	£ 839,667
UPPER Cost limit		10%	£ 1,026,260

A.1.8 COST ESTIMATION – BLOCK J

		BLOCK J											
		New Build				Refurbishment - Council				Refurbishment - Leaseholder			
		Qty	Unit	Rate	Cost	Qty	Unit	Rate	Cost	Qty	Unit	Rate	Cost
5.710	Area Summary												
33.627	Existing Structures												
5.660	Demolition	m2				17	Nr			8	45%		
	Do Not Touch	m2				9				55%			
25.506	Refurbish - Housing	1.685	m2			Existing Block U							1st, 3rd room maisonette Council Tenant Leaseholder
4.647	Refurbish - Misc	m2											
	New Build												
2.625	Community/Coworking Space	240	m2										
780	Supermarket	m2											
387	Parking Area	m2											
2.205	Retail	m2											
2.288	2 basement	m2											
2.289	-1 basement	m2											
1.255	Youth Centre	m2											
2.117	GP surgery	m2											
966	Health Club	m2											
	New Build Accommodation												
70	Ground Floor												
1.520	First Floor												
2.090	Second Floor												
2.024	Third Floor												
1.318	Fourth Floor												
3.711	Fifth Floor												
4.481	Total Accommodation GFA	294	S			4nr 103p, 1nr 204p							
		294	S			Total Number of Units							
		New Build				Refurbishment - Council				Refurbishment			
0.0	Demolition & Strip Out	-	m ²	£ 120	£ -	-	m ²	£ 120	£ -	-	m ²	£ 120	£ -
1.0	Substructure	-	m ²	£ 250	£ -	-	m ²	£ -	£ -	-	m ²	£ 250	£ -
1.1	Foundations	-	m ²	£ 250	£ -	-	m ²	£ -	£ -	-	m ²	£ 250	£ -
1.4 & 1.5	Basement; -1 Basement; -2	-	m ²	£ 250	£ -	-	m ²	£ -	£ -	-	m ²	£ 250	£ -
2.0	Superstructure	-	m ²	£ 180	£ 96.120	-	m ²	£ 180	£ -	-	m ²	£ 180	£ -
2.1	Structural Frame	534	m ²	£ 85	£ 45.390	-	m ²	£ 85	£ -	-	m ²	£ 85	£ -
2.2	Upper Floors	534	m ²	£ 25	£ 13.350	-	m ²	£ 25	£ -	-	m ²	£ 25	£ -
2.3	Roof	534	m ²	£ 290	£ 154.860	-	m ²	£ 290	£ -	-	m ²	£ 290	£ -
2.4	Staircase	534	m ²	£ 90	£ 48.060	1.685	m ²	45% £ 90	£ 68.243	1.685	m ²	55% £ 90	£ 83.408
2.5	External Walls	534	m ²	£ 65	£ 34.710	-	m ²	£ 65	£ -	-	m ²	£ 65	£ -
2.6	Windows & External Doors	534	m ²	£ 40	£ 21.360	-	m ²	£ 40	£ -	-	m ²	£ 40	£ -
2.7	Internal Walls	534	m ²	£ 65	£ 34.710	-	m ²	£ 65	£ -	-	m ²	£ 65	£ -
2.8	Internal Doors	534	m ²	£ 40	£ 21.360	-	m ²	£ 40	£ -	-	m ²	£ 40	£ -
3.0	Internal finishes	-	m ²	£ 65	£ 34.710	-	m ²	£ 65	£ -	-	m ²	£ 65	£ -
3.1	Wall Finishes	534	m ²	£ 45	£ 24.030	-	m ²	£ 45	£ -	-	m ²	£ 45	£ -
3.2	Floor Finishes	534	m ²	£ 40	£ 21.360	-	m ²	£ 40	£ -	-	m ²	£ 40	£ -
3.3	Ceiling Finishes	534	m ²	£ 40	£ 21.360	-	m ²	£ 40	£ -	-	m ²	£ 40	£ -
4.0	Fixings, furnishings and equipment	-	nr.	£ 2,000	£ 10,000	-	nr.	£ 2,000	£ -	-	nr.	£ 2,000	£ -
4.0.a	FF&E - Kitchen (Fix Only)	5	nr.	£ 3,500	£ 17,500	-	nr.	£ 3,500	£ -	-	nr.	£ 3,500	£ -
4.0.b	FF&E - Kitchen (Supply Only)	5	nr.	£ 2,000	£ 10,000	-	nr.	£ 2,000	£ -	-	nr.	£ 2,000	£ -
4.0.c	FF&E - Joinery	240	m ²	£ 100	£ 24,000	-	m ²	£ 100	£ -	-	m ²	£ 100	£ -
4.0.d	FF&E - Community space - allowance	240	m ²	£ 100	£ 24,000	-	m ²	£ 100	£ -	-	m ²	£ 100	£ -
5.0	Services	-	nr.	£ 3,500	£ 17,500	-	nr.	£ 3,500	£ -	-	nr.	£ 3,500	£ -
5.1	Sanitary installations	5	nr.	£ 26,000	£ 130,000	-	nr.	£ 26,000	£ -	-	nr.	£ 26,000	£ -
5.2	Services equipment	5	nr.	£ 26,000	£ 130,000	-	nr.	£ 26,000	£ -	-	nr.	£ 26,000	£ -
5.3	Disposal installations			Incl.			m ²	£ -	£ -		m ²	£ -	£ -
5.4	Water installations			Incl.			m ²	£ -	£ -		m ²	£ -	£ -
5.5	Heat source			Incl.			m ²	£ -	£ -		m ²	£ -	£ -
5.6	Space heating and air conditioning			Incl.			m ²	£ -	£ -		m ²	£ -	£ -
5.7	Ventilation			Incl.			m ²	£ -	£ -		m ²	£ -	£ -
5.8	Electrical installations			Incl.			m ²	£ -	£ -		m ²	£ -	£ -
5.9	Fuel installations			Incl.			m ²	£ -	£ -		m ²	£ -	£ -
5.10	Fire and lightning protection			Incl.			m ²	£ -	£ -		m ²	£ -	£ -
5.11	Communication, security and control systems			Incl.			m ²	£ -	£ -		m ²	£ -	£ -
5.12	Specialist installations			Incl.			m ²	£ -	£ -		m ²	£ -	£ -
5.13	Builder's work in connection with services	5	3%	£ -	£ -	0	3%	£ -	£ -	0	3%	£ -	£ -
5.14	Testing and commissioning of services	0	m ²	£ 5	£ -	0	m ²	£ 5	£ -	0	m ²	£ 5	£ -
5.15.a	Lift and conveyor installations			£ 90			m ²				m ²		
5.15.b	Lift and self-contained structure to existing blocks. Self between flats	5	23%	£ 120,000	£ 27,273	8	flats	35% £ 120,000	£ 41,727	9	flats	43% £ 120,000	£ 51,000
5.16	Utility connections	5	nr.	£ 2,500	£ 12,500	-	nr.	£ 2,500	£ -	-	nr.	£ 2,500	£ -
5.17	M&P fix out for community space	240	m ²	£ 180	£ 43,200	-	m ²	£ 180	£ -	-	m ²	£ 180	£ -
6.0	External Works	-	m ²	£ 30	£ -	-	m ²	£ 30	£ -	-	m ²	£ 30	£ -
6.0.a	Soft Landscaping	0	m ²	£ 250	£ -	-	m ²	£ 250	£ -	-	m ²	£ 250	£ -
6.0.b	Hard Landscaping	0	m ²	£ 250	£ -	-	m ²	£ 250	£ -	-	m ²	£ 250	£ -
6.0.c	Hard Landscaping - Public	0	m ²	£ 250	£ -	-	m ²	£ 250	£ -	-	m ²	£ 250	£ -
7.0	Misc Work	-	nr.	£ 7,500	£ 57,375	-	nr.	£ 7,500	£ -	-	nr.	£ 7,500	£ -
7.0.a	New bathroom suite; stripping and new installation including MEP and finishes where required and new ventilation	-	nr.	£ 7,500	£ 57,375	-	nr.	£ 7,500	£ -	-	nr.	£ 7,500	£ -
7.0.b	Replace existing kitchen with new	8	nr.	£ 6,000	£ 48,000	-	nr.	£ 6,000	£ -	-	nr.	£ 6,000	£ -
7.0.d	Repairs to communal mastic asphalt balconies, due to lack of preventative maintenance. Patch repair to isolated areas. £500 allowance per flat	8	nr.	£ 500	£ 3,825	9	nr.	£ 500	£ 4,675	-	nr.	£ 500	£ 4,675
7.0.d	Refurbishment works of block entrance, bins store etc	1	Item	45% £ 7,000	£ 3,150	1	Item	55% £ 7,000	£ 3,850	-	Item	55% £ 7,000	£ 3,850
7.0.c	Scaffold existing building to facilitate new windows, bespoke cost.	1685	m2	45% £ 25	£ 18,956	1685	m2	55% £ 25	£ 23,169	-	m2	55% £ 25	£ 23,169
7.0.d	Refurbish communal area; P&D walls and ceiling only.	1685	m2	45% £ 9	£ 6,445	1685	m2	55% £ 9	£ 7,877	-	m2	55% £ 9	£ 7,877
7.0.e	External Walls; replace insulated panels and masonry paint to structure	1.685	m ²	45% £ 70	£ 53,078	1.685	m ²	55% £ 70	£ 64,873	-	m ²	55% £ 70	£ 64,873
7.0.e	Steel balcony terrace; grd, 1st, 2nd, 3rd, 4th and 5th including foundation.	-				-				-			
Construction Works Total				£ 815,293		758 m²		£ 298,699		927 m²		£ 238,851	
8.0	Main contractor's preliminaries estimate	11%		£ 89,682		11%		£ 32,856.85		11%		£ 26,273.62	
9.0	Main contractor's overheads and profit estimate	6%		£ 54,298		6%		£ 19,893		6%		£ 15,907	
Works Estimate		294 m2	£ 3,263	£ 959,273		758 m2	£ 463	£ 351,449		927 m2	£ 303	£ 281,032	
10.0	Consultant Fee's	6%		£ 57,556		3%		£ 10,543		3%		£ 8,431	
11.0	Other development/project costs estimate												
11.a	CI for residential - £250/m2				See summary								
11.b	CI for supermarkets; £150/m2				See summary								
11.c	CI for retail; £150/m2				See summary								
11.d	CI community facilities - NIL				See summary								
Base Cost Estimate				£ 1,016,830				£ 361,992				£ 289,463	
12.0	Risk allowance estimates												
(a)	Design development risks estimate	1.25%		£ 12,710		1.25%		£ 4,525		1.25%		£ 3,618	
(b)	Construction risks estimate	1.25%		£ 12,710		1.25%		£ 4,525		1.25%		£ 3,618	
(c)	Employer change risks estimate	1.25%		£ 12,710		1.25%		£ 4,525		1.25%		£ 3,618	
(d)	Employer other risks estimate	1.25%		£ 12,710		1.25%		£ 4,525		1.25%		£ 3,618	
Cost Limit Total				£ 1,067,671				£ 380,092				£ 309,936	
13.0	Inflation												
13.a	Cost Inflation (priced as of 2021 Q2)	3.0%		£ 32,030		3.0%		£ 11,403		3.0%		£ 9,118	
13.b	Location Factor (allowed for in rates)												
14.0	VAT												
14.a	VAT @ 0% (due to new build)	0%		£ -				£ -				£ -	
14.b	VAT @ 20% (due to extension build)			£ -		20%		£ 78,299		20%		£ 62,611	
Cost Limit Total				£ 1,099,701				£ 469,794				£ 375,665	
LOWER Cost limit		-10%		£ 989,731		-10%		£ 422,814		-10%		£ 338,099	
UPPER Cost limit		10%		£ 1,209,672		10%		£ 516,773		10%		£ 413,23	

A.1.8 COST ESTIMATION – BLOCK K

BLOCK K														
New Build			Refurbishment - Council			Refurbishment - Leaseholder								
5.710 Area Summary 33.623 Existing Structures 5.465 Demolition Do Not Touch 23.508 Refurbish - Housing 4.647 Refurbish - Misc - New Build 2.625 Community/Coworking Space 730 Supermarket 387 Parking Area 2.205 Retail 2.289 2 basement 2.289 4 basement 1.235 Youth Centre 2.117 GP surgery 966 Health Club - New Build Accommodation 70 Ground Floor 1.529 First Floor 2.090 Second Floor 2.024 Third Floor 1.338 Fourth Floor 3.715 Fifth Floor 4.647 Total Accommodation GFA			485 Nr 22 45% 26 55% 48nr 3 bedroom maisonette Council Tenant Leaseholder											
New Build			Refurbishment - Council			Refurbishment								
Description	Qty	Unit	Rate	Cost	Qty	Unit	Rate	Cost	Qty	Unit	Rate	Cost		
0.0 Demolition & Strip Out	-	m ²	£ 120	£ -	m ²	£ 120	£ -	£ -	m ²	£ 120	£ -	£ -		
1.0 Substructure	-	m ²	£ 250	£ -	m ²	£ -	£ -	£ -	m ²	£ 250	£ -	£ -		
1.1 Foundations	-	m ²	£ 250	£ -	m ²	£ -	£ -	£ -	m ²	£ 250	£ -	£ -		
1.4 & 1.5 Basement; -1 Basement; -2	-	m ²	£ 250	£ -	m ²	£ -	£ -	£ -	m ²	£ 250	£ -	£ -		
2.0 Superstructure	1.577	m ²	£ 180	£ 283.860	m ²	£ 180	£ -	£ -	m ²	£ 180	£ -	£ -		
2.1 Structural Frame	1.577	m ²	£ 55	£ 86.735	m ²	£ 55	£ -	£ -	m ²	£ 55	£ -	£ -		
2.2 Upper Floors	1.577	m ²	£ 85	£ 134.045	m ²	£ 85	£ -	£ -	m ²	£ 85	£ -	£ -		
2.3 Roof	1.577	m ²	£ 25	£ 39.425	m ²	£ 25	£ -	£ -	m ²	£ 25	£ -	£ -		
2.4 Staircase	1.577	m ²	£ 290	£ 457.330	m ²	£ 290	£ -	£ -	m ²	£ 290	£ -	£ -		
2.5 External Walls	1.577	m ²	£ 90	£ 141.930	4.714	m ²	45%	£ 90	£ 190.917	4.714	m ²	55%	£ 90	£ 233.343
2.6 Windows & External Doors	1.577	m ²	£ 65	£ 102.505	m ²	£ 65	£ -	£ -	m ²	£ 65	£ -	£ -		
2.7 Internal Walls	1.577	m ²	£ 40	£ 63.080	m ²	£ 40	£ -	£ -	m ²	£ 40	£ -	£ -		
2.8 Internal Doors	1.577	m ²	£ 40	£ 63.080	m ²	£ 40	£ -	£ -	m ²	£ 40	£ -	£ -		
3.0 Internal finishes	1.577	m ²	£ 65	£ 102.505	m ²	£ 65	£ -	£ -	m ²	£ 65	£ -	£ -		
3.1 Wall Finishes	1.577	m ²	£ 45	£ 70.965	m ²	£ 45	£ -	£ -	m ²	£ 45	£ -	£ -		
3.2 Floor Finishes	1.577	m ²	£ 40	£ 63.080	m ²	£ 40	£ -	£ -	m ²	£ 40	£ -	£ -		
3.3 Ceiling Finishes	1.577	m ²	£ 40	£ 63.080	m ²	£ 40	£ -	£ -	m ²	£ 40	£ -	£ -		
4.0 Fittings, furnishings and equipment	15	nr.	£ 2,000	£ 30,000	nr.	£ 2,000	£ -	£ -	nr.	£ 2,000	£ -	£ -		
4.0a FF&E - Kitchen (Fix Only)	15	nr.	£ 3,500	£ 52,500	nr.	£ 3,500	£ -	£ -	nr.	£ 3,500	£ -	£ -		
4.0b FF&E - Kitchen (Supply Only)	15	nr.	£ 2,000	£ 30,000	nr.	£ 2,000	£ -	£ -	nr.	£ 2,000	£ -	£ -		
4.0c FF&E - Joinery	263	m ²	£ 100	£ 26,300	nr.	£ 2,000	£ -	£ -	nr.	£ 2,000	£ -	£ -		
4.0d FF&E - Community space - allowance	15	nr.	£ 3,500	£ 52,500	nr.	£ 3,500	£ -	£ -	nr.	£ 3,500	£ -	£ -		
5.0 Services	15	nr.	£ 26,000	£ 390,000	nr.	£ 26,000	£ -	£ -	nr.	£ 26,000	£ -	£ -		
5.1 Sanitary Installations	15	nr.	£ 26,000	£ 390,000	nr.	£ 26,000	£ -	£ -	nr.	£ 26,000	£ -	£ -		
5.2 Services equipment	15	nr.	£ 26,000	£ 390,000	nr.	£ 26,000	£ -	£ -	nr.	£ 26,000	£ -	£ -		
5.3 Disposal Installations			Incl.		m ²	£ -	£ -	£ -	m ²	£ -	£ -	£ -		
5.4 Water Installations			Incl.		m ²	£ -	£ -	£ -	m ²	£ -	£ -	£ -		
5.5 Heat source			Incl.		m ²	£ -	£ -	£ -	m ²	£ -	£ -	£ -		
5.6 Space heating and air conditioning			Incl.		m ²	£ -	£ -	£ -	m ²	£ -	£ -	£ -		
5.7 Ventilation			Incl.		m ²	£ -	£ -	£ -	m ²	£ -	£ -	£ -		
5.8 Electrical Installations			Incl.		m ²	£ -	£ -	£ -	m ²	£ -	£ -	£ -		
5.9 Fuel Installations			Incl.		m ²	£ -	£ -	£ -	m ²	£ -	£ -	£ -		
5.10 Fire and lightning protection			Incl.		m ²	£ -	£ -	£ -	m ²	£ -	£ -	£ -		
5.11 Communication, security and control systems			Incl.		m ²	£ -	£ -	£ -	m ²	£ -	£ -	£ -		
5.12 Specialist Installations			Incl.		m ²	£ -	£ -	£ -	m ²	£ -	£ -	£ -		
5.13 Builder's work in connection with services	15	3%	£ -	£ -	0	3%	£ -	£ -	0	3%	£ -	£ -		
5.14 Testing and commissioning of services	0	m ²	£ 5	£ -	0	m ²	£ -	£ -	0	m ²	£ -	£ -		
5.15a Lift and conveyor installations	15	24%	£ 240,000	£ 37,143	22	flats	34%	£ 240,000	£ 82,286	26	flats	42%	£ 240,000	£ 100,571
5.15b Lift and self-contained structure to existing blocks. Self between flats	15	nr.	£ 2,500	£ 37,500			£ -	£ -			£ -	£ -		
5.16 Utility connections	263	m ²	£ 180	£ 47,340			£ -	£ -			£ -	£ -		
5.17 MEP Fit out for community space	698	m ²	£ 30	£ 20,940	0	m ²	£ 30	£ -	0	m ²	£ 30	£ -		
6.0 External Works	0	m ²	£ 250	£ -	0	m ²	£ 250	£ -	0	m ²	£ 250	£ -		
6.0a Soft Landscaping	0	m ²	£ 250	£ -	0	m ²	£ 250	£ -	0	m ²	£ 250	£ -		
6.0b Hard Landscaping	0	m ²	£ 250	£ -	0	m ²	£ 250	£ -	0	m ²	£ 250	£ -		
6.0c Hard Landscaping - Public	0	m ²	£ 250	£ -	0	m ²	£ 250	£ -	0	m ²	£ 250	£ -		
7.0 Misc Work	22	nr	£ 7,500	£ 162,000	48	nr								
7.0a New bathroom suite; stripping and new installation including MEP and finishes where required and new ventilation	22	nr	£ 6,000	£ 129,600										
7.0b Replace existing kitchen with new	22	nr	£ 500	£ 10,800	26	nr	flats	£ 500	£ 13,200					
7.0c Repairs to communal mastic asphalt balconies, due to lack of preventative maintenance. Patch repair to isolated areas. £500 allowance per flat	1	Item	45%	£ 7,000	£ 3,150	1	Item	55%	£ 7,000	£ 3,850				
7.0d Refurbishment works of block entrance, bins store etc	4714	m2	45%	£ 25	£ 53,033	4714	m2	55%	£ 25	£ 64,818				
7.0e Scaffold existing building to facilitate new windows, bespoke cost.	4714	m2	45%	£ 9	£ 18,031	4714	m2	55%	£ 9	£ 22,038				
7.0f Refurbish communal area; P&D walls and ceiling only.	4.714	m ²	45%	£ 70	£ 148,491	4.714	m ²	55%	£ 70	£ 181,489				
7.0g External Walls; replace insulated panels and masonry paint to structure														
7.0h Steel balcony terrace; grd, 1st, 2nd, 3rd, 4th and 5th including foundation.														
Construction Works Total				£ 2,289,683	2121	m ²		£ 798,307				£ 619,309		
8.0 Main contractor's preliminaries estimate	11%			£ 251,865	11%			£ 87,813.80	11%			£ 68,123.98		
9.0 Main contractor's overheads and profit estimate	6%			£ 152,493	6%			£ 53,167	6%			£ 41,246		
Works Estimate	1577	m2	£ 1,708	£ 2,694,041	2121	m2	£ 443	£ 939,288	2593	m2	£ 281	£ 728,679		
10.0 Consultant Fee's	6%			£ 161,642	3%			£ 28,179	3%			£ 21,860		
11.0 Other development/project costs estimate														
11.1a OI for residential - £250/m2				See summary										
11.1b OI for supermarket; £150/m2				See summary										
11.1c OI for retail; £150/m2				See summary										
11.1d OI community facilities - NIL				See summary										
Base Cost Estimate				£ 2,855,683				£ 967,467				£ 750,539		
12.0 Risk allowance estimates														
(a) Design development risks estimate	1,25%			£ 35,696	1,25%			£ 12,093	1,25%			£ 9,382		
(b) Construction risks estimate	1,25%			£ 35,696	1,25%			£ 12,093	1,25%			£ 9,382		
(c) Employer change risks estimate	1,25%			£ 35,696	1,25%			£ 12,093	1,25%			£ 9,382		
(d) Employer other risks estimate	1,25%			£ 35,696	1,25%			£ 12,093	1,25%			£ 9,382		
Cost Limit Total				£ 2,998,467				£ 1,015,840				£ 788,066		
13.0 Inflation														
13.a Cost Inflation (priced as of 2021 Q2)	3,0%			£ 89,954	3,0%			£ 30,475	3,0%			£ 23,642		
13.b Location Factor (allowed for in rates)														
14.0 VAT														
14.a VAT @ 0% (due to new build)	0%			£ -				£ -				£ -		
14.b VAT @ 20% (due to extension build)					20%			£ 209,263	20%			£ 162,342		
Cost Limit Total				£ 3,088,421				£ 1,255,579				£ 974,050		
LOWER Cost limit	-10%			£ 2,779,579	-10%			£ 1,130,021	-10%			£ 876,645		
UPPER Cost limit	10%			£ 3,397,264	10%			£ 1,381,137	10%			£ 1,071,455		

A.1.8 COST ESTIMATION – BLOCK L

		BLOCK L														
		New Build				Refurbishment - Council				Refurbishment - Leaseholder						
5.710 Area Summary																
33.627 Total Accommodation																
5.660 Demolition																
Do Not Touch																
23.506 Refurbish - Housing																
4.647 Refurbish - Misc																
New Build																
2.625 Community/working space																
780 Supermarket																
387 Parking Area																
2.205 Retail																
2.288 2 basement																
2.289 1 basement																
1.255 Youth Centre																
2.117 GP surgery																
966 Health Club																
New Build Accommodation																
70 Ground Floor																
1,529 First Floor																
2,090 Second Floor																
2,024 Third Floor																
1,318 Fourth Floor																
3,711 Fifth Floor																
4.481 Total Accommodation GFA																
		909 14 14hr 203p				909 14 14hr 203p				909 14 14hr 203p						
		Total Number of Units														
		909 14 14hr 203p				909 14 14hr 203p				909 14 14hr 203p						
		Total Number of Units														
Description		New Build				Refurbishment - Council				Refurbishment						
		Qty	Unit	Rate	Cost	Qty	Unit	Rate	Cost	Qty	Unit	Rate	Cost			
0.0	Demolition & Strip Out	-	m ²	£ 120	£ -	-	m ²	£ 120	£ -	-	m ²	£ 120	£ -			
1.0	Substructure	-	m ²	£ 250	£ -	-	m ²	£ -	£ -	-	m ²	£ 250	£ -			
1.1	Foundations	-	m ²	£ 250	£ -	-	m ²	£ -	£ -	-	m ²	£ 250	£ -			
1.4 & 1.5	Basement; -1	-	m ²	£ 250	£ -	-	m ²	£ -	£ -	-	m ²	£ 250	£ -			
2.0	Basement; -2	-	m ²	£ 250	£ -	-	m ²	£ -	£ -	-	m ²	£ 250	£ -			
2.0	Superstructure	-	m ²	£ 290	£ -	-	m ²	£ 290	£ -	-	m ²	£ 290	£ -			
2.1	Structural Frame	909	m ²	£ 180	£ 163,620	-	m ²	£ 180	£ -	-	m ²	£ 180	£ -			
2.2	Upper Floors	909	m ²	£ 55	£ 49,995	-	m ²	£ 55	£ -	-	m ²	£ 55	£ -			
2.3	Roof	909	m ²	£ 85	£ 77,265	-	m ²	£ 85	£ -	-	m ²	£ 85	£ -			
2.4	Staircase	909	m ²	£ 25	£ 22,725	-	m ²	£ 25	£ -	-	m ²	£ 25	£ -			
2.5	External Walls	909	m ²	£ 290	£ 263,610	-	m ²	£ 290	£ -	-	m ²	£ 290	£ -			
2.6	Windows & External Doors	909	m ²	£ 90	£ 81,810	7.396	m ²	45%	£ 90	£ 299,538	7.396	m ²	£ 90	£ 665,640		
2.7	Internal Walls	909	m ²	£ 65	£ 59,085	-	m ²	£ 65	£ -	-	m ²	£ 65	£ -			
2.8	Internal Doors	909	m ²	£ 40	£ 36,360	-	m ²	£ 40	£ -	-	m ²	£ 40	£ -			
3.0	Internal finishes	-	m ²	£ 65	£ 59,085	-	m ²	£ 65	£ -	-	m ²	£ 65	£ -			
3.1	Wall Finishes	909	m ²	£ 65	£ 59,085	-	m ²	£ 65	£ -	-	m ²	£ 65	£ -			
3.2	Floor Finishes	909	m ²	£ 45	£ 40,905	-	m ²	£ 45	£ -	-	m ²	£ 45	£ -			
3.3	Ceiling Finishes	909	m ²	£ 40	£ 36,360	-	m ²	£ 40	£ -	-	m ²	£ 40	£ -			
4.0	Fittings, furnishings and equipment	-	m ²	£ 100	£ -	-	m ²	£ 100	£ -	-	m ²	£ 100	£ -			
4.0.a	FF&E - Kitchen (Fix Only)	14	nr.	£ 2,000	£ 28,000	-	nr.	£ 2,000	£ -	-	nr.	£ 2,000	£ -			
4.0.b	FF&E - Kitchen (Supply Only)	14	nr.	£ 3,500	£ 49,000	-	nr.	£ 3,500	£ -	-	nr.	£ 3,500	£ -			
4.0.c	FF&E - Joinery	14	nr.	£ 2,000	£ 28,000	-	nr.	£ 2,000	£ -	-	nr.	£ 2,000	£ -			
4.0.d	FF&E - Community space - allowance	0	m ²	£ 100	£ -	-	m ²	£ 100	£ -	-	m ²	£ 100	£ -			
5.0	Services	-	nr.	£ 3,500	£ 49,000	-	nr.	£ 3,500	£ -	-	nr.	£ 3,500	£ -			
5.1	Sanitary installations	14	nr.	£ 3,500	£ 49,000	-	nr.	£ 3,500	£ -	-	nr.	£ 3,500	£ -			
5.2	Services equipment	14	nr.	£ 26,000	£ 364,000	-	nr.	£ 26,000	£ -	-	nr.	£ 26,000	£ -			
5.3	Disposal installations	-	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -			
5.4	Water installations	-	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -			
5.5	Heat source	-	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -			
5.6	Space heating and air conditioning	-	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -			
5.7	Ventilation	-	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -			
5.8	Electrical installations	-	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -			
5.9	Fuel installations	-	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -			
5.1	Fire and lightning protection	-	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -			
5.11	Communication, security and control systems	-	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -			
5.12	Specialist installations	-	nr.	£ -	£ -	-	nr.	£ -	£ -	-	nr.	£ -	£ -			
5.13	Builder's work in connection with services	14	3%	£ -	£ -	0	3%	£ -	£ -	0	3%	£ -	£ -			
5.14	Testing and commissioning of services	0	m ²	£ 5	£ -	-	m ²	£ 5	£ -	-	m ²	£ 5	£ -			
5.15.a	Lift and conveyor installations	-	m ²	£ 90	£ -	-	m ²	£ 90	£ -	-	m ²	£ 90	£ -			
5.15.b	Lift and self-contained structure to existing blocks. Self between flats	14	30%	£ 240,000	£ 73,043	14	flats	31%	£ 240,000	£ 75,130	18	flats	38%	£ 240,000	£ 91,826	
5.16	Utility connections	14	nr.	£ 2,500	£ 35,000	-	nr.	£ 2,500	£ -	-	nr.	£ 2,500	£ -			
5.17	MFP fix out for community space	0	m ²	£ 180	£ -	-	m ²	£ 180	£ -	-	m ²	£ 180	£ -			
6.0	External Works	-	m ²	£ 30	£ -	-	m ²	£ 30	£ -	-	m ²	£ 30	£ -			
6.0.a	Soft Landscaping	0	m ²	£ 30	£ -	-	m ²	£ 30	£ -	-	m ²	£ 30	£ -			
6.0.b	Hard Landscaping	0	m ²	£ 250	£ -	-	m ²	£ 250	£ -	-	m ²	£ 250	£ -			
6.0.c	Hard Landscaping - Public	0	m ²	£ 250	£ -	-	m ²	£ 250	£ -	-	m ²	£ 250	£ -			
7.0	Misc Work	-	nr.	£ 7,500	£ 108,000	-	nr.	£ 7,500	£ 108,000	-	nr.	£ 7,500	£ 108,000			
7.0.a	New bathroom suite; stripping and new installation including MEP and finishes where required and new ventilation	-	nr.	£ 7,500	£ 108,000	14	nr.	£ 7,500	£ 108,000	-	nr.	£ 7,500	£ 108,000			
7.0.b	Replace existing kitchen with new	-	nr.	£ 6,000	£ 86,400	14	nr.	£ 6,000	£ 86,400	-	nr.	£ 6,000	£ 86,400			
7.0.d	Repairs to communal mastic asphalt balconies, due to lack of preventative maintenance. Patch repair to isolated areas. £500 allowance per flat	-	nr.	£ 500	£ 7,200	14	nr.	£ 500	£ 7,200	18	nr.	£ 500	£ 8,800			
7.0.d	Refurbishment works of block entrance, bins store etc	-	Item	45%	£ 7,000	£ 3,150	1	Item	45%	£ 7,000	£ 3,150	1	Item	55%	£ 7,000	£ 7,000
7.0.c	Scaffold existing building to facilitate new windows, bespoke cost.	-	m ²	£ 25	£ 83,205	7396	m ²	45%	£ 25	£ 83,205	7396	m ²	55%	£ 25	£ 184,900	
7.0.d	Refurbish communal area; P&D walls and ceiling only.	-	m ²	£ 9	£ 28,290	7396	m ²	45%	£ 9	£ 28,290	7396	m ²	55%	£ 9	£ 62,866	
7.0.e	External Walls; replace insulated panels and masonry paint to structure	-	m ²	£ 70	£ 232,974	7.396	m ²	45%	£ 70	£ 232,974	7.396	m ²	55%	£ 70	£ 517,720	
7.0.e	Steel balcony terrace; grd, 1st, 2nd 3rd, 4th and 5th including foundation.	-	m ²	£ 70	£ 232,974	7.396	m ²	45%	£ 70	£ 232,974	7.396	m ²	55%	£ 70	£ 517,720	
Construction Works Total		£ 1,516,863				£ 923,887				£ 1,538,752						
8.0	Main contractor's preliminaries estimate	11%		£ 166,855		11%		£ 101,627.58		11%		£ 169,262.73				
9.0	Main contractor's overheads and profit estimate	6%		£ 101,023		6%		£ 61,531		6%		£ 102,481				
Works Estimate		909 m2 £ 1,963 £ 1,784,742				3328 m2 £ 327 £ 1,087,046				4068 m2 £ 445 £ 1,810,496						
10.0	Consultant Fee's	6%		£ 107,084		3%		£ 32,611		3%		£ 54,315				
11.0	Other development/project costs estimate															
11.a	CI for residential - £250/m2				See summary				See summary				See summary			
11.b	CI for supermarkets; £150/m2				See summary				See summary				See summary			
11.c	CI for retail; £150/m2				See summary				See summary				See summary			
11.d	CI community facilities - NIL				See summary				See summary				See summary			
Base Cost Estimate		£ 1,891,826				£ 1,119,657				£ 1,864,811						
12.0	Risk allowance estimates															
(a)	Design development risks estimate	1.25%		£ 23,648		1.25%		£ 13,996		1.25%		£ 23,310				
(b)	Construction risks estimate	1.25%		£ 23,648		1.25%		£ 13,996		1.25%		£ 23,310				
(c)	Employer change risks estimate	1.25%		£ 23,648		1.25%		£ 13,996		1.25%		£ 23,310				
(d)	Employer other risks estimate	1.25%		£ 23,648		1.25%		£ 13,996		1.25%		£ 23,310				
Cost Limit Total		£ 1,986,417				£ 1,175,640				£ 1,958,051						
13.0	Inflation															
13.a	Cost Inflation (priced as of 2021 Q2)	3.0%		£ 59,593		3.0%		£ 35,269		3.0%		£ 58,742				
13.b	Location Factor (allowed for in rates)															
14.0	VAT															
14.a	VAT @ 0% (due to new build)	0%		£ -				£ -				£ -				
14.b	VAT @ 20% (due to extension build)					20%		£ 242,182		20%		£ 403,359				
Cost Limit Total		£ 2,046,010				£ 1,453,091				£ 2,420,151						
LOWER Cost limit		£ 1,841,409				£ 1,307,782				£ 2,178,136						
UPPER Cost limit		£ 2,250,611				£ 1,598,400				£ 2,662,166						




A.1.8 COST ESTIMATION – BLOCKS M - N - O

		BLOCK M New Build				BLOCK N New Build				BLOCK O New Build			
		GIFA		GIFA		GIFA		GIFA		GIFA		GIFA	
8.867 Area Summary		33.621 Existing Structures		1.505 m2 Existing Block H		2.012 m2 Existing Block G & F							
5.469 Demolition		m2		m2		m2		m2		m2		m2	
0 Do Not Touch		m2		m2		m2		m2		m2		m2	
21.149 Refurbish - Housing		m2		m2		m2		m2		m2		m2	
7.003 Refurbish - Misc		m2		m2		m2		m2		m2		m2	
New Build													
2.625 Community/Working Space		m2		800 m2		0 m2		0 m2		0 m2		0 m2	
730 SuperMarket		m2		m2		730 m2		730 m2		730 m2		730 m2	
1.506 Parking Area		m2		m2		m2		m2		m2		m2	
975 Retail		m2		m2		m2		m2		m2		m2	
2.289 -2 basement		m2		m2		m2		m2		m2		m2	
2.289 -1 basement		m2		m2		m2		m2		m2		m2	
1.255 Youth Centre		m2		m2		m2		m2		m2		m2	
2.117 GP surgery		m2		m2		m2		m2		m2		m2	
966 Health Club		m2		m2		m2		m2		m2		m2	
New Build Accommodation													
70 Ground Floor		614 9 7nr 2b3p, 2nr 3b4p		614 9 7nr 2b3p, 2nr 3b4p		614 9 7nr 2b3p, 2nr 3b4p		497 m2 4nr 3p5p, 2nr 2b3p		438 m2 3nr 3p5p, 2nr 2b3p		372 m2 4nr 3p5p	
1.529 First Floor		614 9 7nr 2b3p, 2nr 3b4p		614 9 7nr 2b3p, 2nr 3b4p		614 9 7nr 2b3p, 2nr 3b4p		m2 NIL		m2 NIL		m2 NIL	
2.090 Second Floor		614 9 7nr 2b3p, 2nr 3b4p		614 9 7nr 2b3p, 2nr 3b4p		614 9 7nr 2b3p, 2nr 3b4p		m2 NIL		m2 NIL		m2 NIL	
2.024 Third Floor		614 9 7nr 2b3p, 2nr 3b4p		614 9 7nr 2b3p, 2nr 3b4p		614 9 7nr 2b3p, 2nr 3b4p		m2 NIL		m2 NIL		m2 NIL	
1.318 Fourth Floor		614 9 7nr 2b3p, 2nr 3b4p		614 9 7nr 2b3p, 2nr 3b4p		614 9 7nr 2b3p, 2nr 3b4p		m2 NIL		m2 NIL		m2 NIL	
3.715 Fifth Floor		614 9 7nr 2b3p, 2nr 3b4p		614 9 7nr 2b3p, 2nr 3b4p		614 9 7nr 2b3p, 2nr 3b4p		m2 NIL		m2 NIL		m2 NIL	
5.283		Total Accommodation GIFA		1.842 27		Total Number of Units		0 0		Total Number of Units		1.307 15	
Description		Qty	Unit	Rate	Cost	Qty	Unit	Rate	Cost	Qty	Unit	Rate	Cost
0.0	Demolition & Strip Out	-	m ²	£ 120	£ -	1.505	m ²	£ 146	£ 219.730	2.012	m ²	£ 146	£ 293.752
1.0	Substructure												
1.1	Foundations	614	m ²	£ 250	£ 153.500	-	m ²	£ 250	£ -	859	m ²	£ 250	£ 214.750
1.4 & 1.5	Basement; -1					2.289	m ²	£ 950	£ 2.174.550				
	Basement; -2					2.289	m ²	£ 550	£ 1.258.950				
2.0	Superstructure												
2.1	Structural Frame	1.842	m ²	£ 180	£ 331.560	2.389	m ²	£ 180	£ 430.020	2.166	m ²	£ 180	£ 389.880
2.2	Upper Floors	1.842	m ²	£ 55	£ 101.310	2.389	m ²	£ 55	£ 131.395	2.166	m ²	£ 55	£ 119.130
2.3	Roof	1.842	m ²	£ 85	£ 156.570	2.389	m ²	£ 85	£ 203.065	2.166	m ²	£ 85	£ 184.110
2.4	Staircase	1.842	m ²	£ 25	£ 46.050	2.389	m ²	£ 25	£ 59.725	2.166	m ²	£ 25	£ 54.150
2.5	External Walls	1.842	m ²	£ 290	£ 534.180	2.389	m ²	£ 290	£ 692.810	2.166	m ²	£ 290	£ 628.140
2.6	Windows & External Doors	1.842	m ²	£ 90	£ 165.780	2.389	m ²	£ 90	£ 215.010	2.166	m ²	£ 90	£ 194.940
2.7	Internal Walls	1.842	m ²	£ 65	£ 119.730	2.389	m ²	£ 65	£ 155.285	1.307	m ²	£ 65	£ 84.955
2.8	Internal Doors	1.842	m ²	£ 40	£ 73.680	2.389	m ²	£ 40	£ 95.560	1.307	m ²	£ 40	£ 52.280
3.0	Internal finishes												
3.1	Wall Finishes	1.842	m ²	£ 65	£ 119.730	2.389	m ²	£ 65	£ 155.285	1.307	m ²	£ 65	£ 84.955
3.2	Floor Finishes	1.842	m ²	£ 45	£ 82.890	2.389	m ²	£ 45	£ 107.505	1.307	m ²	£ 45	£ 58.815
3.3	Ceiling Finishes	1.842	m ²	£ 40	£ 73.680	2.389	m ²	£ 40	£ 95.560	1.307	m ²	£ 40	£ 52.280
4.0	Fittings, furnishings and equipment												
4.0.a	FF&E - Kitchen (Fix Only)	27	nr.	£ 2,000	£ 54,000	0	nr.	£ 2,000	£ -	15	nr.	£ 2,000	£ 30,000
4.0.b	FF&E - Kitchen (Supply Only)	27	nr.	£ 3,500	£ 94,500	0	nr.	£ 3,500	£ -	15	nr.	£ 3,500	£ 52,500
4.0.c	FF&E - Joinery	27	nr.	£ 2,000	£ 54,000	0	nr.	£ 2,000	£ -	15	nr.	£ 2,000	£ 30,000
4.0.d	FF&E - Community space - allowance	0	m ²	£ 100	£ -	1939	nr.	£ 100	£ 193,900	0	m ²	£ 100	£ -
5.0	Services												
5.1	Sanitary installations	27	nr.	£ 3,500	£ 94,500	0	nr.	£ 3,500	£ -	15	nr.	£ 3,500	£ 52,500
5.2	Services equipment	27	nr.	£ 26,000	£ 702,000	0	nr.	£ 26,000	£ -	15	nr.	£ 26,000	£ 390,000
5.3	Disposal installations												
5.4	Water installations												
5.5	Heat source												
5.6	Space heating and air conditioning												
5.7	Ventilation												
5.8	Electrical installations												
5.9	Fuel installations												
5.1	Fire and lightning protection												
5.11	Communication, security and control												
5.12	Specialist installations												
5.13	Builder's work in connection with services												
5.14	Testing and commissioning of services												
5.15.a	Lift and conveyor installations	0	m ²	£ 90	£ Excluded	2.389	m ²	£ 90	£ 215.010	2.166	m ²	£ 90	£ 194.940
5.15.b	Lift and self-contained structure to existing utility connections	27	nr.	£ 2,500	£ 67,500	3	nr.	£ 15,000	£ 45,000	15	nr.	£ 15,000	£ 225,000
5.16	MEP fit out for community space					2.389	m ²	£ 180	£ 430.020				
6.0	External Works												
6.0.a	Soft Landscaping	0	m ²	£ 30	£ -	2.389	m ²	£ 30	£ 71.670	2.012	m ²	£ 30	£ 60.360
6.0.b	Hard Landscaping	1.119	m ²	£ 250	£ 279.750	2.389	m ²	£ 250	£ 597.250	604	m ²	£ 250	£ 150.900
6.0.c	Hard Landscaping - Public					478	m ²	£ 250	£ 119.450	121	m ²	£ 250	£ 30.180
7.0	Misc Work												
7.0.a	New bathroom suite: stripline and new												
7.0.b	Restore existing kitchen with new												
7.0.c	Repairs to communal mastic asphalt												
7.0.d	Rehabilitation works of block's entrance												
7.0.e	Scaffold existing building to facilitate new												
7.0.f	Refurbish communal areas: PRD walls and												
7.0.g	External Walls: replace insulated panels and												
7.0.h	New bathroom terrace: area 1st 7nr 3nr 4nr												
7.0.i	Refurb existing retail, strip existing ready for new tenant only												
Construction Works Total				£ 3,304,910		£ 7,666,750		£ 4,269,313					
8.0	Main contractor's preliminaries estimate	11%		£ 363,540		11%		£ 843,343		11%		£ 399,137	
9.0	Main contractor's overheads and profit	6%		£ 220,107		6%		£ 510,606		6%		£ 241,659	
Works Estimate				£ 3,888,557		£ 9,020,698		£ 4,989,910					
10.0	Consultant Fee's	6%		£ 233,313		6%		£ 541,242		6%		£ 256,159	
11.0	Other development/project costs estimate												
11.a	CL for residential - £250/m ²			See summary				See summary				See summary	
11.b	CL for supermarket; £150/m ²			See summary				See summary				See summary	
11.c	CL for retail; £150/m ²			See summary				See summary				See summary	
11.d	CL community facilities - NIL			See summary				See summary				See summary	
Base Cost Estimate				£ 4,121,871		£ 9,561,940		£ 4,525,472					
12.0	Risk allowance estimates												
(a)	Design development risks estimate	1.25%		£ 51,523		1.25%		£ 119,524		1.25%		£ 56,568	
(b)	Construction risks estimate	1.25%		£ 51,523		1.25%		£ 119,524		1.25%		£ 56,568	
(c)	Employer change risks estimate	1.25%		£ 51,523		1.25%		£ 119,524		1.25%		£ 56,568	
(d)	Employer other risks estimate	1.25%		£ 51,523		1.25%		£ 119,524		1.25%		£ 56,568	
Cost Limit Total				£ 4,327,964		£10,040,037		£ 4,751,745					
13.0	Inflation												
13.a	Cost Inflation (priced as of 2021 Q2)	3.0%		£ 129,839		3.0%		£ 301,201		3.0%		£ 142,552	
13.b	Location Factor (allowed for in rates)												
14.0	VAT												
14.a	VAT @ 0% (due to new build)	0%		£ -		0%		£ -		0%		£ -	
14.b	VAT @ 20% (due to extension build)	--				20%		£ 60,240		--			
Cost Limit Total				£ 4,457,803		£10,401,478		£ 4,894,298					
LOWER Cost limit				£ 4,012,023		£ 9,361,330		£ 4,404,868					
UPPPER Cost limit				£ 4,903,583									

A.1.8 COST ESTIMATION – BLOCKS P - Q - R

		BLOCK P			BLOCK Q			BLOCK R					
		New Build			New Build			New Build					
5.710 Area Summary 33.622 Existing Structures 5.469 Demolition 0 On-Wall Touch 23.506 Refurbish - Housing 4.647 Refurbish - Misc New Build 1.423 Community/Working Space 730 SuperMarket 387 Parking Area 2.205 Retail 2.289 2 basement 2.289 3 basement 1.255 Youth Centre 2.117 GP surgery 966 Health Club New Build Accommodation 70 Ground Floor 13,229 First Floor 2,090 Second Floor 2,024 Third Floor 1,318 Fourth Floor 3,715 Fifth Floor 4,481 Total Accommodation GFA		GFA 1,847 m ² Existing Block A,B and C 0 m ² 0 m ² 0 m ² 371 m ² Grid - 372m2 297 m ² Grid - 297m2 0 m ² 0 m ² 0 m ² 116 m ² 207 m ² Exclude fit-out 966 m ² Exclude fit-out 0 m ² NIL 0 m ² NIL 516 m ² 6nr 30Sp 516 m ² 6nr 30Sp 0 0 Total Number of Units			GFA 0 m ² 0 m ² 0 m ² 371 m ² Grid - 372m2 297 m ² Grid - 297m2 0 m ² 0 m ² 0 m ² 0 m ² 660 m ² 1st 0 m ² 0 m ² 0 m ² 0 m ² NIL 0 m ² NIL 516 m ² 6nr 30Sp 516 m ² 6nr 30Sp 1,032 12 Total Number of Units			GFA 0 m ² 0 m ² 0 m ² 237 m ² 0 m ² 0 m ² 0 m ² 0 m ² 0 m ² 0 m ² 0 m ² 0 m ² 0 m ² NIL 0 m ² NIL 0 m ² NIL 0 0 Total Number of Units					
Description		New Build			New Build			New Build					
		Qty	Unit	Rate	Cost	Qty	Unit	Rate	Cost	Qty	Unit	Rate	Cost
0.0	Demolition & Strip Out	1,847	m ²	£ 146	£ 269,662	-	m ²	£ 146	£ -	-	m ²	£ 146	£ -
1.0	Substructure												
1.1	Foundations	323	m ²	£ 250	£ 80,750	668	m ²	£ 250	£ 167,000	237	m ²	£ 250	£ 59,250
1.4 & 1.5	Basement; -1	-	m ²	£ 950	£ -	-	m ²	£ 950	£ -	-	m ²	£ 950	£ -
	Basement; -2	-	m ²	£ 550	£ -	-	m ²	£ 550	£ -	-	m ²	£ 550	£ -
2.0	Superstructure												
2.1	Structural Frame	1,289	m ²	£ 180	£ 232,020	2,360	m ²	£ 180	£ 424,800	237	m ²	£ 180	£ 42,660
2.2	Upper Floors	1,289	m ²	£ 55	£ 70,895	2,360	m ²	£ 55	£ 129,800	237	m ²	£ 55	£ 13,035
2.3	Roof	1,289	m ²	£ 85	£ 109,565	2,360	m ²	£ 85	£ 200,600	237	m ²	£ 85	£ 20,145
2.4	Staircase	1,289	m ²	£ 25	£ 32,225	2,360	m ²	£ 25	£ 59,000	237	m ²	£ 25	£ 5,925
2.5	External Walls	1,289	m ²	£ 290	£ 373,810	2,360	m ²	£ 290	£ 684,400	237	m ²	£ 290	£ 68,730
2.6	Windows & External Doors	1,289	m ²	£ 90	£ 116,010	2,360	m ²	£ 90	£ 212,400	237	m ²	£ 90	£ 21,330
2.7	Internal Walls	1,289	m ²	£ 65	£ 83,785	1,032	m ²	£ 65	£ 67,080	237	m ²	£ 65	£ 15,405
2.8	Internal Doors	1,289	m ²	£ 40	£ 51,560	1,032	m ²	£ 40	£ 41,280	237	m ²	£ 40	£ 9,480
3.0	Internal finishes												
3.1	Wall Finishes	1,289	m ²	£ 65	£ 83,785	1,032	m ²	£ 65	£ 67,080	237	m ²	£ 65	£ 15,405
3.2	Floor Finishes	1,289	m ²	£ 45	£ 58,005	1,032	m ²	£ 45	£ 46,440	237	m ²	£ 45	£ 10,665
3.3	Ceiling Finishes	1,289	m ²	£ 40	£ 51,560	1,032	m ²	£ 40	£ 41,280	237	m ²	£ 40	£ 9,480
4.0	Fittings, furnishings and equipment												
4.0a	FF&E - Kitchen Fix Only	0	nr.	£ 2,000	£ -	12	nr.	£ 2,000	£ 24,000	0	nr.	£ 2,000	£ -
4.0b	FF&E - Kitchen (Supply Only)	0	nr.	£ 3,500	£ -	12	nr.	£ 3,500	£ 42,000	0	nr.	£ 3,500	£ -
4.0c	FF&E - Joinery	0	nr.	£ 2,000	£ -	12	nr.	£ 2,000	£ 24,000	0	nr.	£ 2,000	£ -
4.0d	FF&E - Community space - allowance	116	m ²	£ 100	£ 11,600	371	m ²	£ 100	£ 37,100	237	m ²	£ 100	£ 23,700
5.0	Services												
5.1	Sanitary installations	2	nr.	£ 3,500	£ 7,000	12	nr.	£ 3,500	£ 42,000	2	nr.	£ 3,500	£ 7,000
5.2	Services equipment	0	nr.	£ 26,000	£ -	12	nr.	£ 26,000	£ 312,000	0	nr.	£ 26,000	£ -
5.3	Disposal installations												
5.4	Water installations												
5.5	Heat source												
5.6	Space heating and air conditioning												
5.7	Ventilation												
5.8	Electrical installations												
5.9	Fuel installations												
5.10	Fire and lightning protection												
5.11	Communication, security and control systems												
5.12	Specialist installations												
5.13	Builder's work in connection with services												
5.14	Testing and commissioning of services												
5.15a	Lift and conveyor installations	1,289	m ²	£ 90	£ 116,010	2,360	m ²	£ 90	£ 212,400	0	m ²	£ 90	£ -
5.15b	Lift and self-contained structure to existing blocks. Self between flats												
5.16	Utility connections	3	nr.	£ 15,000	£ 45,000	12	nr.	£ 15,000	£ 180,000	1	nr.	£ 15,000	£ 15,000
5.17	MEP fit out for community space	116	m ²	£ 180	£ 20,880	371	m ²	£ 180	£ 66,780	237	m ²	£ 180	£ 42,660
6.0	External Works												
6.0a	Soft Landscaping	323	m ²	£ 30	£ 9,690	668	m ²	£ 30	£ 20,040	237	m ²	£ 30	£ 7,110
6.0b	Hard Landscaping	97	m ²	£ 250	£ 24,225	200	m ²	£ 250	£ 50,100	71	m ²	£ 250	£ 17,775
6.0c	Hard Landscaping - Public	19	m ²	£ 250	£ 4,845	40	m ²	£ 250	£ 10,020	14	m ²	£ 250	£ 3,555
7.0	Misc Work												
7.0a	New bathroom suite; stripping and new installation including MEP and finishes where required and new ventilation	-	-	-	-	-	-	-	-	-	-	-	-
7.0b	Replace existing kitchen with new Repairs to communal mastic asphalt balconies, due to lack of preventative maintenance. Patch repair to isolated areas. £500 allowance per flat												
7.0c	Refurbishment works of block entrance, bins store etc												
7.0d	Scaffold existing building to facilitate new windows, bespoke cost. Refurbish communal area; P&D walls and ceiling only.												
7.0e	External Walls; replace insulated panels and masonry paint to structure												
7.0f	Steel balcony terrace; grd, 1st, 2nd 3rd, 4th and 5th including foundation.												
Construction Works Total					£ 1,852,882				£ 3,161,600				£ 408,310
8.0	Main contractor's preliminaries estimate		11%		£ 203,817		11%		£ 347,776		11%		£ 44,914
9.0	Main contractor's overheads and profit estimate		6%		£ 123,402		6%		£ 210,563		6%		£ 27,193
Works Estimate					£ 2,180,101				£ 3,719,939				£ 480,418
10.0	Consultant Fee's		6%		£ 130,806		6%		£ 223,196		6%		£ 28,825
11.0	Other development/project costs estimate												
11.1a	CIL for residential - £250/m ²				See summary				See summary				See summary
11.1b	CIL for supermarket; £150/m ²				See summary				See summary				See summary
11.1c	CIL for retail; £150/m ²				See summary				See summary				See summary
11.1d	CIL community facilities - NIL				See summary				See summary				See summary
Base Cost Estimate					£ 2,310,907				£ 3,943,135				£ 509,243
12.0	Risk allowance estimates												
	(a) Design development risks estimate		1,25%		£ 28,886		1,25%		£ 49,289		1,25%		£ 6,366
	(b) Construction risks estimate		1,25%		£ 28,886		1,25%		£ 49,289		1,25%		£ 6,366
	(c) Employer change risks estimate		1,25%		£ 28,886		1,25%		£ 49,289		1,25%		£ 6,366
	(d) Employer other risks estimate		1,25%		£ 28,886		1,25%		£ 49,289		1,25%		£ 6,366
Cost Limit Total					£ 2,426,452				£ 4,140,292				£ 534,705
13.0	Inflation												
13.1a	Cost Inflation (priced as of 2021 Q2)		3.0%		£ 72,794		3.0%		£ 124,209		3.0%		£ 16,041
13.1b	Location Factor (allowed for in rates)												
14.0	VAT												
14.1a	VAT @ 0% (due to new build)		0%		£ -		0%		£ -		0%		£ -
14.1b	VAT @ 20% (due to extension build)		20%		£ 14,559		20%		£ 29,118		20%		£ 110,149
Cost Limit Total					£ 2,513,805				£ 4,264,500				£ 660,895
LOWER Cost limit			-10%		£ 2,262,424		-10%		£ 3,838,050		-10%		£ 594,806
UPPER Cost limit			10%		£ 2,765,185		10%		£ 4,690,950		10%		£ 726,985

A.1.8 COST ESTIMATION – Ex BLOCK L – Ex BLOCK M – Ex BLOCK N

		Block L - Comm. facility (school Roehampton)			Ex. Block M - Comm facility (activity centre)			Ex. Block N - Comm. facility (library)					
		Refurbishment			Refurbishment			Refurbishment					
<p>8.867 Area Summary</p> <p>33.621 Existing Structures</p> <p>5.469 Demolition</p> <p>0 Do Not Touch</p> <p>21.149 Refurbish - Housing</p> <p>7.003 Refurbish - Misc</p> <p>New Build</p> <p>2.625 Community/working Space</p> <p>730 SuperMarket</p> <p>1.506 Parking Area</p> <p>976 Retail</p> <p>2.289 -2 basement</p> <p>2.289 -1 basement</p> <p>1.255 Youth Centre</p> <p>2.117 GP surgery</p> <p>966 Health Club</p> <p>New Build Accommodation</p> <p>70 Ground Floor</p> <p>1.529 First Floor</p> <p>2.090 Second Floor</p> <p>2.024 Third Floor</p> <p>1.318 Fourth Floor</p> <p>2.715 Fifth Floor</p> <p>4.863 Total Accommodation GIFA</p>													
		Refurb Scope New windows			Refurb Scope New windows			Refurb Scope New windows					
Description		Refurbishment			Refurbishment			Refurbishment					
		Qty	Unit	Rate	Cost	Qty	Unit	Rate	Cost	Qty	Unit	Rate	Cost
0.0	Demolition & Strip Out		m ²	£ 120	£ -		m ²	£ 120	£ -		m ²	£ 120	£ -
1.0	Substructure		m ²	£ 250	£ -		m ²	£ 250	£ -		m ²	£ 250	£ -
1.1	Foundations		m ²	£ 250	£ -		m ²	£ 250	£ -		m ²	£ 250	£ -
1.4 & 1.5	Basement; -1												
	Basement; -2												
2.0	Superstructure		m ²	£ 180	£ -		m ²	£ 180	£ -		m ²	£ 180	£ -
2.1	Structural Frame		m ²	£ 180	£ -		m ²	£ 180	£ -		m ²	£ 180	£ -
2.2	Upper Floors		m ²	£ 55	£ -		m ²	£ 55	£ -		m ²	£ 55	£ -
2.3	Roof		m ²	£ 85	£ -		m ²	£ 85	£ -		m ²	£ 85	£ -
2.4	Staircase		m ²	£ 25	£ -		m ²	£ 25	£ -		m ²	£ 25	£ -
2.5	External Walls		m ²	£ 290	£ -		m ²	£ 290	£ -		m ²	£ 290	£ -
2.6	Windows & External Doors	4.460	m ²	£ 90	£ 401,400	187	m ²	£ 90	£ 16,830	767	m ²	£ 90	£ 69,030
2.7	Internal Walls		m ²	£ 65	£ -		m ²	£ 65	£ -		m ²	£ 65	£ -
2.8	Internal Doors		m ²	£ 40	£ -		m ²	£ 40	£ -		m ²	£ 40	£ -
3.0	Internal finishes		m ²	£ 20	£ 89,200		m ²	£ 20	£ 3,740		m ²	£ 20	£ 15,340
3.1	Wall Finishes	4.460	m ²	£ 45	£ 200,700	187	m ²	£ 45	£ 8,415	767	m ²	£ 45	£ 34,515
3.2	Floor Finishes	4.460	m ²	£ 25	£ 111,500	187	m ²	£ 25	£ 4,675	767	m ²	£ 25	£ 19,175
3.3	Ceiling Finishes												
4.0	Fittings, furnishings and equipment		nr.	£ 2,000	£ -		nr.	£ 2,000	£ -		nr.	£ 2,000	£ -
4.0.a	FF&E - Kitchen (Fix Only)		nr.	£ 3,500	£ -		nr.	£ 3,500	£ -		nr.	£ 3,500	£ -
4.0.b	FF&E - Kitchen (Supply Only)		nr.	£ 2,000	£ -		nr.	£ 2,000	£ -		nr.	£ 2,000	£ -
4.0.c	FF&E - Joinery		nr.	£ 2,000	£ -		nr.	£ 2,000	£ -		nr.	£ 2,000	£ -
4.0.d	FF&E - Community space - allowance												
5.0	Services		nr.	£ 3,500	£ -		nr.	£ 3,500	£ -		nr.	£ 3,500	£ -
5.1	Sanitary installations		nr.	£ 3,500	£ -		nr.	£ 3,500	£ -		nr.	£ 3,500	£ -
5.2	Services equipment												
5.3	Disposal installations		m ²	£ -	£ -		m ²	£ -	£ -		m ²	£ -	£ -
5.4	Water installations		m ²	£ -	£ -		m ²	£ -	£ -		m ²	£ -	£ -
5.5	Heat source		m ²	£ -	£ -		m ²	£ -	£ -		m ²	£ -	£ -
5.6	Space heating and air conditioning		m ²	£ -	£ -		m ²	£ -	£ -		m ²	£ -	£ -
5.7	Ventilation		m ²	£ -	£ -		m ²	£ -	£ -		m ²	£ -	£ -
5.8	Electrical installations		m ²	£ -	£ -		m ²	£ -	£ -		m ²	£ -	£ -
5.9	Fuel installations		m ²	£ -	£ -		m ²	£ -	£ -		m ²	£ -	£ -
5.11	Fire and lightning protection		m ²	£ -	£ -		m ²	£ -	£ -		m ²	£ -	£ -
5.11.1	Communication, security and control		m ²	£ -	£ -		m ²	£ -	£ -		m ²	£ -	£ -
5.12	Specialist installations		m ²	£ -	£ -		m ²	£ -	£ -		m ²	£ -	£ -
5.13	Builder's work in connection with services	0	3%	£ -	£ -	0	3%	£ -	£ -	0	3%	£ -	£ -
5.14	Testing and commissioning of services		m ²	£ -	£ -		m ²	£ -	£ -		m ²	£ -	£ -
5.15.a	Lift and conveyor installations		m ²	£ -	£ -		m ²	£ -	£ -		m ²	£ -	£ -
5.15.b	Lift and self-contained structure to existine												
5.16	Utility connections												
5.17	MEP fit out for community space												
6.0	External Works		0 m ²	£ 30	£ -		0 m ²	£ 30	£ -		0 m ²	£ 30	£ -
6.0.a	Soft Landscaping		0 m ²	£ 250	£ -		0 m ²	£ 250	£ -		0 m ²	£ 250	£ -
6.0.b	Hard Landscaping		0 m ²	£ 250	£ -		0 m ²	£ 250	£ -		0 m ²	£ 250	£ -
6.0.c	Hard Landscaping - Public		0 m ²	£ 250	£ -		0 m ²	£ 250	£ -		0 m ²	£ 250	£ -
7.0	Misc Work		0 nr	£ 15,000	£ -		0 nr	£ 15,000	£ -		0 nr	£ 15,000	£ -
7.0.a	New bathroom suite: stripline and new												
7.0.b	Replace existine kitchen with new												
7.0.c	Repairs to communal master asphalt												
7.0.d	Refurbishment works of block entrance: bins												
7.0.e	Refurbish existine building to facilitate new	4460	m ²	£ 7,000	£ -	187	m ²	£ 7,000	£ -	767	m ²	£ 7,000	£ -
7.0.f	Refurbish communal area: PRD walk, and												
7.0.g	External Walls: replace insulated panels and												
7.0.h	Steel balcony terrace: incl 1st 2nd 3rd 4th												
7.0.i	Refurb existing retail: strip existing ready for												
7.0.j	new tenant only												
Construction Works Total					£ 914,300				£ 38,335				£ 157,235
8.0	Main contractor's preliminaries estimate	11%			£ 100,573.00	11%			£ 4,216.85	11%			£ 17,295.85
9.0	Main contractor's overheads and profit	6%			£ 60,892	6%			£ 2,553	6%			£ 10,472
Works Estimate		4460 m²	£ 241	£ 1,075,765		187 m²	£ 241	£ 45,105		767 m²	£ 241	£ 185,003	
10.0	Consultant Fee's	6%			£ 64,546	6%			£ 2,706	6%			£ 11,100
11.0	Other development/project costs estimate												
11.a	CL for residential - £250/m2				See summary				See summary				See summary
11.b	CL for supermarket; £150/m2				See summary				See summary				See summary
11.c	CL for retail; £150/m2				See summary				See summary				See summary
11.d	CL community facilities - NIL				See summary				See summary				See summary
Base Cost Estimate					£ 1,140,311				£ 47,811				£ 196,103
12.0	Risk allowance estimates												
(a)	Design development risks estimate	1.25%			£ 14,254	1.25%			£ 598	1.25%			£ 2,451
(b)	Construction risks estimate	1.25%			£ 14,254	1.25%			£ 598	1.25%			£ 2,451
(c)	Employer change risks estimate	1.25%			£ 14,254	1.25%			£ 598	1.25%			£ 2,451
(d)	Employer other risks estimate	1.25%			£ 14,254	1.25%			£ 598	1.25%			£ 2,451
Cost Limit Total					£ 1,197,327				£ 50,202				£ 205,908
13.0	Inflation												
13.a	Cost Inflation (priced as of 2021 Q2)	3.0%			£ 35,920	3.0%			£ 1,506	3.0%			£ 6,177
13.b	Location Factor (allowed for in rates)												
14.0	VAT												
14.a	VAT @ 0% (due to new build)				-				-				-
14.b	VAT @ 20% (due to extension build)	20%			£ 246,649	20%			£ 10,342	20%			£ 42,417
Cost Limit Total					£ 1,479,896				£ 62,049				£ 254,502
LOWER Cost limit					£ 1,331,906				£ 55,845				£ 229,052
UPPER Cost limit					£ 1,627,886				£ 68,254				£ 279,953

A.1.8 FINANCIAL VIABILITY STUDY

Alton Estate People's Plan

Financial Viability Study

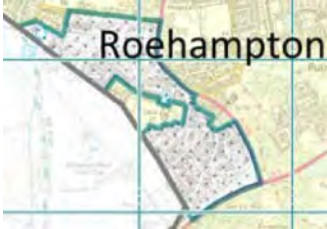
11th Aug-2021

ECP Partnership



1.0 REVENUE						
	Sales Income	NR of Properties		Unit Price	Gross Valuation	Comment
New Build Flats						
	1-bed flat	8	£	280.000	£ 2.240.000	For specifics on comparable evidence see assumptions.
	2-bed flat	45	£	320.000	£ 14.400.000	For specifics on comparable evidence see assumptions.
	3-bed flat	17	£	410.000	£ 6.970.000	For specifics on comparable evidence see assumptions.
	4-bed flat	5	£	440.000	£ 2.200.000	For specifics on comparable evidence see assumptions.
	Total new units sold	75		Total Lease Hold	£ 25.810.000	
Number of units	Rental Income: Commercial	Rent per sq. m. (or	Floor space sq. m (or car parking spaces)	Annual Rent (£)		
5	Retail units	£ 250	3329.82	832455.00		
1	Supermarket	£ 323	£ 729	£ 235.447		
43 spaces	Car Parking: Supermarket	£ 1.800	£ 43	£ 77.400		
43 spaces	Car Parking: Private enclosed	£ 1.440	£ 43	£ 61.920		
284 spaces	Car Parking: Private rental	£ 900	£ 284	£ 255.600		remainder are let to tenants.
1	Medical Centre/ GP Surgery	£ 284	£ 3.083	£ 876.096		
2	Youth Centre	£ 54	£ 1.254	£ 67.497		
3	Coworking spaces	£ 161	£ 1.065	£ 171.955		
			Total annual income: Commercial assets	2,578,370.72		
	Rental Income - New Social Housing	Number of units	Annual rent per unit	Net Annual Rent		
	1 bed - Rents as per London affordable rent 2021/22. £161.71	8	£ 8.157	£ 65.253		rent 2021/22. £161.71 per week
	2 bed - Rents as per London affordable rent 2021/22. £171.20 per week for a two bedroom. Less 3% for vacancy rates and market adjustments.	48	£ 8.635	£ 414.496		Rents as per London affordable rent 2021/22. £171.20 per week for a two bedroom. Less 3% for
	3 bed - Rents as per London affordable rent 2021/22. £180.72	16	£ 9.116	£ 145.848		rent 2021/22. £180.72 per week
	4 bed - Rents as per London affordable rent 2021/22. £190.23	4	£ 9.595	£ 38.381		rent 2021/22. £190.23 per week
	Total new social housing	76	Total annual	£ 663.978		
	Rental Income: Existing Social Housing					
	Various - Assumed and adjusted average rental across applicable	151	6240	£ 942.240		Assumed and adjusted average
			Total annual	£ 1.606.218		
	Investment Valuation			Yield multiplier		
	Total retail income	832.455	Yield at 7%	14,29	£ 11892214.29	Using YP multiplier = 1/yield
	Total rent: Supermarket	235.447	Yield at 6%	16,67	£ 3.924.124	Using YP multiplier = 1/yield
	Car Parking income: Supermarket	77.400	Yield at 7%	14,29	£ 1.105.714	Using YP multiplier = 1/yield
	Car Parking: Private enclosed	61.920	Yield at 7%	14,29	£ 884.571	Using YP multiplier = 1/yield
	Car Parking income: Private rental	169.200	Yield at 7%	14,29	£ 2.417.143	Using YP multiplier = 1/yield
	Medical Centre / GP Surgery rent	876.096	Yield at 4.75%	21,05	£ 18.444.129	Using YP multiplier = 1/yield
	Coworking spaces income	67.497	Yield at 4.75%	21,05	£ 1.420.995	Using YP multiplier = 1/yield
	Youth Centre income	171.955	Yield at 4.75%	21,05	£ 3.620.103	Using YP multiplier = 1/yield
	Social Housing rental income	1.606.218	Yield at 4.75%	21,05	£ 33.815.117	Using YP multiplier = 1/yield
					£ 78.758.396	
	Allowance for management costs and repairs	625.612	Yield at 4.75%	21,05	£ 13.170.779	Assumed from Wandsworth
	Allowance for costs and repairs of community spaces	40.000	Yield at 4.75%	21,05	£ 842.105	Assumed at £40,000 per annum
	GROSS DEVELOPMENT VALUE (GDV)			Total	£ 90.555.512	

2,0	OUTLAY				
2,01	Land Outlay				NIL
2,02	Construction Costs:				
2,03	Building A	26	Total Number	2,492 m2	
A	Refurbishment; council tenants	12	nr flat (assumed)	1,121 m2	£ 772,038
B	Refurbishment; lease holders; (exclude internal works)	14	nr flat (assumed)	1,371 m2	£ 654,828
C	New Build	7	nr flat	476 m2	£ 967,423
2,04	Building B	16	Total Number	1,565 m2	
A	Refurbishment; council tenants	7	nr flat (assumed)	704 m2	£ 450,171
B	Refurbishment; lease holders; (exclude internal works)	9	nr flat (assumed)	861 m2	£ 416,224
C	New Build	5	nr flat	320 m2	£ 654,788
2,05	Building C				
A	New Build - 1st, 2nd, 3rd 4th and 5th	15	nr flat	1,448 m2	£ 3,876,573
B	Community/Coworking Space - Grd			714 m2	Incl.
C	Parking Area			387 m2	Incl.
2,06	Building D				
A	New Build - Grd, 1st, 2nd, 3rd, 4th and 5th	4	nr flats	450 m2	£ 1,087,895
B	Retail			114 m2	Incl.
2,07	Building E				
A	New Build - Single storey	3	nr flats	258 m2	£ 630,829
B	Demolish existing garages			105 m2	Incl.
2,08	Building F	16	Total Number	1,565 m2	
A	Refurbishment; council tenants	7	nr flat (assumed)	704 m2	£ 482,004
B	Refurbishment; lease holders; (exclude internal works)	9	nr flat (assumed)	861 m2	£ 536,211
C	New Build - 5th floor roof extension.	5	nr flats	330 m2	£ 764,659
2,09	Building G	26	Total Number	2,492 m2	
A	Refurbishment; council tenants	1,121	nr flat (assumed)	1,121 m2	£ 770,455
B	Refurbishment; lease holders; (exclude internal works)	1,371	nr flat (assumed)	1,371 m2	£ 670,837
C	New Build - 5th floor roof extension.	7	nr flats	476 m2	£ 1,167,368
2,10	Building H	16	Total Number	1,597	
A	Refurbishment; council tenants	7	nr flat (assumed)	719 m2	£ 482,380
B	Refurbishment; lease holders; (exclude internal works)	9	nr flat (assumed)	878 m2	£ 439,324
C	New Build - 5th floor roof extension.	5	nr flats	305 m2	£ 880,458
2,11	Building I				
A	New Build - Grd, 1st, 2nd, 3rd, 4th and 5th	5	nr flat	420 m2	£ 932,963
2,12	Building J	17	Total Number	1,685 m2	
A	Refurbishment; council tenants	8	nr flat (assumed)	758 m2	£ 469,794
B	Refurbishment; lease holders; (exclude internal works)	9	nr flat (assumed)	927 m2	£ 375,665
C	New Build - 5th floor roof extension.	5	nr flats	294 m2	£ 1,099,701
D	Community/Coworking Space - Ground extension			240 m2	Incl.
2,13	Building K	48	Total Number	4,714 m2	
A	Refurbishment; council tenants	22	nr flat (assumed)	2,121 m2	£ 1,255,579
B	Refurbishment; lease holders; (exclude internal works)	26	nr flat (assumed)	2,593 m2	£ 974,050
C	New Build - 5th floor roof extension.	15	nr flats	879 m2	£ 3,088,421
D	Community/Coworking Space			263 m2	Incl.
E	Retail (shell)			435 m2	Incl.
2,14	Building L	32	Total Number	5,039 m2	
A	Refurbishment; council tenants	14	nr flat (assumed)	2,268 m2	£ 1,163,645
B	Refurbishment; lease holders; (exclude internal works)	18	nr flat (assumed)	2,771 m2	£ 1,455,963
C	New Build - 5th floor roof extension.	14	nr flats	909 m2	£ 2,046,010
2,15	Building M				
A	New Build - Grd, 1st, 2nd and 3rd	27	nr flat (assumed)	1,842 m2	£ 4,457,803
B	Extend Retail			0 m2	Incl.
2,16	Building N				
A	Double car park basement; Youth centre on Grd, Youth Centre			7,767 m2	£ 10,401,478
B	Demolish existing church			1,505 m2	Incl.

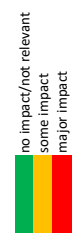
2,17	Building O											
A	New Build - Grd supermarket and retail, residential on the 1st,			2.166 m2	£ 4,894,298							
2,18	Building P											
A	New Build; Grd - Youth Centra and GP Surgery, 1st -3rd Health			1,289 m2	£ 2,513,805							
B	Demolish Portswood place			1,847 m2	Incl.							
2,19	Building Q											
A	New Build; Grd - Community Hub (371m2) and Retail (297m2);			2,360 m2	£ 4,264,500							
2,20	Building R											
A	Ground floor - Community Hub			237 m2	£ 660,895							
2,21	Existing Block L - Community facility (school Roehampton In)			4,460 m2	£ 1,479,896							
2,22	Existing Block M - Community facility (activity centre)			187 m2	£ 62,049							
2,23	Existing Block N - Community facility (library)			767 m2	£ 254,502							
	Refurbishment; council tenants	23	nr flat (assumed)	2,111 m2	£ 1,142,827							
	Refurbishment; lease holders; (exclude internal works)	28	nr flat (assumed)	2,580 m2	£ 1,161,471							
				Total Construction Costs	£ 59,859,782							
	GLA Grant per social housing unit				£ 5,320,000	£70,000 per unit across the new						
	Leaseholder / Freeholder contributions to refurbishment				£ 1,860,000	£15,000 per unit across existing						
	Marketing and Sales costs				£ 516,200	Assume 2% of leasehold sales						
	Sales and legal fees				£ 516,200	Assume 2% of leasehold sales						
	CIL				£ 429,040	Applied to leasehold sales only as						
	CIL Zero rated - Alton Estate falls within the 'Roehampton				Note							
	<p>Within the area designated as 'Roehampton Charging Area' on the "Community Infrastructure Levy Charge Zones" Map:</p> <table border="1"> <tr> <td>Residential Development</td> <td>£0 per square metre</td> </tr> <tr> <td>Office (All B1a) or Retail (All A use classes) Development</td> <td>£0 per square metre</td> </tr> <tr> <td>All other Development</td> <td>£0 per square metre</td> </tr> </table> 						Residential Development	£0 per square metre	Office (All B1a) or Retail (All A use classes) Development	£0 per square metre	All other Development	£0 per square metre
Residential Development	£0 per square metre											
Office (All B1a) or Retail (All A use classes) Development	£0 per square metre											
All other Development	£0 per square metre											
	Profit				£ 3,871,500	15% on private sales						



	TOTAL OUTLAY				72,372,722
	Profit on GDV - Costs				25,1%
	Profit on GDV - Threshold Target Difference				15,0%
					10,1%
	Notes				
1	This document is for the exclusive use of the Alton Estate People's Plan. No liability is accepted for the use of this document by third parties. This document or its contents may not be reproduced without the express permission of ECP Partnership Ltd and University College London.				
2	For more detailed assumptions on the derivation of comparables please see comments above - please note that assumptions and inputs are not exact, and may change with market dynamics (no sensitivity analysis assessing changes has been constructed).				
3	This financial viability study is based on the outline specification and drawings contain on separate tabs at the end of the estimate				
4	VAT is zero rated in new built and 20% in refurbishment				
5	Data for assumptions are accurate as of July 2021.				
6	The price base date is 25th July 2021				
7	The costs assume that works will be competitively tendered. Works to be carried out Monday to Friday 8:00am - 5:00pm.				
8	The valuation provided does not account for timing in terms of detailed cash flows over the project period, as the proposed development has no set timeframe.				
9	No sensitivity analysis has been provided on the above figures at this present time, although this can be provided in due course.				
10	Social rents for new built have been derived from the most recent London Affordable Rent benchmarks, available at: https://www.london.gov.uk/what-we-do/housing-and-land/homes-londoners-affordable-homes-programmes/homes-londoners-affordable-homes-programme-2016-2023				
11	For calculating the rental income of existing social rent homes to be refurbished: assumed and adjusted average rental across applicable unit sizes, taking account of historical leases and existing costs, at £120.00 per week.				
12	The £70,000 allowance per newly constructed social housing is in line with GLA guidelines.				
13	The £15,000 reflects the contribution by existing lease and freeholders towards the refurbishment overall, also in line with policy recommendations.				
14	It is assumed that the tenure of the existing housing is 45.14% leaseholders and 54.86% council tenants				
15	For new homes, we have worked with the assumption of 50% social rent and 50% for sale on the private market.				
16	As per the assumptions noted above income from the community spaces has not been factored into the viability study, and that the costs of running these spaces will be provided for by any income they produce.				
17	No related planning fees or building control costs have been included in the viability study.				
18	Vacancy rates have been accounted for in the tenancies, at 3% across new socially rented homes created, to allow for market churn and adjustments.				
19	Inflation, interest rates and finance charges have also not been accounted for in the spreadsheet, but may have an impact on overall costs in the future as market dynamics change.				
20	Repair and maintenance costs were applied in line with published information from Wandsworth Council, available at: https://www.wandsworth.gov.uk/media/3035/annual_area_housing_panel_performance_report_201718.pdf				
21	Investment yields are 4.75% for social housing and 7% for retail, based on similar regeneration and refurbishment schemes.				
22	Maintenance and running costs for social housing are based on an average of G15 housing association annual report.				
23	Developer profit of 15% on cost of private sales.				
24	It is assumed the proposed alternative scheme will be council lead. There is therefore no allowance made for the purchase of the land necessary for the scheme.				
25	The scope of the new build and refurbishment is described more fully in the Outline specification and drawings used section below.				
26	Subject to NIL CIL as this development is within the 'Roehampton Charging Area' designated as 'Community Infrastructure Levy Zone'				
27	MCIL has been applied in line with appropriate guidance, at £80 per square metre, charged on the leasehold properties. No CIL has been charged by Wandsworth as the				
28	The following developments costs are excluded				
	(a) Land acquisition costs.				
	(b) Client internal costs, including finance and legal costs.				
	(c) Decanting or relocation costs.				
	(d) Statutory fees.				
	(e) Fittings, furnishings and equipment and other than those within the costings.				
	(f) Removal of asbestos or Japanese Knotweed				
	(g) Statutory changes.				

APPENDIX 2: HERITAGE IMPACT

Conservation Area	East West	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q		
Listed Building	Mount Clare																			
	Parkstead House																			
	Higlife Drive																			
	slab blocks																			
	Downshire House																			
	Temple, Minstead																			
	Gardens																			
	Bill sculpture																			
	Gates, Downshire																			
	House																			
	26 Bessborough																			
	Road																			
	Bungalows,																			
	Danebury Avenue																			
	Bungalows,																			
Minstead Gardens																				
Point blocks,																				
Wamborough Drive																				
Point blocks,																				
Norley Vale																				
Point blocks,																				
Dilton Gardens																				
Watchers sculpture																				
Park and Garden																				
Alton Estate Park																				
Local listing	Cedars Cottage																			
	Ibsack Place																			
	School																			
	Manfield Convent																			
	170 Harfield House																			
	66 Alton Road																			
33 Bessborough																				
Road																				
68-78, 80-86																				
Minstead Gardens																				





Produced by:



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The Bartlett School of Planning

In collaboration with:



Just Space and Alton Action

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