

ALTON ESTATE PEOPLE'S PLAN

Summary document



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

The first version of the People's Plan was published on 03/09/2021. This is a summarised version with some updates, published on 13/07/2023.

Produced by:

UCL Civic Design Exchange. The Bartlett School of Planning.

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In collaboration with:

Just Space

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The People's Plan is the output of the knowledge exchange project 'Co-designing neighbourhoods with communities in a blended environment: digital and face-to-face knowledge exchange'. 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 project has followed UCL's ethics guidance and has been approved by the UCL Ethics Committee (Approval ID Number 9089/003).

Yasmin Hamde provided support with the summary of the People's Plan as part of Just Space and Bartlett School of Planning's knowledge exchange programme.

The People's Plan has been developed in collaboration with residents from Alton Estate. The names of these participants are not disclosed for data protection reasons.

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Allbrook House. Photo by Alkon Action.

EXECUTIVE SUMMARY

The Alton Estate's People's Plan is a community-led proposal to improve the Alton Estate and the quality of life of its residents and communities. In 2020, Wandsworth council was planning to enter a joint venture with private developers to demolish and redevelop part of the estate increasing density four-fold. Residents and community groups came together and, with the help of UCL and through various co-design activities, elaborated a more socially, environmentally, and economically sustainable proposal. This proposal, known locally as the Alton Estate's People's Plan, provides more council homes and social infrastructure through retrofitting existing homes and proposing new homes and community spaces through infill development and roof extensions.

The Alton Estate People's Plan is not a statutory document, but a community vision that brings together the aspirations of local communities to improve the area. It aims to provide directions for re-thinking the approach to regeneration of the Alton Estate.

This document presents a summary of the proposals of the Alton Estate People's Plan. These proposals were elaborated through co-design activities, which included nine co-design workshops, as well as public events, presentations, and discussions with residents and community organisations. The People's Plan also built on a survey that was distributed to local residents on how to improve their neighbourhood.

These proposals look at improving the Alton Estate by retrofitting the existing built environment and adding new homes, community facilities and retail spaces through infill development, roof extensions, and minor redevelopments. These include:

425 homes: 274 refurbished and 151 new built, of which at least 50% would be at council rent.

11792.38 sqm of community facilities (5896.59 sqm refurbished and 5895.79 new built), including two health facilities/centres.

9098.73 sqm of retail spaces (7395.25 sqm refurbished and 1703.48 sqm new built), including a large supermarket.

1065 sqm of new built workspace, with a focus of affordable workspace.

370 parking spaces if the underground car park below the supermarket has two storeys and 310 if it has only one storey.

The proposals are backed by evidence base documents. These include a Social Impact Assessment, a Heritage Impact Assessment, and a Whole Life Carbon Analysis that contrast a redevelopment approach with a retrofitting and infill approach. The People's Plan also includes a Financial Viability Assessment co-developed by a quantity surveyor and a UCL academic. These documents can be found as part of the long version of the People's Plan in <https://www.altonaction.org> and <https://reflect.ucl.ac.uk/community-led-regeneration/>.

BACKGROUND

Between October 2020 and July 2021, a group of researchers from University College London (UCL) conducted the knowledge exchange project 'Co-designing neighbourhoods with communities in a blended environment: digital and face-to-face knowledge exchange' in partnership with the local organisation Alton Action and the London-wide network of community groups Just Space. The project aimed to understand the impact of the redevelopment scheme that Wandsworth council was proposing at that time on residents, and co-create an alternative and more sustainable proposal known as the 'People's Plan'. The project involved co-design activities with residents and local communities, as well as a survey to residents.

The People's Plan, a key output of the project, incorporates urban design proposals such as retrofitting the existing buildings, roof extensions, sensitive infill development, and demolition and redevelopment of two sites. It also includes strategies for biodiversity, community gardening, local shops, and social infrastructure. The proposals are supported by evidence-based documents, including a Social Impact Assessment, a Heritage Impact Assessment, and a Whole Life Cycle Analysis that contrast redevelopment with retrofitting and infill approaches, as well as policy reviews and a Financial Viability Assessment co-elaborated by a quantity surveyor and a UCL academic.

The UCL team consists of multidisciplinary professionals with expertise in co-design, participatory methods, architecture, planning, conservation, sustainability, community-led housing, real estate and valuation. The team, led by Dr Pablo Sendra, includes Dr Michael Short, Dr Daniel Fitzpatrick, Dr Nicola Livingstone, Irene Manzini Ceinar, Sahar Nava, William Turner, and Sarah Goldzweig.



Downshire Field in Alton Estate. Photo by Alton Action.

CONTEXT OF REGENERATION

Wandsworth council has been planning to regenerate the Alton Estate since 2004. The initial £33-million plans to redevelop Danebury Avenue and its surroundings were abandoned in 2009 during the global financial crisis, due to being 'unviable'¹. In 2013, the council appointed Bilfinger GVA and Studio Egret West to produce a Masterplan for the area², which was completed in 2014. This Masterplan proposed building "750-800 new homes including houses, maisonettes and apartments, which included 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 a Supplementary Planning Document (SPD) in 2015. The SPD proposed a net increase of 500 homes and potential for 250 student bedrooms or further homes³.

In 2016, the council launched a competition to choose a development partner and Redrow was chosen as the preferred bidder in early 2017⁴. The teams Hawkins\Brown, Barton Willmore (Design), Tate Hindle & Gillespies produced detailed proposals for Wandsworth Council and Redrow for the regeneration of Alton Estate. These proposals included the demolition of 288 homes and some existing community facilities and the construction of 1103 new homes⁵, as well as the construction of 9572sqm of non-residential uses⁶.

The Mayor of London Sadiq Khan said in 2019 he had 'serious concerns'⁷ over the scheme, saying it was 'unacceptable'. The concerns included the lack of like for like replacement of social rented units, the shortcomings in the consultation process, the lack of detail in the decanting process, the need for studying the impact on the CPO process, the segregation between tenures, the proportion of affordable and social rented homes, as well as concerns about community and commercial spaces, play space, equalities, urban design, heritage, inclusive access and fire safety, energy, sustainable drainage and flood risk, urban greening and transport.⁸ After amendments, the scheme eventually received the go ahead from the Mayor of London.

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 pandemic⁹. One month later, in September 2020, Wandsworth council announced they would go ahead with the scheme despite having lost their development partner¹⁰.

In July 2020, the resident-led campaign Alton Action contacted Dr Pablo Sendra and Dr Daniel Fitzpatrick from UCL to propose a collaboration for exploring community-led alternatives for regeneration. UCL and Alton Action were successful in their funding application for Research England, to put together an alternative scheme for the area, to be co-produced with the residents and explore more sustainable solutions to the regeneration of the area. This project started in October 2020 and was completed in July 2021, with the People's Plan published in September 2021.

In May 2022, the Labour party won control of Wandsworth council with a pledge to building 1000 new council homes. In September 2022, the council announced that they were scrapping the masterplan for redeveloping the estate and that they would hire consultants to explore alternative options.

AIMS OF THE PEOPLE'S PLAN

A People's Plan is a community-led vision that aims to influence the planning process based on residents' aspirations. It 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.

This People's Plan provides an evidence-based community vision for a more socially, environmentally, and economically sustainable regeneration. It does not oppose to regeneration, but proposes an alternative approach to it. 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 SPD produced for the area in 2015, such as improving "the quality of the retail, service and community facilities" or specific aspects of the detailed masterplan such as "affordable workspace for small businesses and the voluntary sector".

In response to the Climate Emergency, this People's Plan has co-produced with residents and communities in the area a scheme that proposes retrofitting 274 out of the 292¹¹ 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 the redevelopment of two sites within the demarcation area, which are the area near St Joseph's Church and Portswood Place. This minimises the number of homes proposed to be demolished and the impact on the residents as very few of them would need to re-housed.

The proposal meets the Supplementary Planning Document guidance (and actually doubles the amount of space) for retail spaces, workspaces and community facilities. 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.



Public presentation of the People's Plan in St Joseph's Church. September 2021. Photo by Alton Action.

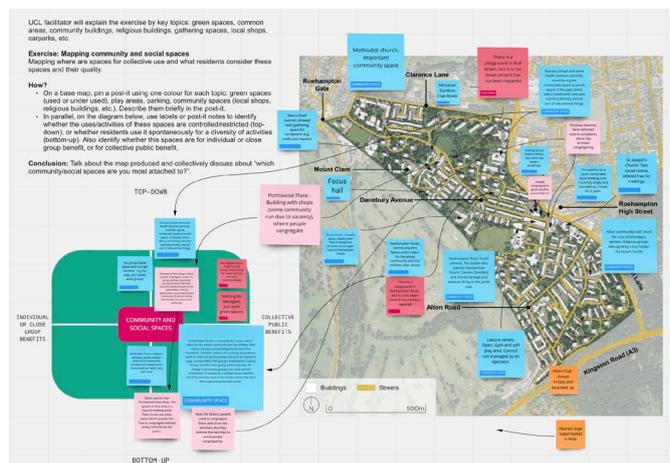
HOW WAS THE PEOPLE'S PLAN CO-CREATED?

The People's Plan is the result of a partnership between the resident-led campaign Alton Action, UCL, and the Just Space network. It has been co-designed with residents and communities from the Alton Estate. It involved:

- **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. The workshops were organised around different themes, including the social impact of regeneration, community spaces and social infrastructure, green spaces and biodiversity, maintenance and repair, priorities for regeneration, co-designing proposals, feedback on preliminary proposals, exploring opportunities for sustainable regeneration, exchanging knowledge about the Mayor of London's policies affecting regeneration, exploring opportunities for the architectural environment in preparation for a Life Cycle Analysis, and co-assessing the heritage value of the Alton Estate.
- **Regular meetings with Alton Action.**
- **Discussions with other community organisations in the area.**
- **Public exhibitions** organised by Alton Action.
- **One survey** ran between November 2020 and May 2021 as a supporting evidence for the Social Impact Assessment (SIA).
- **A live Q&A meeting** organised in July 2021.
- **A live presentation and Q&A** in September 2021.

When the project was completed, Alton Action kept organising engagement activities, producing newsletters and launching a petition in support of a more sustainable approach to regeneration such as the People's Plan. In the last stages of the project, Alton Action collaborated with the UCL course on Civic Design, which took Alton Estate as case study. Participants in the course and local communities looked at specific aspects such as community gardening or the management of community spaces. One of the UCL researchers has been developing further workshops on environmental sustainability.

The key proposals of the People's Plan are:



Results of mapping of community spaces exercise during an online workshop.



OVERVIEW OF THE PEOPLE'S PLAN

- The refurbishment and improvement of 274 out of the 292¹² 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, paying 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 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.

Overall, the People's Plan proposes:

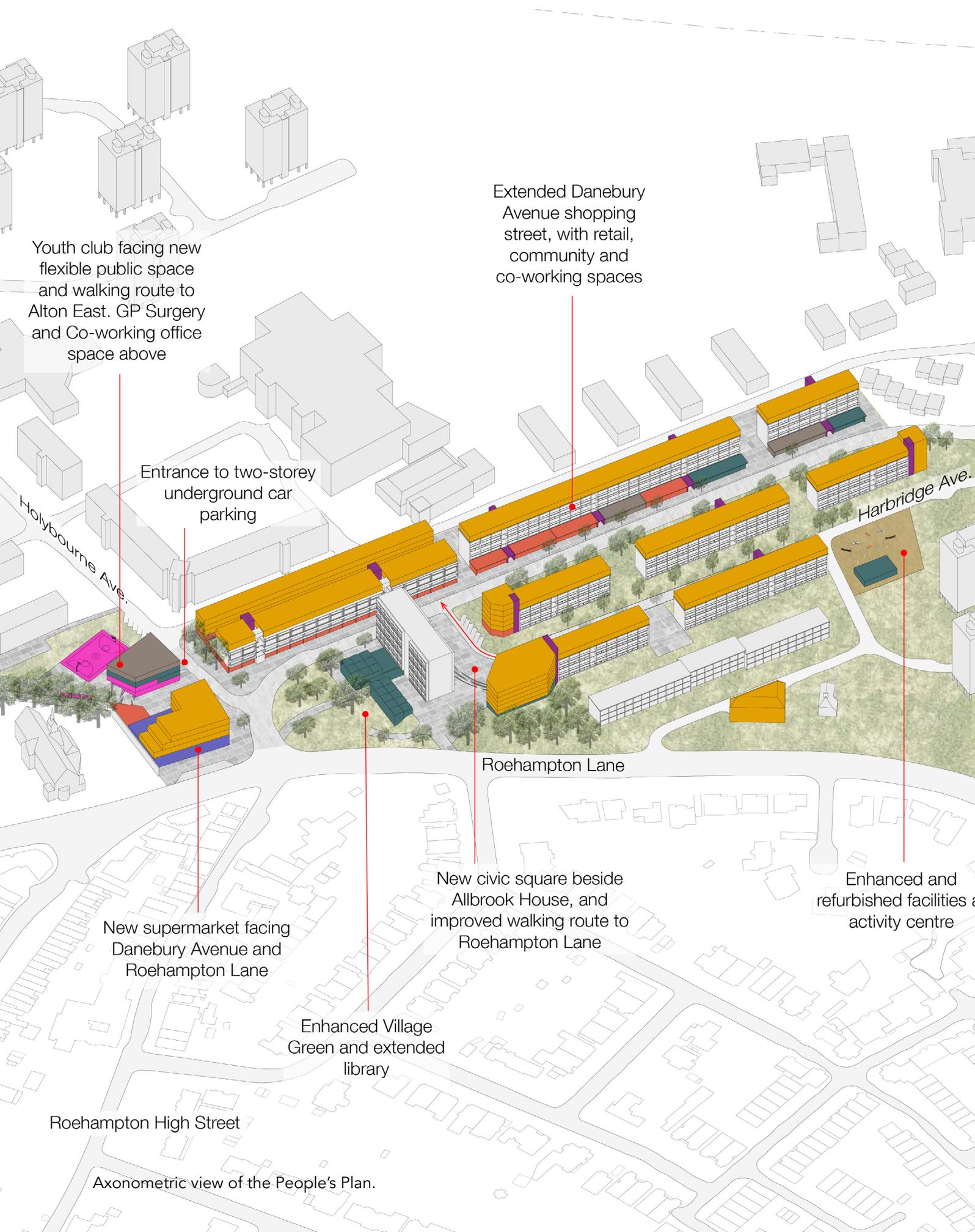
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9098.73 sqm of retail spaces (7395.25 sqm refurbished and 1703.48 sqm new built), including a large supermarket.

1065 sqm of new built workspace, with a focus of affordable workspace.

370 parking spaces if the underground car park below the supermarket has two storeys and 310 if it has only one storey.



Youth club facing new flexible public space and walking route to Alton East. GP Surgery and Co-working office space above

Extended Danebury Avenue shopping street, with retail, community and co-working spaces

Entrance to two-storey underground car parking

Holybourne Ave.

Harbridge Ave.

Roehampton Lane

New supermarket facing Danebury Avenue and Roehampton Lane

New civic square beside Allbrook House, and improved walking route to Roehampton Lane

Enhanced and refurbished facilities and activity centre

Enhanced Village Green and extended library

Roehampton High Street

Axonometric view of the People's Plan.



Enhanced retail and community facilities at Portswood Place, including public square and level street crossing to Downshire Field

New enclosed play area for younger children, and outdoor gym

Danebury Ave.

Danebury

Downshire Field

Clarence Lane

New playground and community garden

166 Roehampton Lane retained and refurbished for community use

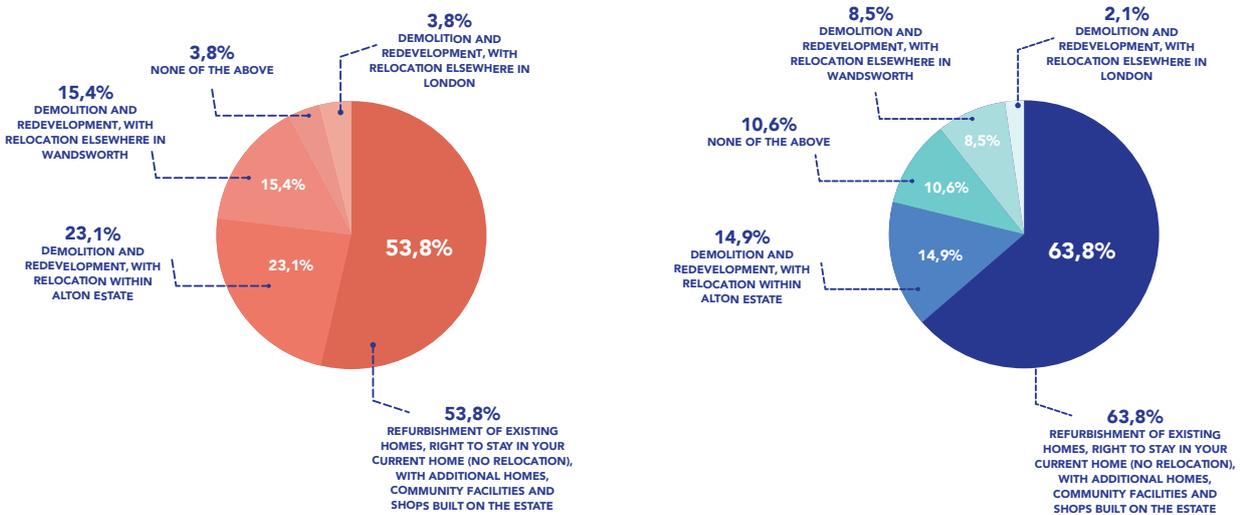
Key:

- New housing
- New lift access
- Community spaces
- Retail
- Supermarket
- Coworking/ offices
- Youth centre

Retrofitting existing homes

The Mayor's Good Practice Guide and the 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 first¹³". The majority of surveyed residents prefer refurbishment and infill development as the regeneration approach. 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.

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.



Survey: If you had a choice on the future of Alton Estate, which form of regeneration would you prefer? (left) Residents within the demarcated area for regeneration and (right) Residents across the whole Alton Estate.



Flooding in the external galleries of the maisonette blocks.



Façade showing the panels below the windows, the slabs and parts of the façades that need to be repainted.

Based on the evidence collected through a resident survey, the co-design workshops, photographs submitted by residents, and a site visit to the common areas of the blocks, the People's Plan proposes 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:
 - Timber frame to meet the u-value of 0.85-1.4 W/m²k
 - 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.
- Water proofing and insulating the facades facing the galleries on the exterior. 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, 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.
- Repainting the facades of the buildings where the finishing is paint over brickwall, respecting the original colours.
- To consider: External insulation of the slab facing façade. 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 introducing new lifts in maisonettes.
- 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 walls that do not have windows.
- Solar panels in the roof extensions
- Any external repairs should keep the appearance of the buildings, by no means use any aluminium cladding, and meet the new fire regulations related to cladding.

New homes through roof extension

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 Walterton 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.

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 Repowering¹⁴, 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.



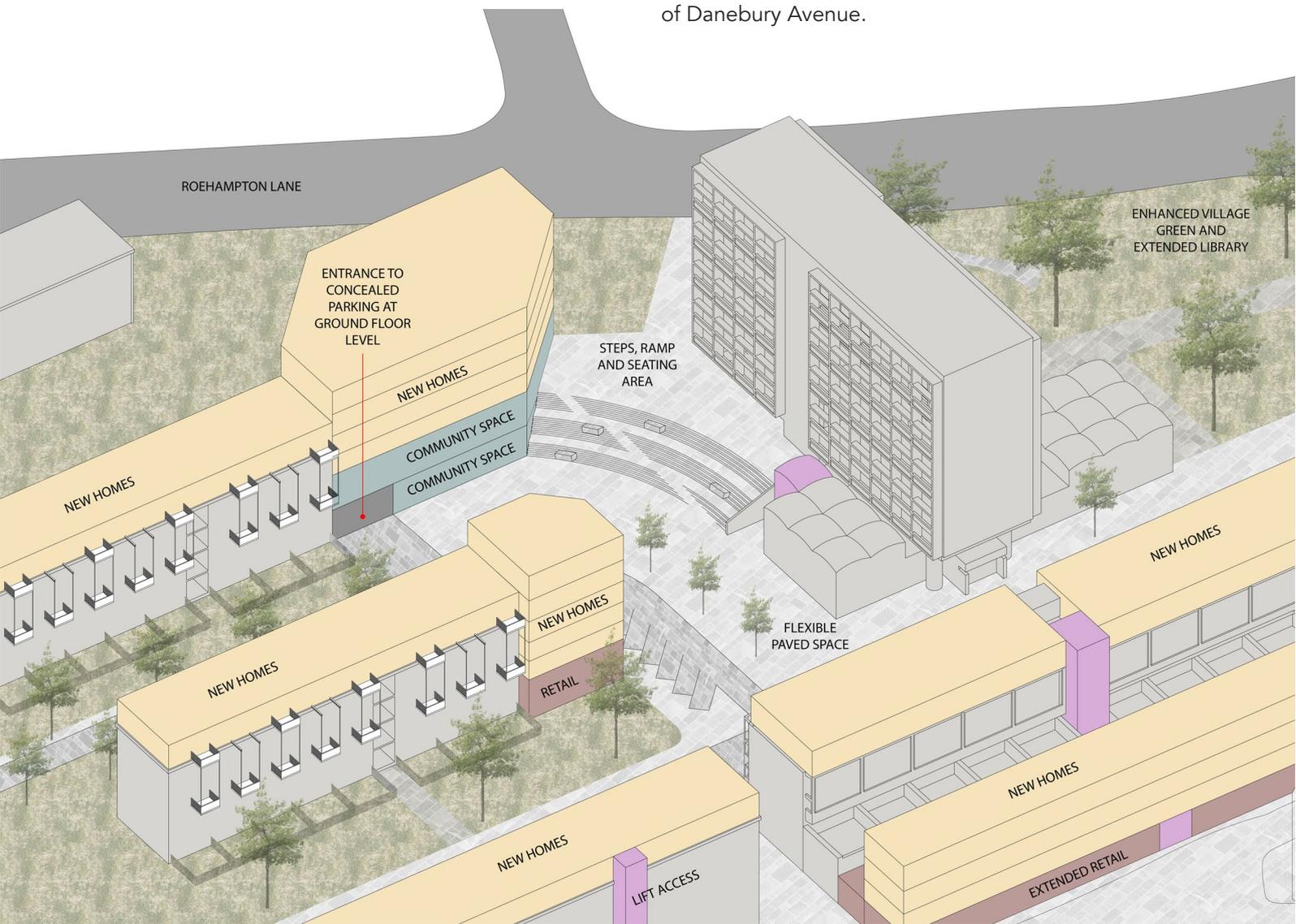
Walterton and Elgin Community Homes, community-led scheme that builds new social rent homes through roof extensions, which also include the installation of solar panels. Photo source: WECH's website.

Sensitive infill

The potential sites for infill developments and how they could be integrated in the existing fabric were identified with residents and communities during the workshops. These include:

- Two small blocks attached to maisonette blocks between Danebury Avenue and Harbridge 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 Harbridge 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 proposals, given that it could reduce 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.

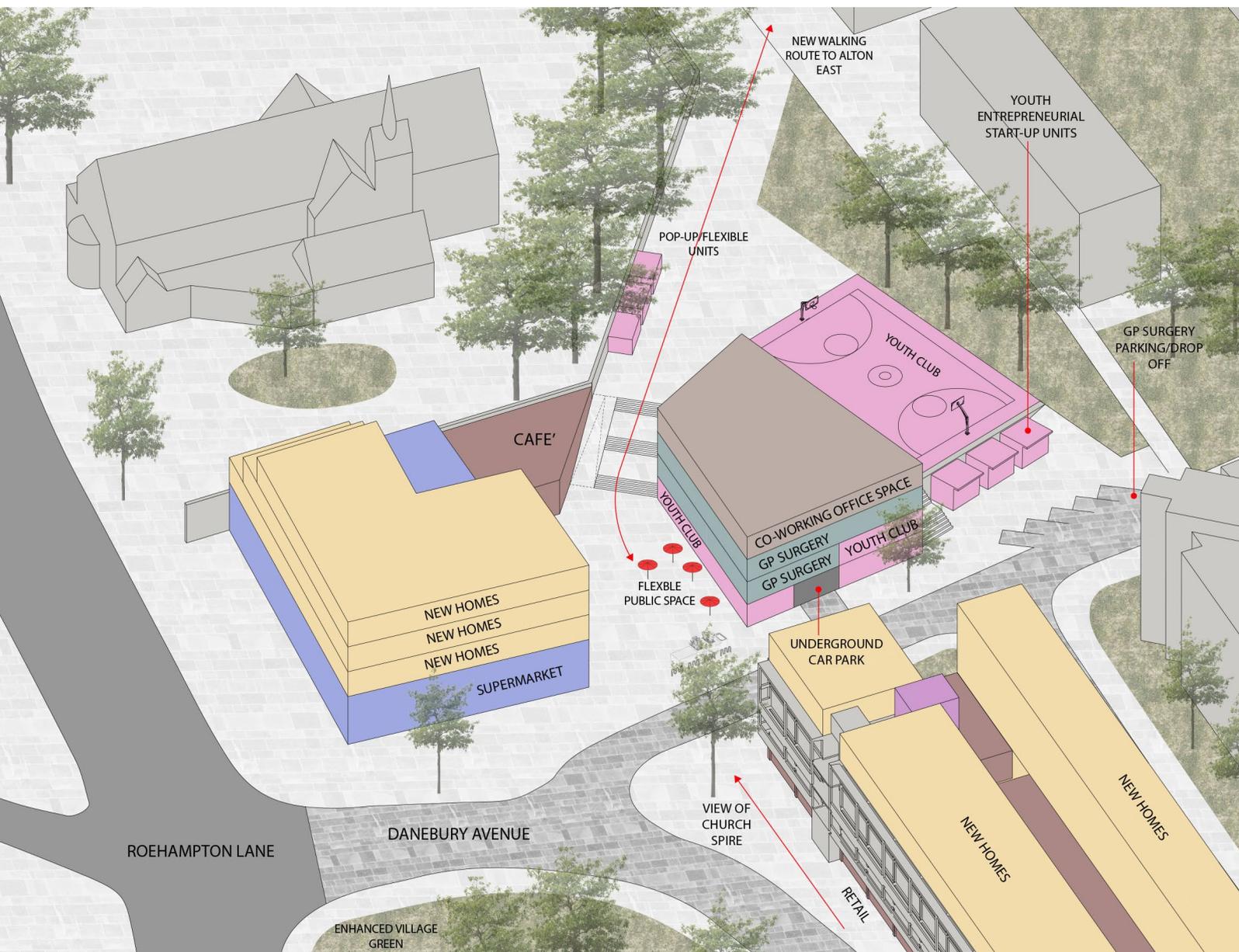
Public spaces behind Allbrook House, showing the new square behind it, the roof extensions and balconies on the maisonette blocks, and the infill homes next to the maisonette blocks and on Laverstoke Gardens behind the block at the entrance of Danebury Avenue.



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.

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.



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. 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.

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.



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. Proposals include:

New youth, health and community facilities at site A near St Joseph Church and Portswood Place.

Improving and supporting existing youth and community facilities in the Alton Activity Centre and 166 Roehampton Lane

Community-led management structure of some of the community spaces, building on existing community organisations in the area.

Community gardening and urban agriculture on the estate

The main objectives are to:

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 People's Plan proposes (1) modular and adaptable street furniture combining planter boxes, seating and storage along Harbridge Avenue and Danebury Avenue, with the potential for expansion across the estate 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.



Roehampton Library.



Alton Activity Centre. Photo by Alton Action.

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 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 for collecting more evidence and developing a further study. Below we explain the issues identified:

Increase bike storage facilities and in general improving the cycling infrastructure to connect to nearby stations.

Discussions around a hopper bus that goes around the estate and connects with other transport links and key places. .

Bus turnaround: Rethinking the proposal so it does not involve removing mature trees.

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 belief that cars would also go through and there had been fatal accidents in the past. There had been a survey in 2009 that demonstrated that the majority oppose any kind of opening and further campaigns to keep it closed in 2014¹⁵. 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.

Car park strategy

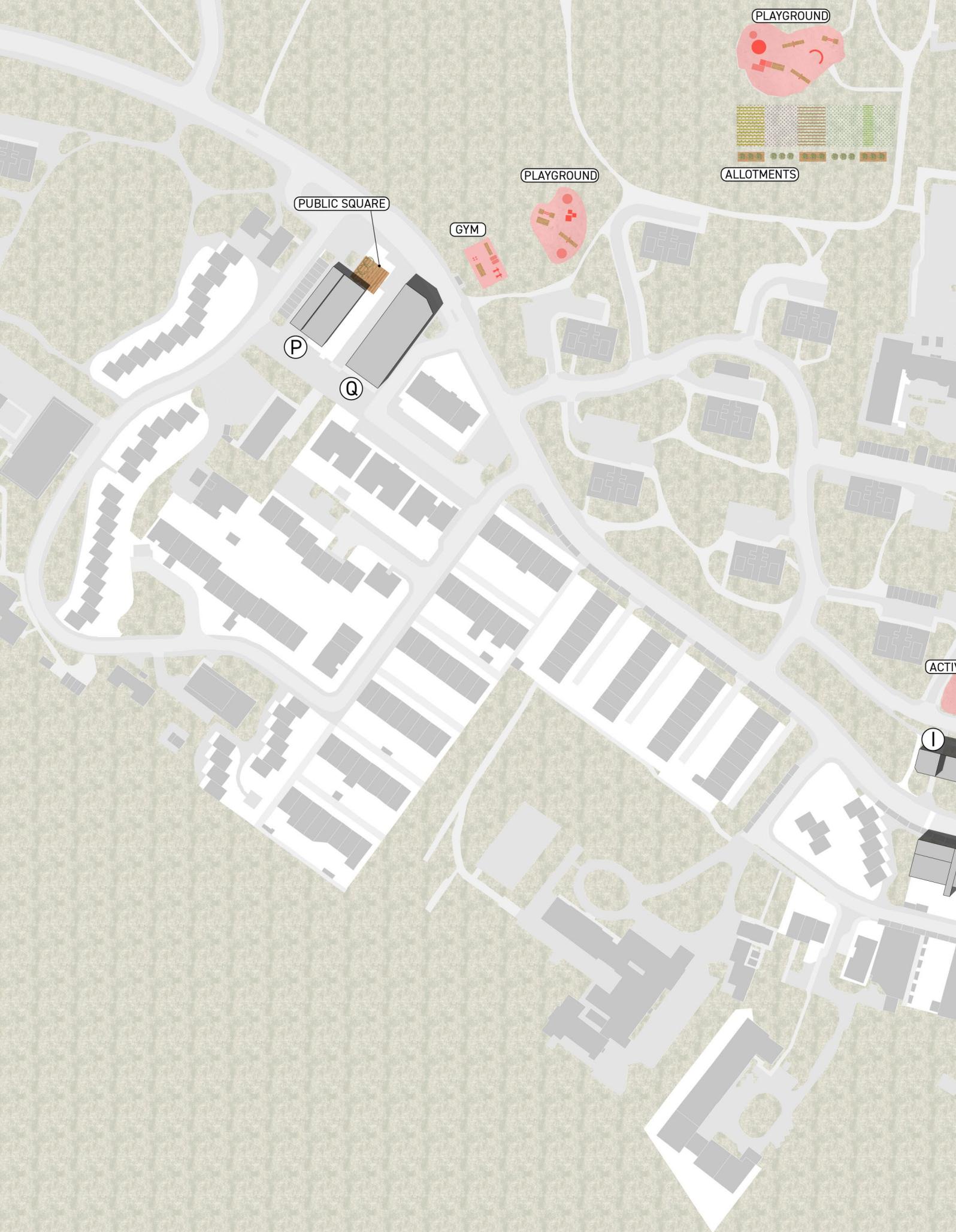
The People’s Plan proposes a total number of 370 parking spaces within the area demarcated for regeneration – 232 existing spaces – 82 spaces removed + 220 spaces added.

This includes:

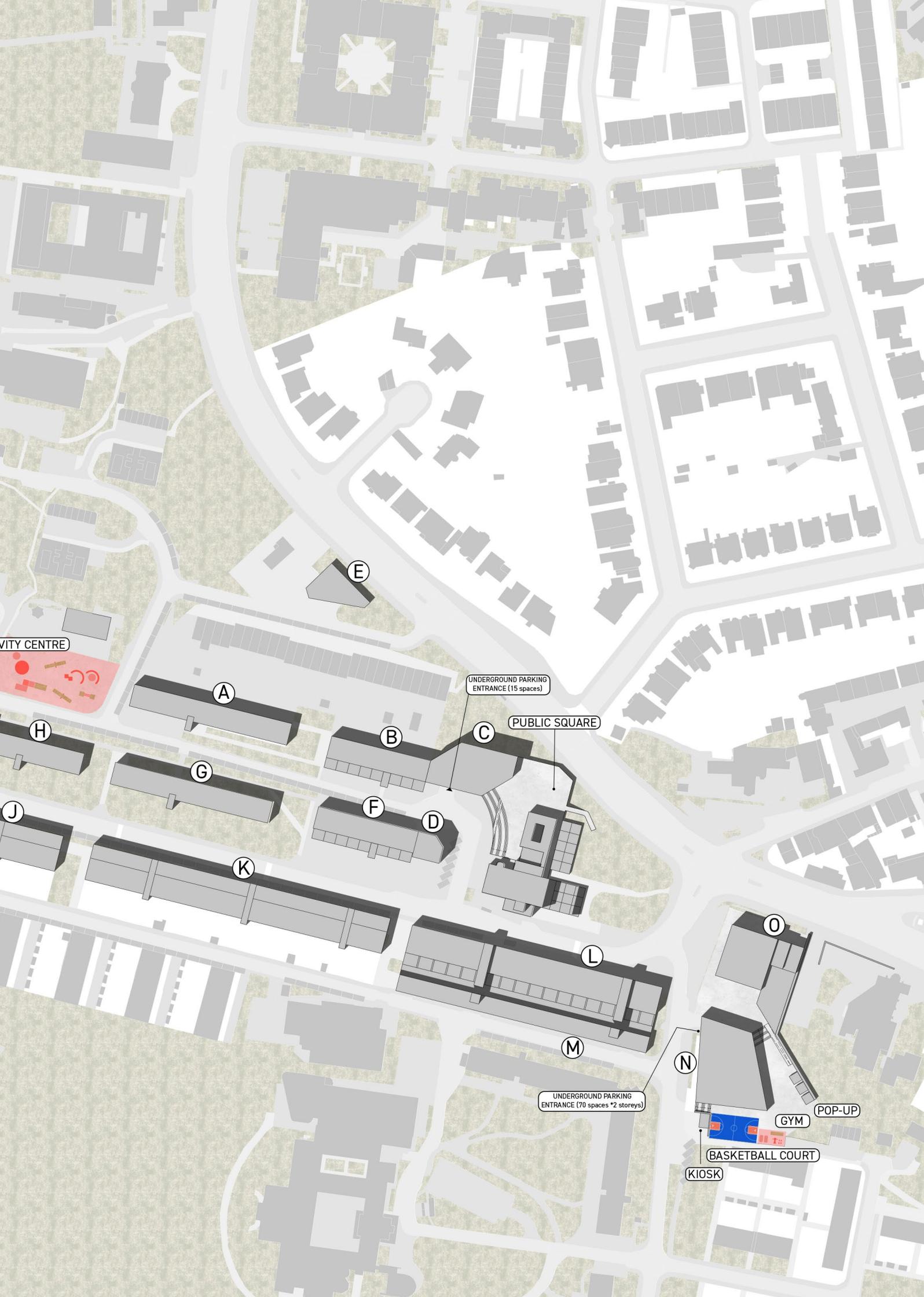
1. On-street parking.
2. New parking at the ground floor of the new infill block near Allbrook House: this parking hosts 15 parking spaces on the same car park permit of the surrounding area.
3. Two-storey underground new parking below the supermarket: this parking hosts 146 parking spaces – half of 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 considered the scenario of building one storey instead of two in order to save costs, which would result in 60 parking spaces less.

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 summarising car park options.



Alton Estate's People's Plan.



ACTIVITY CENTRE

E

A

UNDERGROUND PARKING
ENTRANCE (15 spaces)

PUBLIC SQUARE

H

B

C

G

F

D

J

K

L

O

M

UNDERGROUND PARKING
ENTRANCE (70 spaces * 2 storeys)

N

GYM

POP-UP

BASKETBALL COURT

KIOSK

ENVIRONMENTAL SUSTAINABILITY

Whole Life Carbon Assessment (WLCA) experiments were used to explore the overall Global Warming Potential impacts of different regeneration scenarios (existing building, different refurbishment scenarios, and previously approved redevelopment scheme). These have been conducted using the data from desk-based research, site surveys, building regulations, retrofit case studies and guidelines, and the planning documents of the council’s approved new build scheme. The results of the WLCA support the findings of current studies in favour of refurbishment and regeneration scenarios over demolition and rebuild schemes.

	Overall 60 year Operational and Embodied Carbon kgCO2/m
Scenario 1: Existing building	2156
Scenario 2: Basic retrofitting of the existing building to meet the building regulations	1204
Scenario 3: People’s Plan (moderate retrofit, top floor extension, added balconies, and locked entrances)	638
Scenario 4: New build replicating People’s Plan (based on the energy statement of the previously approved scheme)	1476

DELIVERY OF THE PEOPLE’S PLAN

ECONOMIC VIABILITY

A quantity surveyor costed the scheme of the People’s Plan, and a UCL academic in real estate 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 of the full version of the People’s Plan, 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, the People’s Plan worked with these starting conditions and assumptions:

- Taking as point of departure 50% of social rent homes in the new build. Given the need of homes for low-income families, the People’s Plan proposes that all this 50% of homes are at social rent levels rather than other type of affordable rent.
- For the rental income of the existing retrofitted social homes, the People’s Plan used an average council rent of £6240 per year, which is £120 per week.
- Note added May 2022: The People’s Plan calculated the financial viability assessment considering that the existing retrofitted homes remain council rent and the new ones are London Affordable Rent (which is slightly higher than council rent). However, given the cost of living crisis, the People’s Plan proposes that both retrofitted and the new homes are council rent. This can be compensated by the fact that the People’s Plan calculated £70,000 of GLA funding per new social home. And currently the GLA funding does not have that ceiling, but is awarding higher funding (~£160,000)

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 when an alternative is considered by the council.

- For workspaces, retail units and other buildings, the People’s Plan 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.
- The People’s Plan considered the funding for affordable housing that is distributed by the Greater London Authority, with the assumption that it would be £70,000 per new affordable housing unit, but recently the Mayor of London is awarding up to ~£160,000 per unit.
- The People’s Plan did not include 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 efficiency¹⁶.

PHASING

The People’s Plan proposes to start the process with small and low cost improvements into the public spaces and social infrastructure of the estate, which can be completed while an alternative plan is being drafted. For the main regeneration process, the People’s Plan proposes that residents move temporarily to other homes within the area while their home is being refurbished. If site A near St Joseph’s Church is redeveloped first, this can accommodate residents from the first block being refurbished temporarily. Once their home is refurbished, they can return to it and live in the same home. This approach would be reproduced with subsequent blocks being refurbished and added roof extensions and infill developments. This is the preferred approach because 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.

DELIVERY OF SOCIAL RENT HOMES

In total, the People’s Plan would deliver 227 social rent homes (151 refurbished + 76 new built) and 198 private homes (123 refurbished leaseholders /freeholders + 75 private). This is an overall 53.41% of social rent homes. With a much lower density and a lower cost than the now scrapped Wandsworth’s masterplan, it delivers a higher number of social rent units.

	Social rent	Other affordable	Leasehold or freehold	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

Endnotes

- 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 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
- 4 <https://www.showhouse.co.uk/news/redrow-preferred-bidder-for-alton-estate-regeneration/>
- 5 <https://www.altonestateregen.co.uk/assets/regeneration/documents/june-2019-submission/5-masterplan-statement.pdf>
- 6 <https://www.altonestateregen.co.uk/assets/regeneration/documents/june-2019-submission/6-das-volume-1.pdf>
- 7 <https://www.architectsjournal.co.uk/news/mayor-attacks-hawkinsbrowns-unacceptable-alton-estate-plans>
- 8 https://www.london.gov.uk/sites/default/files/public%3A//public%3A//PAWS/media_id_471293///alton_estate_report.pdf
- 9 <https://www.mylondon.news/news/south-london-news/one-londons-biggest-housing-estate-18728769>
- 10 <https://www.mylondon.news/news/south-london-news/wandsworth-alton-estate-regeneration-go-18958997>
- 11 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.
- 12 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.
- 13 Mayor of London (2021). The London Plan. https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf
- 14 <https://www.repowering.org.uk>.
- 15 <https://www.facebook.com/101220377926037/photos/a.393412992040106/393412528706819/?type=3&theater>
- 16 <https://www.facebook.com/101220377926037/photos/a.393410448707027/393410295373709/?type=3&theater>
- 17 <https://www.facebook.com/101220377926037/photos/a.390839548964117/390838935630845/?type=3&theater>
- 18 <https://www.gov.uk/government/news/warmer-greener-and-cheaper-homes-as-government-opens-a-triple-win-upgrade-for-social-housing>



Alton Estate. Photograph by Alton Action.