

RESIDENTS' BALLOT FREQUENTLY ASKED QUESTIONS

Version 2.0 September 2025



The Alton Renewal Plan is a complex programme of change for the estate and although we have tried to explain everything as clearly as possible there may be unfamiliar words or phrases that could do with a little more explanation.

The following document contains answers to the questions we most frequently get asked about the plans for new homes and community facilities, and those we think will be most useful for residents.

If you haven't found the answer to your specific question here, please contact us using the details below.

These FAQs were updated in September 2025 with further explanations based on feedback from residents.



Find out more about the ballot here

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Voting and the Ballot

Why are we having a ballot?

The Council is holding a vote to give you, the people who live on the Alton, the final decision on whether to knock down some buildings on the estate and replace them with more homes and improved community facilities.

A common word for this type of activity is 'regeneration'.

The Council said we would hold a vote on the new plans after we stopped the previous plans from being built. The vote is to make sure our new buildings meet your needs. The vote is called a resident ballot.

We will only go ahead with the plans if more people who vote say 'yes' than 'no'.

What are we voting on?

You will be asked to vote 'yes' or 'no' to the contents of a document called the Landlord Offer.

What is the Landlord Offer?

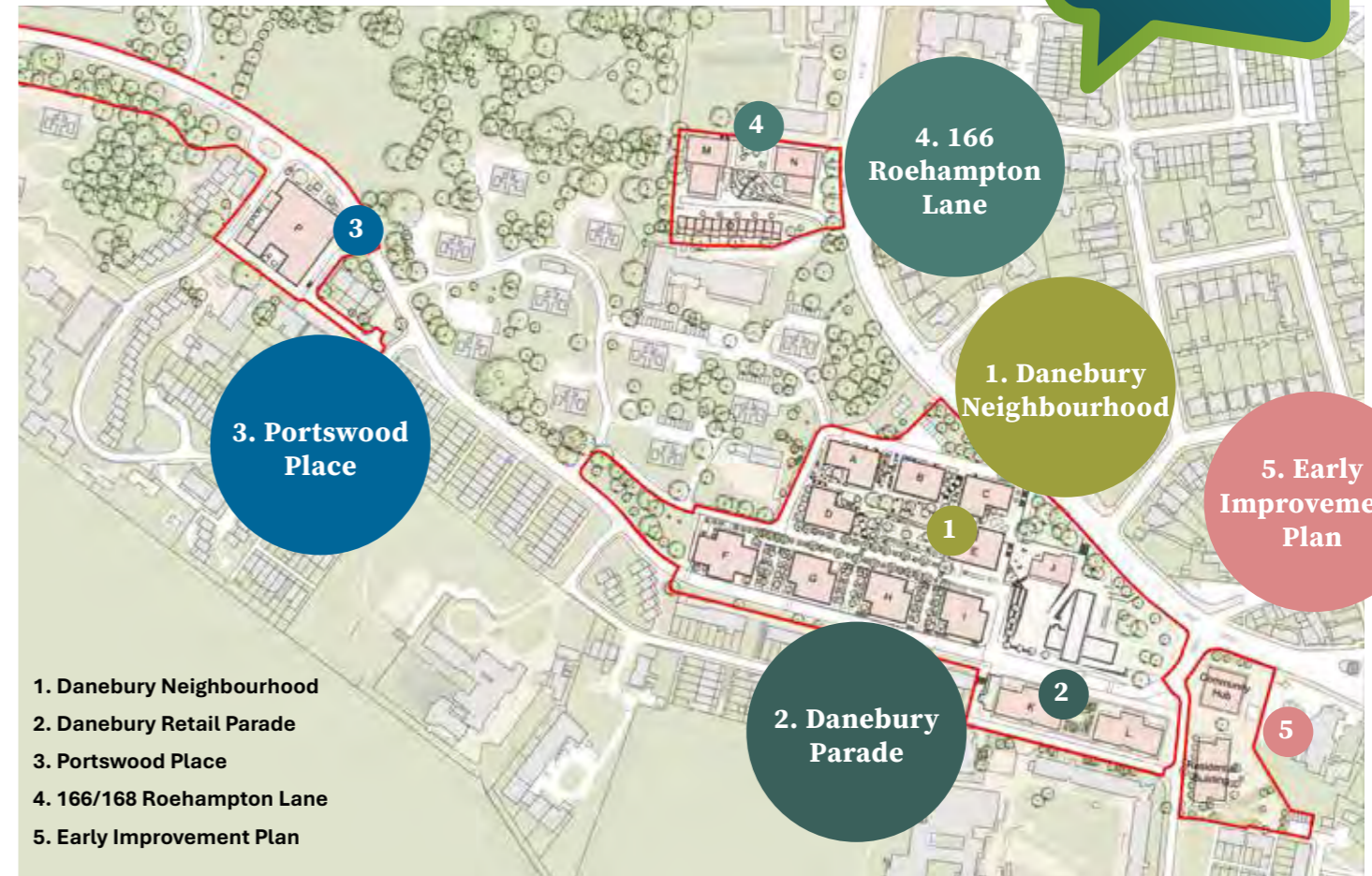
The Landlord Offer sets out the proposals for new buildings and facilities and how we will support people whose homes will be knocked down as part of the changes.

The Landlord Offer document explains the changes we are planning to make to the Alton if you vote 'yes'. It is called the Landlord Offer because Wandsworth Council is the landlord who manages most of the homes and facilities on the Alton, including the areas which there are plans to change.

The new buildings are in four main areas:

1. Danebury Neighbourhood: New homes replacing blocks on Harbridge Avenue, Kingsclere Close and the northern side of Danebury Avenue, with a central green square. A community square/events space immediately west of Allbrook House (current ramp and carpark location). A new block of homes to the north of the square with additional ground floor retail/community space.
2. Danebury Shopping Parade: A replacement retail block with flats above, including a larger supermarket and an improved link to the Roehampton Sports and Fitness Centre.
3. Portswood Place: A new community building for the services currently based at 166/168 Roehampton Lane and the Danebury GP Practice.
4. 166/168 Roehampton Lane: Two new blocks of flats and a terrace of family homes.

My Alton,
My Vote.



1. Danebury Neighbourhood
2. Danebury Retail Parade
3. Portswood Place
4. 166/168 Roehampton Lane
5. Early Improvement Plan

Early Improvement Plan

We are also regenerating the area at the corner of Roehampton Lane and Holybourne Avenue (the site of the old Co-op and pharmacy, youth club and housing offices). There will be two buildings:

1. a Community Hub with a new larger library, youth space, community space, shared workspace and council offices.
2. a block of more than 50 homes for council rent including family sized and wheelchair accessible homes.

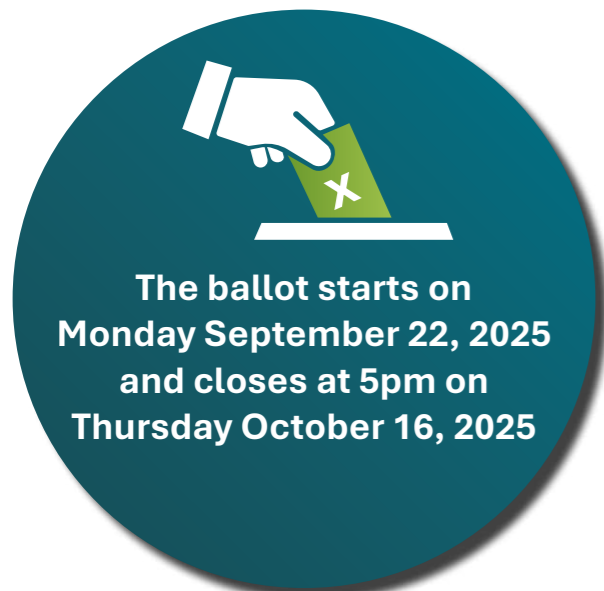
We committed to building on this site when we stopped the previous plans, because you told us you were unhappy that the site had been vacant for so long. This means that these two buildings will go ahead whether you vote yes or no.

Overall, we want to build between 600 and 650 new homes and knock down 177 homes. This means an increase of around 450 homes on the Alton.

57% of the new homes will be affordable, which means they cost less to rent or buy than they would from a private landlord or seller.

Council tenants and leaseholders whose homes are being demolished will be offered a new home on the estate and will be given financial and practical help to move. The second part of this document provides more information for those residents.

Once we have rehoused everyone whose home is being demolished because of the proposals, priority for the remaining new council homes will be given to current Alton residents who are on the council housing waiting list, depending on their position on the queue and whether there is an appropriate property available.





Voting and the Ballot

Who can vote?

The Greater London Authority sets out the rules for who can vote in the ballot and you will be able to vote if you are one of the following:

- Living on the estate as a council or housing association tenant with a secure, assured, flexible or introductory tenant and you are named on the tenancy agreement at the time we sent out the Landlord Offer.
- Living on the estate as a leaseholder or freeholder and you are named on the lease/ freehold title and have lived at the address as your main home for at least a year before we sent out the Landlord Offer.
- Living on the estate and you have been on the council's housing waiting list for a year when we sent out the Landlord Offer.

Who runs the vote and how do I know if I've got a vote?

An independent organisation, called Civica Electoral Services, will run the vote. You will be able to vote by post, online, or phone and the voting will be open for three and a half weeks from Monday 22nd September 2025.

Civica will write to your address to say which people in your household can vote, based on the Council's information. You will also get a letter if we don't think anyone should get a vote. You can query the voter list if you think we're wrong.

How can I vote?

Between September 22nd and October 16th we will be asking you to vote in the resident ballot.

There are options to cast your vote by phone, online or post. There will be a dedicated computer in Roehampton Library for you to use if you would like to.



Phone



Online



Post

What do I need to read before voting?

The Landlord Offer will provide the information you need to make a decision on the proposals. It will be sent out around two weeks before voting opens.

There will also be lots of opportunities to find out more about our ideas during September via events, newsletters and online information.

Why should I vote?

This vote is about your home and neighbourhood. It's important your voice is heard.

My Alton,
My Vote.

Tenures Explained

Secure council tenants

A secure council tenancy is a type of tenancy offered by the council that provides tenants with security of tenure, meaning they can live in their property for the rest of their lives as long as they adhere to the terms of their tenancy agreement.

Resident leaseholders

A leaseholder is someone who owns their flat, under a lease agreement, but does not own the land it's built on.

Non-resident leaseholders

A non-resident leaseholder is someone who owns a leasehold property, but does not live in it as their main home.

Freeholders

A freeholder is someone who owns the freehold of a property, meaning they own both the building and the land it sits on outright.

Tenants in temporary accommodation

Temporary accommodation refers to housing provided by the council, to individuals or families who are deemed 'homeless' while they await a more permanent solution.

Private tenants

A private tenant is someone who rents a property, usually a house or flat, from a private landlord or a letting agency.

If you are not sure what type of tenure you currently have, please contact us on 020 8871 6207 and we will help.

What will happen if residents vote 'yes'?

What a 'YES' vote means

The plans for new homes, new shops and facilities and a GP surgery at Portswood Place will only go ahead if there are more 'yes' votes than 'no' votes.

If it's a 'yes' then the proposals set out here will go ahead, together with the improvements in the Alton Renewal Plan.

The Council will lead the work rather than working jointly with a private development partner, and so the decision to go ahead is within the Council's control and the Council will be accountable to you as residents.

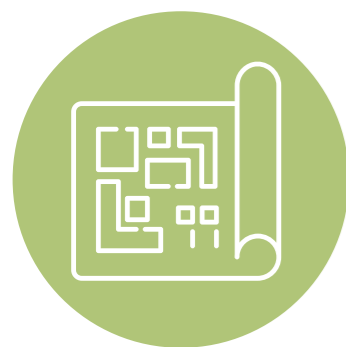
What a 'NO' vote means

A 'no' means the old homes stay, and the big changes planned won't happen. However, we will continue with the other activities you may have seen happening as part of the Alton Renewal Plan.

These include the Early Improvement Plan works such as more plants and play equipment and the colourful murals and artwork designed with residents.

Will my vote be secret?

Yes, your vote is secret. No one will know how you voted.



About the Proposed Changes

Why does the Council want to do this?

We think the Alton is a great place but we know it has some problems and that you understand it best because you live here. When we asked for your views in 2023 you told us that the Alton needed more affordable council homes for you and your families and that some current blocks were difficult to live in.

This might be because of the way they were built, or because the layout of the streets and pavements doesn't cope well with the Alton's hills. We have also noticed that some of our community buildings are not easy to use for everyone in the community.

You also told us that you liked lots of the estate and that the old scheme was going to demolish too many buildings and build too many flats for sale.

We think these proposals are a good fit with what you told us the Alton needed.

What's different from the old proposals?

Firstly, the designs of the new buildings and spaces are different and respond to your feedback about what works best in the Alton landscape. They also provide more council homes, and more green spaces, and help people move about the estate more easily.

Secondly more of the homes will be genuinely affordable council homes for local people on the estate.

Thirdly, we are no longer demolishing Allbrook House, the current library building, or the blocks at 117-211 and 213-243 Danebury Avenue.

Instead they will undergo a programme of major repairs including new windows for Danebury and Allbrook and a new roof for Allbrook. When the library moves to its new home in the Community Hub, the current building can be used for shops or community organisations.

Will the work go ahead this time?

If residents vote yes in the ballot then the works will go ahead.

The Council will be leading the work this time rather than working jointly with a private development partner, and so the decision to go ahead is in our control and we are accountable to you as residents.

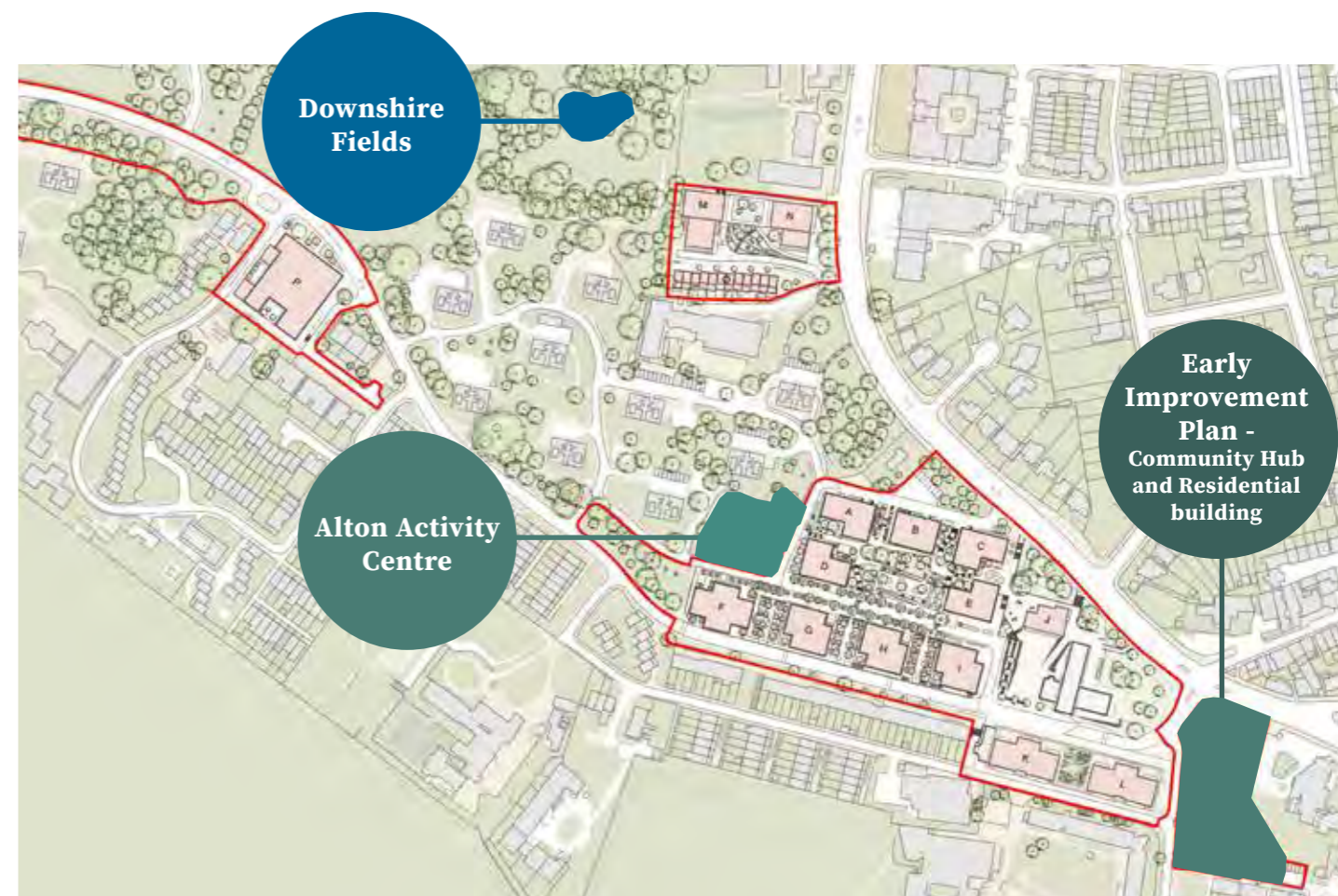
How long will the regeneration take and how much disruption will it cause?

Big programmes do take a long time and we expect it will be about ten years from start to finish. However, we will be phasing the development carefully which means we will do the work in the best order to reduce disruption to you all – for example by making sure you can always get around the estate, wherever you live.

We will also conduct a social impact assessment as well as making sure that the builders follow considerate construction requirements.

What about open spaces and play areas?

Our plans include a new village green and community square, play spaces and green spaces around Allbrook House and the new Community Hub.



Some will be quiet spaces to enjoy the nature which you've told us is one of your favourite things about the Alton, and some will be designed to help people get together.

We are also delivering two new play spaces at Downshire Fields and the Alton Activity Centre as part of the Alton Renewal Plan. These two spaces will go ahead whatever the result of the vote.

Will there be enough parking for all the extra people?

There won't be any loss of parking because of the new scheme, and some new blocks will feature additional underground spaces.

What's most important to us is that the people who live on the Alton already don't lose out on parking because of the new homes.

Therefore, when we build the new homes we plan to bring in a parking scheme that will provide FREE parking permits for existing Alton residents only. The introduction of the new parking scheme will be subject to consultation with residents and businesses.

How will the regeneration affect local businesses and shops?

There will be a rebuilt shopping parade on Danebury Avenue including a larger supermarket. We will have to ask businesses to move around but will help local businesses to keep trading and will make sure a supermarket stays open throughout the development.

Once all the work is finished there will be a bit more space for shops and other businesses than there is now.

Will the estate still feel like the Alton after the changes?

The plan tries to keep the parts of the Alton you told us that you liked while making it better for the future.

Is the development at Minstead Gardens (Mount Clare) part of these plans?

The former university buildings on Minstead Gardens (Mount Clare) are not owned by the Council, and do not form part of the Alton Renewal Plan.



The following blocks will be demolished:

31-115 (odd) Danebury Avenue

1-28 Kingsclere Close

1-115 Harbridge Avenue

1-14 Portswood Place



Moving

Where will I live during building work?

We will make sure there is a new home built for you to move into before we demolish your block. This means you will only have to move once.

What if I don't want to move?

We know moving can be hard and can bring changes you may not have expected. If your block is being demolished you will have a dedicated Council officer to help you through this process and help you with any concerns or worries you have.

If you are a homeowner and don't want to sell your home to us we may end up buying it through something called a Compulsory Purchase Order to make sure the plans can go ahead. Even if this happens, the law means we still have to pay a fair price for your home and for the disruption and help you with the cost of moving.

I live in Council Temporary Accommodation, what will happen to me?

We will offer you an alternative property and do our best to make sure it is somewhere that works for you. If you are near the top of the housing queue we will see if we can make you a permanent offer.

Will I get help with moving costs?

Yes, you will get help with the cost of moving. More detail will be set out in the Landlord Offer.

What will the new flats be like?

They will be modern, warm, and designed to meet up to date space, safety and energy efficiency standards.

Will my new home be the same size?

The size of your new home will depend on the number of people in your household. Your re-housing officer will assess your needs. You may be eligible to move to a bigger home if you have a growing family, or you may want to downsize to a more manageable property depending on your circumstances.

What level of input will I be able to have into the design of my new home?

We will try and give you some input on both the layout of the flat and the materials used. This will take the form of choices between a limited number of options that our designers know from experience will work well.

Can I live on the ground floor?

If you need to, the Council will try to make that happen.

Will the homes be good for older or disabled people?

You can talk to your re-housing officer about any specific needs that you have and we will try and offer you a home that meets those needs.

10% of the units we are building will be wheelchair accessible, and this includes some family-sized homes.

All the new blocks of flats will have lifts.



Money Matters

I am a homeowner, will I get a fair price for my home?

Yes. You will be paid the full market value of your home, plus help with moving costs.

If you live in your home on the Alton you can use this money towards a new home on the Alton or elsewhere.

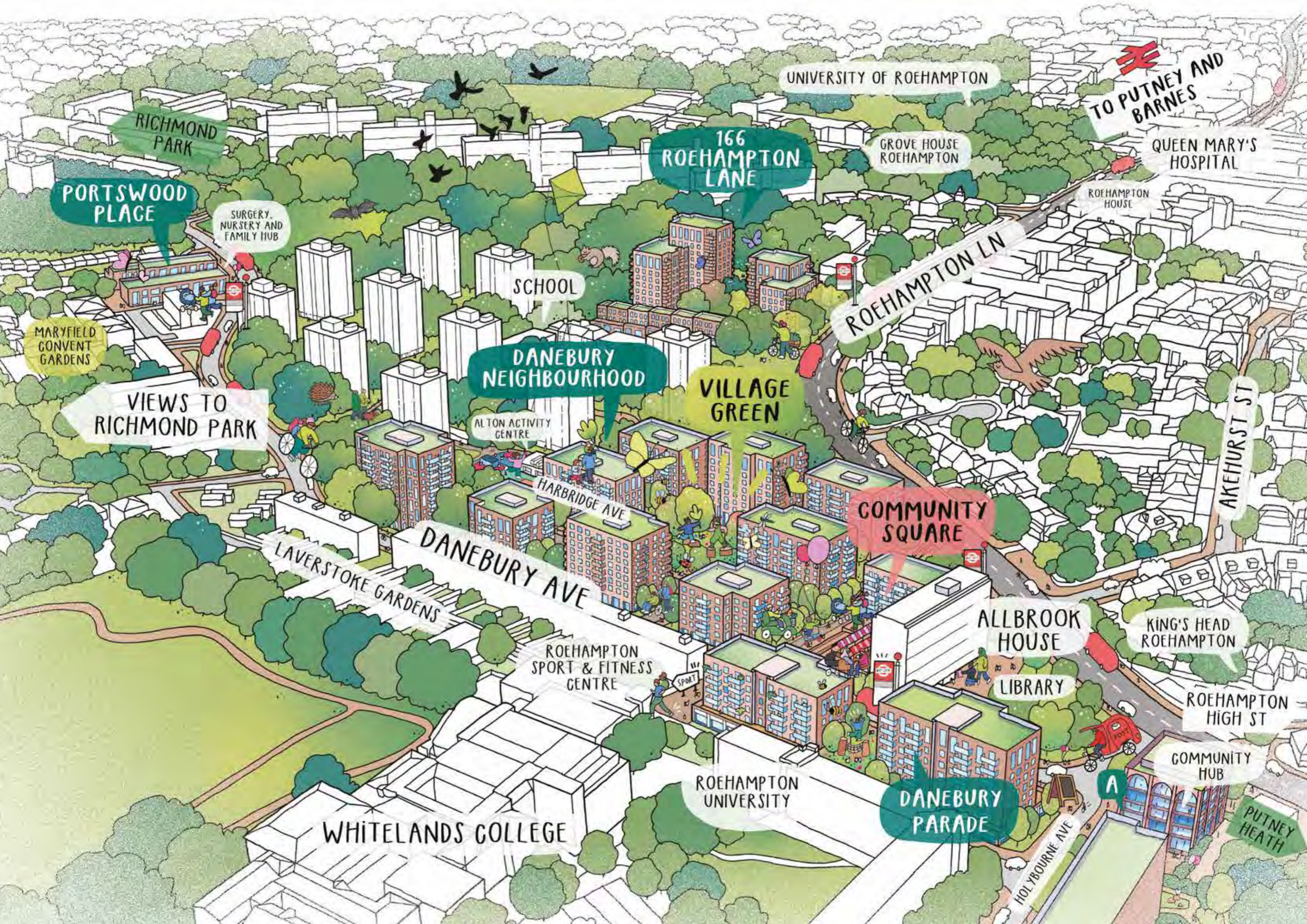
If you don't live in the property you will still get a fair price but you won't get the chance to buy a new home here. This is because we want to prioritise the people who live in the homes that are being demolished.

I am a council tenant. Will my rent go up?

If you pay council rent now, you will continue to do so. The rent will be worked out on the same basis as your current rent, but may be higher or lower than now if you choose a different size property.

Notes

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TO PUTNEY AND BARNES

QUEEN MARY'S HOSPITAL

ROEHAMPTON HOUSE

UNIVERSITY OF ROEHAMPTON

GROVE HOUSE ROEHAMPTON

166 ROEHAMPTON LANE

SCHOOL

ROEHAMPTON LN

PORTSWOOD PLACE

SURGERY, NURSERY AND FAMILY HUB

MARYFIELD CONVENT GARDENS

VIEWS TO RICHMOND PARK

DANEBURY NEIGHBOURHOOD

VILLAGE GREEN

ALTON ACTIVITY CENTRE

HARBRIDGE AVE

COMMUNITY SQUARE

AKEHURST ST

LAVERSTOKE GARDENS

DANEBURY AVE

ROEHAMPTON SPORT & FITNESS CENTRE

ALLBROOK HOUSE

LIBRARY

KING'S HEAD ROEHAMPTON

ROEHAMPTON HIGH ST

COMMUNITY HUB

PUTNEY HEATH

ROEHAMPTON UNIVERSITY

DANEBURY PARADE

HOLYBOURNE AVE

WHITELANDS COLLEGE



**My Alton,
My Vote.**



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the ballot here**

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