



My Alton,  
My Vote.

# LANDLORD OFFER

Investing in a prosperous future  
for Alton Residents

September 2025



Cover image: Proposed view along Harbridge Avenue and the new green square

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Find out more about  
the ballot here

# Introduction

**This is your chance to have your say – please use your vote.**

**We are very pleased to share this Landlord Offer with you.**

**The Landlord Offer is the official name for this document which 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.**

**It is the result of many conversations and much thoughtful input from you, the residents, combined with our renewal and design teams' expertise in making the most of the Alton's very special setting and community.**

**Thank you to everyone who has given us the time to engage with the plans and share your insights into the estate.**

**We share your excitement about the positive opportunities that will come from the new proposals including energy efficient new homes, bigger and better community spaces, improved shops, and easier movement around the estate for everyone.**

**This Landlord Offer has been sent to you so that you can see the design vision for the estate and the new homes.**

**It also sets out our commitments to those of you whose homes are being knocked down as part of the redevelopment, so that you can understand how we will support you through the process.**

**Our aim is to provide you with all the information you need to make an informed decision in the resident ballot, and we will have a team on hand right the way through to the close of the ballot to answer your questions and help you with anything that is unclear.**

**This is a resident decision. These proposals will only go ahead if there is a majority in favour.**



A handwritten signature in black ink that reads "Simon Hogg".

**Leader of the Council  
Cllr Simon Hogg**







## Engagement so far

We started our conversations with you about these proposals in January 2023. We wanted to find out what was good and bad about life on the Alton, and what you had liked and disliked about the previous regeneration plans.

From those conversations we put together the Alton Renewal Plan, which is already running lots of projects to improve your life on the estate. They also gave us enough information to start work with our designers HTA on what new homes, community buildings and public spaces might look like.

HTA started work in August 2024 and since then they have held:

**70+ Public events**

**Access & Inclusion Panels**

**Youth Advisory Panels**

**Alton Community Panels**

**Public exhibitions**

**Walkabouts**

**Meetings with local groups  
& organisations**

**Comparison site visits and  
benchmarking**



## What you have told us so far

**When we first spoke to you 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 who lives here.**

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

**Over the last twelve months we have shared our design ideas and used what you've told us to improve them.**

**You told us that you liked buildings which had a smaller footprint because that makes more room for green space and avoids split levels to adjust for hills and slopes.**

**You told us that you wanted to be able to move about the estate more easily and have a straightforward walk to buses and other services.**

**You told us that you relied on the supermarket on the estate and wanted a bigger store back.**

**You told us that you loved the Alton's green setting and wanted to make the most of nature.**

**You told us that you needed more and different types of spaces for people to get together and for children to play.**

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





## Our commitments to you if the ballot outcome is 'Yes'

### All residents

1

**Modern community facilities, a bigger supermarket, more green space and better ways to get around**



2

**Attractive, energy efficient and accessible new homes, with private outside space, prioritised for existing Alton residents**



3

**The chance to participate in the next stage of the design process**



4

**A new parking scheme, with FREE permits for existing residents only. The introduction of the new parking scheme will be subject to consultation with residents and businesses**



## People who live in the development area whose homes are being replaced

5

**Secure council tenants:** A guaranteed new social home, matching your housing needs and compensation for relocating from your current home

6

**Resident leaseholders and freeholders:** a fair deal including compensation for the purchase of your existing home, an affordable way to buy a new home on the Alton or the chance to sell early

7

**Temporary accommodation tenants:** alternative accommodation which meets our duties to you and suits your circumstances as well as possible

8

**Private tenants:** advice and information about rehousing if you are threatened with homelessness

9

Consideration of your preferences in terms of location, floor level and neighbours if you're moving into a new home on the Alton

10

Practical and financial help with moving, reflecting your need and eligibility







## What will the new proposals be like?

### The main scheme

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 shop/community space.
- 2. Danebury Retail Parade:** A replacement parade of shops with flats above, including a larger supermarket and an improved link to the Roehampton Sports and Fitness Centre.
- 3. Portswood Place:** A new community facility for the services currently based at 166/168 Roehampton Lane (the Family Hub) and the Danebury GP Practice.
- 4. 166/168 Roehampton Lane:** Two new blocks of flats and a terrace of family homes.

Alongside these improvements we will create new paths and resting points which make it easier for people to move around and enjoy the estate.

### 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:

- a Community Hub with a new larger library, youth space, community space, shared workspace and council offices
- 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.

### What's changed from the old plans?

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.

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 and external decoration for Danebury Avenue and Allbrook House and a new roof for Allbrook House.

When the library moves to its new home in the Community Hub the current building can be used for shops or community organisations.



View into the proposed new community square next to Allbrook House



## Total homes

Overall, including both the main programme and the Early Improvement Plan, we want to build between 600 and 650 new homes including rebuilding 177 homes. This means a likely increase of between 400 and 450 new homes on the Alton, subject to planning permission. Overall, 72% of the new affordable homes will be for social rent and 28% for shared ownership.

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

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.

Build  
up to 650  
new  
homes

An  
increase of  
more than  
400 homes

Rebuild  
177  
existing  
homes

57% of  
homes  
will be  
affordable



## Our design proposals

### Vision principles

Our design proposals are created using the guiding principles of People, Place and Performance, to help us create a vision for the Alton. Broadly, they consist of providing:



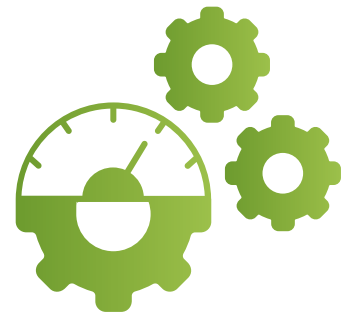
#### People:

- improved housing – existing homes replaced with high quality new accommodation through a range of houses, maisonettes and apartments.
- new shared facilities providing services for all ages and abilities and the replacement of the library and community facilities.



#### Place:

- improved quality of the retail, service and community facilities. Improve existing community buildings and create new facilities within the existing local centre and important shopping parade.
- a placemaking approach which protects, strengthens and repairs the special qualities of the estate through sensitive intervention.
- improved pedestrian, cycle and vehicular connections within the estate and to the surrounding streets, centres, communities and open spaces.
- a more attractive area with a high-quality and active landscape, by upgrading existing open spaces and creating new ones.



#### Performance:

- a more mixed and balanced community with new and improved high-quality housing that will raise the living conditions and widen housing choice.
- improved or replaced poor-quality buildings.
- upgraded existing and new public spaces and pedestrian links to make them more attractive, convenient and usable.
- the ability to conserve and enhance the existing heritage assets and their settings, to better reveal the qualities of the estate.



The existing estate with the proposed redline boundary for the development sites shown in red



1. Danebury Neighbourhood
  2. Danebury Retail Parade
  3. Portwood Place
  4. 166/168 Roehampton Lane
  5. Early Improvement Plan
- = Buildings to be replaced

**The following blocks to be demolished are shown in black in the above map:**

**31-115 (odd) Danebury Avenue**  
**1-28 Kingsclere Close**  
**1-115 Harbridge Avenue**  
**1-14 Portwood Place**



## Our new proposals

### What happens and when?

Between **September 22, 2025 and 5pm October 16, 2025**, we will be asking you to vote in the resident ballot.

There are options to cast your vote by phone, online or post.



Phone



Online



Post

If a majority of people who vote say ‘yes’ to the plans, we will then get ready to apply for planning permission for the main scheme, and once planning permission is granted, we will be able to start on site.

Residents will be notified by post of the result of the ballot, with letters posted out on Friday 24th October.

This is a complex scheme, and we expect it will take about ten years from start to finish.

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 and by guaranteeing that people whose homes are going to be knocked down only have to move once.

We will also make sure that the builders comply with considerate construction requirements.

More details on proposed phasing will be shared early next year.

**The ballot starts on  
Monday September 22, 2025  
and closes at 5pm on  
Thursday October 16, 2025.**





The map shown here outlines the full area that will be included within the ballot area. Residents will be sent a letter to confirm eligibility to vote within each home shown in the area within the redline boundary above



**Proposed areas for change shown within the red lines including images of the proposed future buildings**



**3. Portswood Place**



**1. Danebury Neighbourhood**



**2. Danebury Retail Parade**





4. 166/168 Roehampton Lane



5. Early Improvement Plan



4.

1.

2.

5.

Roehampton Lane

Danebury Avenue

Community Hub

Residential Building







## The new homes

### The new homes will be:

- well designed, energy efficient and built to current design and space standards
- safe, with fire safety and security as a priority
- a good size with well-proportioned rooms, generous built-in storage and a private outdoor space
- well insulated for noise and temperature control, and well ventilated
- adapted to meet your accessibility needs, if required
- ‘Secured by Design’ - An official police initiative to ensure buildings and their surroundings are safe to live in, work in, shop and visit.

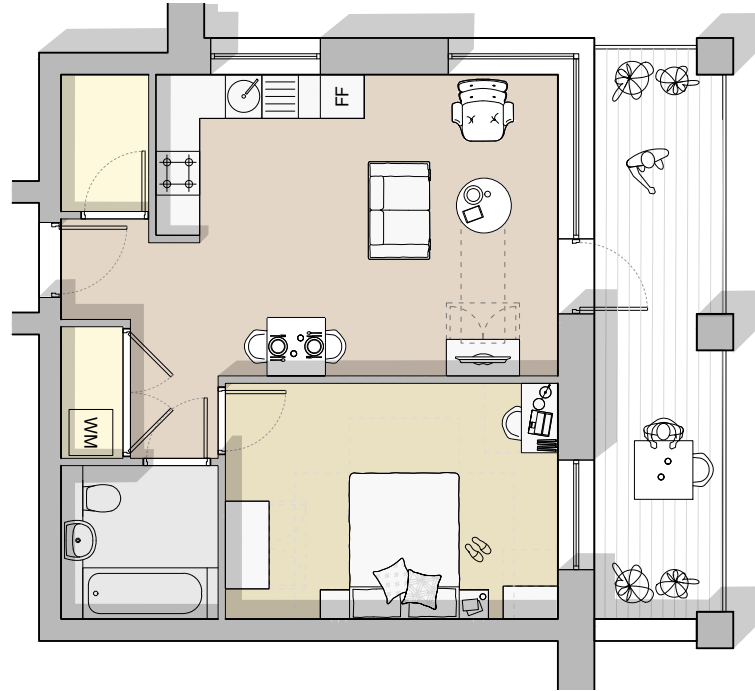
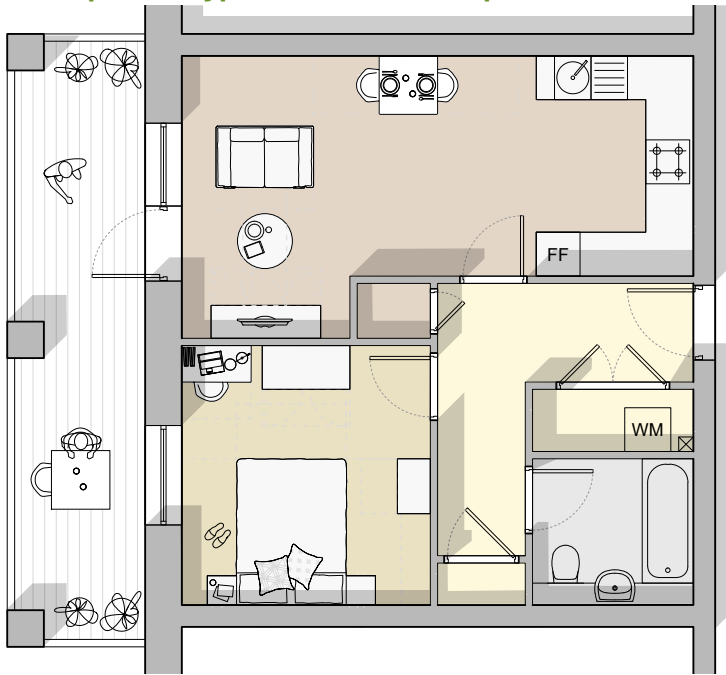
### The new homes will have:

- modern kitchens and bathrooms
- either an open plan, or separate kitchen layout
- bathrooms that can be adapted to specific mobility needs
- two toilets if you have three or more bedrooms
- a utility cupboard for services, with space and plumbing for a washing machine
- a separate built-in storage cupboard in the hallway
- thermostatically controlled energy efficient heating
- high-performance double-glazed windows
- TV aerial and satellite points to the living room and all bedrooms.

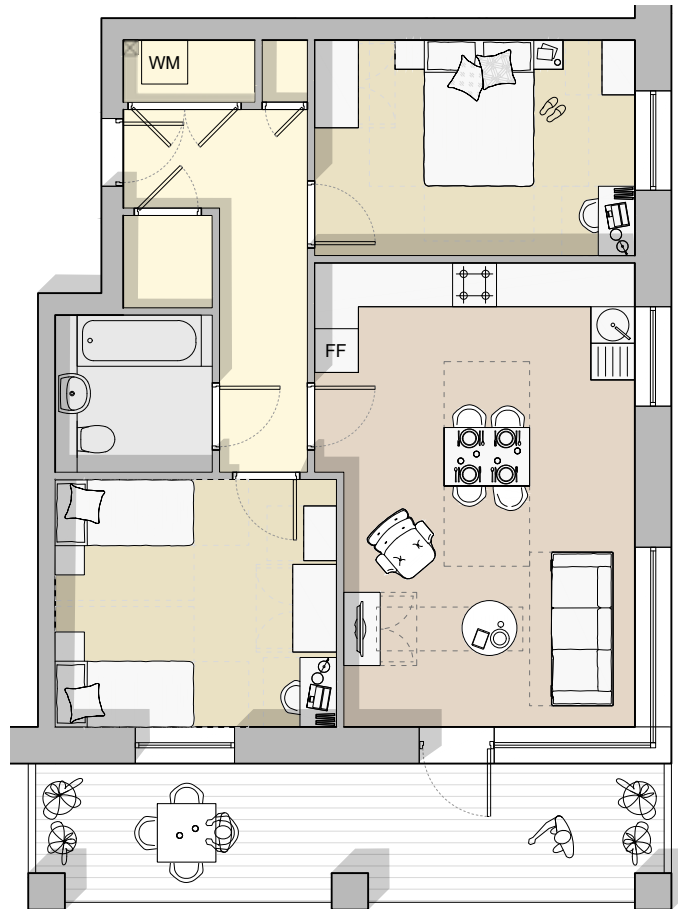
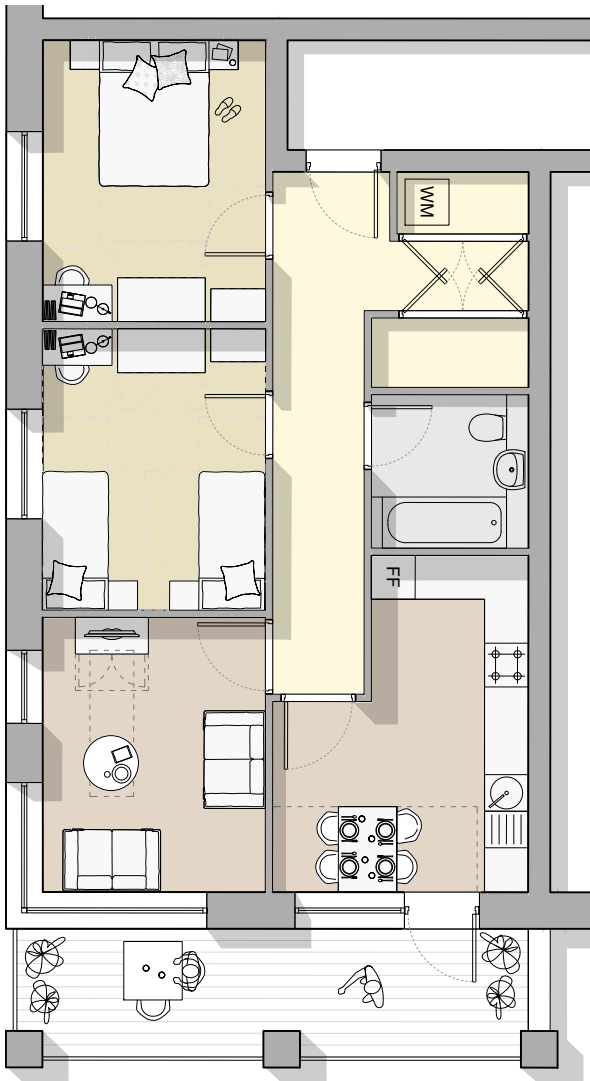
We will build homes with a mix of sizes, all with their own private outdoor space.



## Examples of typical 1 bedroom 2 person homes



## Examples of typical 2 bedroom 4 person homes







### **Making your home your own**

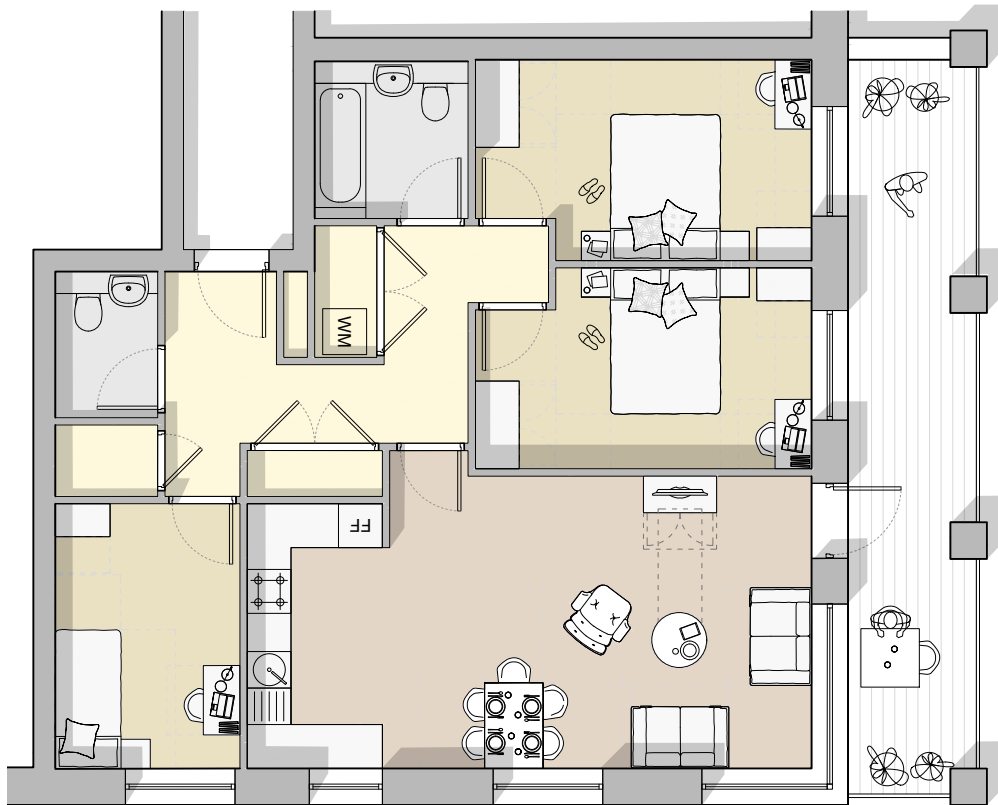
**This section applies to existing residents who qualify for and accept a new home on the estate, including Wandsworth shared equity homes.**

**We know that residents want to be able to make their new home their own. As such, we will provide a variety of colours and finishes to choose from that fit your own style at no cost to you, from a range available when your new home is being built.**

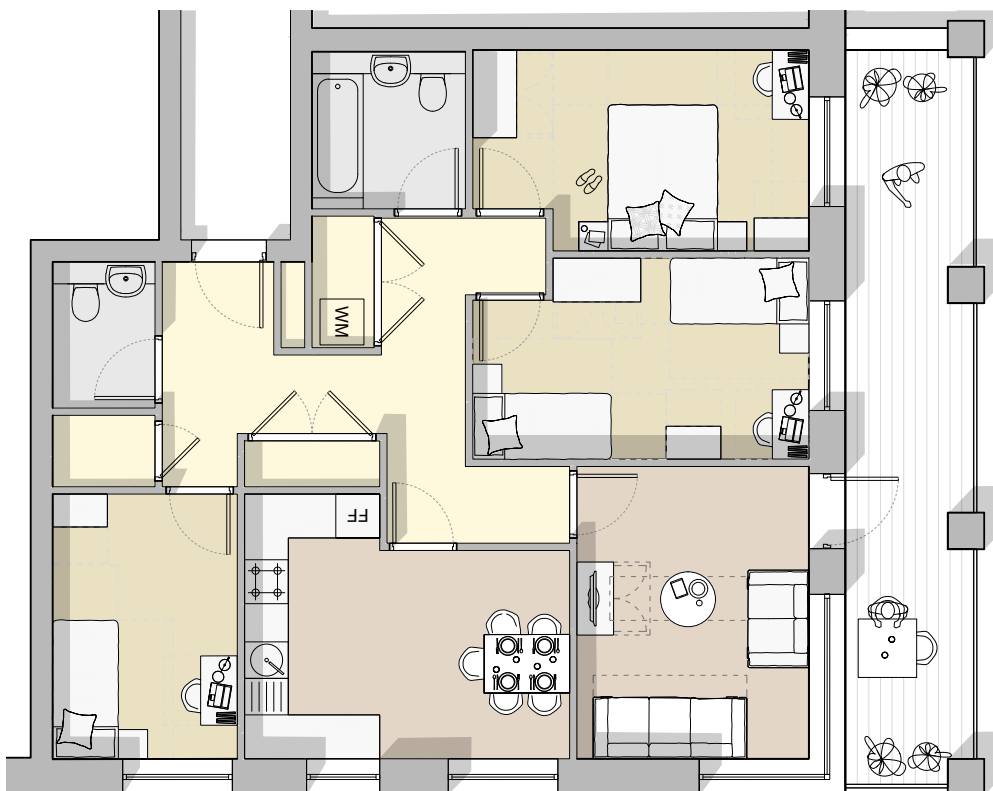
**You will be able to choose from a selection of options:**

- **Kitchen and worktop finishes**
- **Paint colours**
- **The colour and type of floor finishes.**





**3 bedroom 5 person home with open plan kitchen, living and dining**



**Alternative 3 bedroom 5 person home with separated living room and kitchen/dining**



## The Ballot

### Who runs the ballot?

If you're eligible to vote, you'll receive your ballot paper directly from Civica Election Services (CES). CES is an independent company with over 100 years' experience of administering ballots and are the UK's leading provider of election services. They are approved by the Mayor of London to collect, audit and count the votes.

### Who can vote?

The ballot is open to **ALL RESIDENTS** aged 16 and above if they fall into one or more of the following criteria:

- Social tenants (including those with secure, assured, flexible or introductory tenancies) named as a tenant on a tenancy agreement dated on, or before, the date the Landlord Offer is published.
- Resident leaseholders or freeholders who have been living in their properties as their only principal home, for at least one year prior to the date the Landlord Offer is published and are named on the lease, or freehold title for their property.

- Any resident whose principal home is on the estate and who has been on the council housing register for at least one year prior to the date the Landlord Offer is published, irrespective of their current tenure.

Voting eligibility is set out by the Greater London Authority (GLA).

The question you will be asked to vote on is:  
**ARE YOU IN FAVOUR OF THE REDEVELOPMENT PROPOSALS FOR THE ALTON ESTATE?**

### When will we find out the result?

Residents will be notified by post of the result of the ballot, with letters posted out on Friday 24 October, 2025.

### Where can I get more information on the proposals or the ballot?

You can get in touch with us using the below details.

**My Alton,  
My Vote.**

**E**

Email:  
[altonrenewal@wandsworth.gov.uk](mailto:altonrenewal@wandsworth.gov.uk)

**X**

Twitter - @AltonRenewal

**W**

[www.wandsworth.gov.uk/alton](http://www.wandsworth.gov.uk/alton)



Find out more about  
the ballot here



A birds eye view into the proposed new community square



The ballot starts on  
Monday September 22, 2025  
and closes at 5pm on  
Thursday October 16, 2025

## 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 in this document will be advanced, together with the improvements in the Alton Renewal Plan.

## 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.

**BALLOT PAPER** CES

My Alton, My Vote.

Regeneration Area Name (Estate or House)  
**Regeneration Ballot 2025**

Client Name has asked Civica Election Services to conduct this ballot. You should have received a Landlord Offer document recently which provides details of the proposal for the regeneration of **Regeneration Area Name**. It is this proposal by Client Name that you are being asked to vote on below.

Question text here. Question text here. Question text here. Question text here. Question text here. Question text here. Question text here. Question text here. Question text here.

YES ☐ NO ☐

Cast your vote using one of the following methods

**VOTE BY POST**  
Vote by marking a cross 'X' in the box next to your chosen answer.

**VOTE ONLINE**  
Go to: [www.cesvotes.com/jurl](http://www.cesvotes.com/jurl)  
Vote using your security codes.

Your completed ballot paper should be returned in the pre-paid envelope provided and must be received by the independent body (CES) no later than the time and date shown below.

Security Code Part One  
Security Code Part Two

Please see over for further voting methods

VOTING CLOSING  
TIME ON DAY DATE MONTH YEAR  
0000X\_X\_00/0000X



Return Address  
Civica Election Services  
33 Cleverly Road  
London  
W11 1AA

Delivered by  
ROYAL MAIL  
POSTAGE PAID BY  
CES

Security Code Part One  
Security Code Part Two

IMPORTANT INFORMATION ENCLOSED

The ballot paper will look like this and is from an independent company called Civica Election Services. They run the confidential ballot process.

If you have any questions about the voting process, you can contact CES at [support@cesvotes.com](mailto:support@cesvotes.com) or call on 020 8889 9203.



## A summary of landlord offers

This is a summary of the key parts of the offer to people who are directly affected by the proposals because their current home is going to be knocked down.

The offers are based on the type of tenure you currently have, if you are not sure what tenure you have, please contact us on 020 8871 6207.

### Secure council tenants

**Turn to Page 22**

### Resident leaseholders and freeholders

**Turn to Page 26**

### Non-resident leaseholders and freeholders

**Turn to Page 28**

### Tenants in temporary accommodation

**Turn to Page 30**

### Private tenants

**Turn to Page 31**

### Our offer for secure council tenants

- A choice of a new home on the estate or a council home elsewhere in the borough, if that is your preference
- A home loss payment to spend as you wish. (This amount is set by national government. It is currently £8,100)
- The reasonable cost of moving home paid for by the council
- Reimbursement of reasonable costs associated with moving (for example postal re-direction and reconnection of telephone/ broadband)
- A new home that meets your assessed housing need in line with the council's allocation scheme - this means enough bedrooms for your household
- If you are currently under occupying (have more bedrooms than your household needs), either a new home that meets your needs plus one extra bedroom, or a cash incentive to downsize.

Turn to page 22 for more information on the offer

### Our offer for resident leaseholders and freeholders

- The full market value of your property plus a home loss payment of 10% of the market value of your home, currently capped at £81,000 (the percentage and cap are set by national government, and any future changes will be applied)
- The chance to put this value toward ownership of a new home on the Alton
- A disturbance compensation payment to cover the reasonable costs you incur when moving home such as surveyor's fees, legal fees, Stamp Duty Land Tax on your new purchase (capped at the amount that would have been payable for the purchase of the home you sold to the Council), removal costs, etc.

Turn to page 26 for more information on the offer

### Our offer for non-resident leaseholders and freeholders

- The full market value of your property plus a Basic Loss payment of 7.5% of the value of your home, capped at £75,000 (the percentage and cap are set by national government, and any future changes will be applied)
- Reimbursement of reasonable costs associated with the sale of your existing property and the purchase of a replacement UK property (providing it is purchased within a year).
- The opportunity to sell your property as soon as the final decision to redevelop the estate has been made.

Turn to page 28 for more information on the offer

### Our offer for tenants in temporary accommodation

- Alternative suitable temporary accommodation, taking into account your preferences on location wherever possible
- Support with moving home, including financial assistance if eligible
- Consideration of whether we can make you a permanent offer, based on your queue position and properties available.

Turn to page 30 for more information on the offer

### Our offer for private renters

- The Homelessness Prevention and Solutions Service can provide advice and information on rehousing options
- This may include financial support to secure alternative accommodation if you are eligible for this help.

Turn to page 31 for more information on the offer



# Full Landlord Offer for affected residents

## Secure Council Tenants

This offer applies to all secure council tenants, including introductory tenants and those with fixed term tenancies whose homes are identified to be demolished.

### Your choice of new home

The redevelopment will take place in phases and as it comes close to your move date you will be able to choose from either:

- a. a council property elsewhere on or off the estate or
- b. a move to a new council home that we build for you on the estate

If there are sufficient properties available, we may be able to offer you a choice of new properties on the estate.

### Early moves

In some circumstances you may be able to move before your scheduled phase, if a suitable property is available. You can discuss this with your dedicated rehousing officer.

### Moving outside the regeneration area

If you want to leave the regeneration area, we will try to find you another Wandsworth council home that meets your needs.

Asking to move away will not affect your offer of a new home within the Alton.

A new home will still be reserved for you until you have secured an alternative. You can discuss this option with your dedicated rehousing officer.

### A single move

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

### Home loss payment

Secure council tenants who have lived in their home for more than 12 months will be entitled to a home loss payment of £8,100 per household. The amount is set by the government and reviewed regularly. This is payable whether you stay on the Alton or move off the estate. If you are in arrears when you move, the council will deduct the arrears from your compensation.





## Help with moving

In addition to the compensation, the council will cover the reasonable costs of moving. This can include:

- Disconnection and reconnection of appliances
- Alterations to furnishing e.g. curtains
- Telephone/satellite tv/broadband reconnection
- Redirection of mail (up to 3 months)
- Reasonable removal costs.

To make moving run more smoothly, you will have a dedicated rehousing officer, and the council will organise removals for you using a reputable company. You will be given plenty of notice of your move day and packing boxes will be delivered well in advance.

We will usually be able to organise a viewing of your allocated new build property in advance so that you can measure up.

Tenants will be supported with their move whether they are moving to a new home on the Alton or moving away.





## Secure Council Tenants continued...

### Extra help for those that need it

Residents that need additional support will receive further help with the practical side of moving including a packing service.

### Housing that fits your needs

The council will make sure that you are allocated a home that meets your housing need, assessed in line with the council's Social Housing Allocation Policy and Local Lettings Policy.

A dedicated rehousing officer will carry out a full housing needs assessment of your household's requirements.

### Overcrowded households will be allocated a larger home

Households that are overcrowded will be rehoused in a larger home that fits their housing need, in accordance with our policy.

### Under-occupiers can choose to keep one extra bedroom

Tenants living in a property with more rooms than their housing need are 'under-occupying.' If this applies to your household, you will be able to keep one extra bedroom above your assessed housing need when you move, if you choose.

For example, if you are a single person or couple currently living in a two bed roomed or larger flat you would ordinarily be offered a one bed roomed flat, but because you are already under-occupying you will be able to move into a two bed roomed flat if you wish.

Alternatively, you can choose to be allocated to a home that fits your housing need exactly and be offered further compensation, on top of the £8,100 home loss payment of an additional £2,000 - £5,000, depending on the size of your current property.



Proposed view of new homes at 166 Roehampton Lane



Proposed view of the new community square next to Allbrook House



### **Tenants needing adaptations**

In assessing housing needs, the council will also consider the household's requirements for adaptations, as assessed and recommended by our Specialist Housing Occupational Therapist.

### **Tenant preferences**

In allocating new homes, the council will take preferences such as lower floors or keeping existing neighbours into account where possible. However, we cannot guarantee meeting all individual household preferences.

### **'Split' households**

In some instances, the council may consider providing two separate homes for households that are willing to split in return for trading down in property size.

### **Social rents**

If you are an existing secure council tenant, you will remain a council tenant with a secure tenancy and be charged the social rent whether you move to one of the new properties or an existing council home elsewhere.

## Leaseholders and Freeholders

The council will need to buy back all properties to be replaced, over time, to allow the redevelopment to take place. We will provide a fair deal, and timely information, including plenty of notice of any key dates that need to be planned for.

### Compensation

The council will pay leaseholders and freeholders compensation in addition to the market value of their property, in line with the statutory requirements, as set out here.

The above information applies to both resident and non-resident leaseholders and freeholders.

However, some parts of our offer are different depending on whether you do or don't live in the estate and these are explained here.

## Resident Leaseholders and Freeholders

### Offer to resident leaseholders and freeholders

1. You will be entitled to the full market value of your property plus a home loss payment of 10% of the value of your home, subject to a maximum of £81,000. The percentage and maximum amount is set by the government on an annual basis, and any changes will be applied.
2. The council will also pay for other reasonable moving costs. These are called 'disturbance costs' and might include:
  - Surveyor's fees
  - Legal fees in connection with the sale of your property to the council
  - Legal fees incurred in connection with the purchase of your new home
  - Stamp Duty Land Tax (SDLT) on the purchase of your new home, limited to that payable on the value of your current property
  - Removal costs
  - Costs transferring utilities/mortgage etc.





## Affordable options for resident leaseholders and freeholders to stay on the estate

Many leaseholders and freeholders will want to make their own arrangements and purchase a replacement property on the open market in the borough or elsewhere.

However, the council would like resident leaseholders and freeholders to remain on the estate and move into one of the new properties if they wish. We will help those resident leaseholders and freeholders who find it difficult to buy one of the new properties outright through the Wandsworth shared equity scheme.

## Wandsworth shared equity

Where the value of your existing home is less than the value of a similarly sized new home on the estate, you can buy a new home through the Wandsworth shared equity scheme.

You reinvest the value of your current home, plus any further investment you wish to make, into a new property on the Alton and the council retains ownership of the remaining share. You are not charged rent on the council's share.

The council receives the value of its percentage share when you sell the property, based on the value of the property at the time.

Homeowners may increase their share in the property over time up to 100% ownership by gradually buying up the council's share.

## Alternative housing for resident leaseholders and freeholders

If resident leaseholders and freeholders are unable to purchase a suitable new home for their needs outright or via Wandsworth shared equity, the council will explore alternative housing options with them.

Precedent images of other places that have inspired the design of the Alton





Proposed view of new homes at 166 Roehampton Lane



## Non-resident leaseholders and freeholders

If you are a non-resident leaseholder or freeholder, you will be entitled to the full market value for your property, and a basic loss compensation payment of 7.5% of the value of your property up to a maximum of £75,000. The percentage and the capped amount is set by national government.

You will also be entitled to claim your reasonable costs associated with selling the property such as valuation and legal fees. If you buy a replacement property in the UK within a year of the council's purchase of your property, you will also be able to claim your reasonable costs involved in buying that new property such as your legal, survey fees and stamp duty. The stamp duty you can claim on your purchase is limited to that payable on the value of your current property.

You will not be able to participate in the Wandsworth shared equity scheme. This is because it is designed specifically to help residents of the estate to stay in the neighbourhood where they live.



# Valuing and purchasing your property (for both resident and non-resident leaseholders and freeholders)

## Purchase by agreement

The council will instruct a qualified surveyor, who is a member of the Royal Institution of Chartered Surveyors (RICS) to prepare a valuation of your home. The council will usually start the process of buying back your property approximately 18 months before the redevelopment of your block begins. The council's valuer will visit to inspect the property at a time to suit you.

You will then receive a written offer from the council. If you disagree with the valuation the council will reimburse you for the reasonable costs of appointing your own independent RICS valuer to get a second opinion.

## Basis for valuation

The council's offer will be based on a 'no scheme world'. This means it will be based on the current market value of the property on the assumption that no renewal scheme is proposed and ignoring any works undertaken by the council in relation to the scheme. The value the council pays for the property will not change because of the renewal proposals.

Market value reflects the condition of the property at the date of the valuation as well as its size, location, any internal improvements and the housing market in the immediate area.

## Use of compulsory purchase powers

The council wants to purchase your leasehold property by agreement and will work with leaseholders to find a solution that works for you and for us.

However, if residents vote in favour of redevelopment, and purchases cannot be completed by agreement, the council may use compulsory purchase powers to ensure that the proposals can go ahead. Should this happen, the law means we must still pay you on the terms set out above.

## Flexibility on timing of buy backs

The redevelopment will be phased over a number of years. If your property is in an early phase, discussions about the sale will begin soon after the ballot result if there is a 'Yes' vote.

If you are in a later phase, there is no urgency for the council to purchase your property, and we will approach you to purchase approximately 18 months before it is needed.

However, if you are in a later phase and want to sell your property sooner, the council will move to complete the purchase as quickly as the valuation and legal process will allow.

# Tenants in temporary accommodation



We know that the plans will cause some uncertainty for our temporary accommodation tenants, and we will do our best to minimise this.

## Clear communication and updates

The council will keep tenants updated regularly and ensure that you have all the necessary information to make informed decisions. We will let you know as early as possible when you will need to move from your current home. We will be available to address any questions and provide any clarifications needed.

## Location of new temporary accommodation

If we ask you to move to a new temporary property, we will make sure it is suitable and provide clear information about the locations available, taking note of your family's current circumstances including schools, workplaces, community support and medical factors. The council will look to take your preferences into consideration and will complete pre-offer checks with temporary accommodation tenants before making a suitable offer.

## Permanent accommodation

Before making an offer of alternative temporary housing we will consider if we can make you a permanent offer. This will depend on your position in the housing queue and whether there is an appropriate property available.

## Relocations assistance

The council will assist temporary accommodation tenants throughout the moving process, including arranging and covering the costs of the removals and offering guidance on how to make the transition as smooth as possible.





Precedent images of other places that have inspired the design of the Alton



## Private tenants

If residents vote 'Yes', and the council approves the redevelopment proposal, the council will buy back homes that are privately owned within the development area so the existing buildings can be demolished, and new homes built. This means private landlords will need to ask their tenants to move out of their homes before the council buys them back.

We understand that this can be an unsettling time. The council will provide regular, open, transparent, and timely information to landlords and their tenants, including plenty of notice of any key dates. We will act fairly in line with good practice.

The council will redevelop the estate in phases, so most residents will not need to move out immediately. The council will usually buy back properties before the relevant phase of development begins; however, your landlord may decide to sell their property back to the council earlier.

If you are a private renter who has been on the council's housing register for more than one year when this Landlord Offer was issued you will be eligible to vote in the ballot.

## Help for private tenants to find alternative accommodation

Many private tenants will arrange alternative accommodation during their notice period, but we are aware that some people may find this challenging. The council can help tenants by providing support and practical advice on rehousing options.

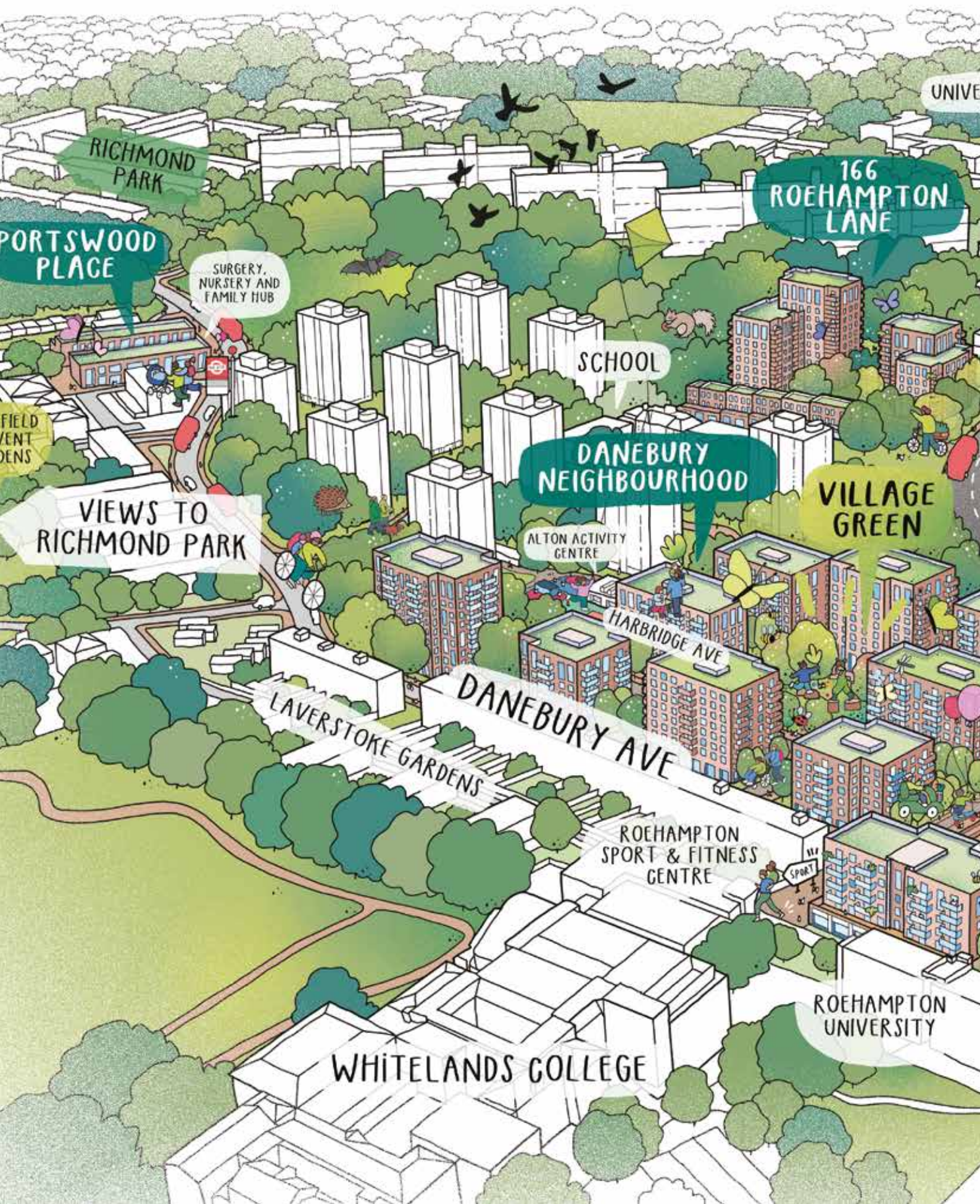
If you would like such assistance, are eligible<sup>1</sup> and homeless, or may become homeless within two months (56 days) you should complete a Housing Enquiry Form<sup>2</sup>. Once completed a Homelessness Prevention and Solutions Officer will contact you to carry out an assessment and discuss your options. More information on your housing options can be found here. Your housing options - Wandsworth Borough Council<sup>3</sup>.

<sup>\*1</sup> <https://www.wandsworth.gov.uk/am-i-eligible-for-help-with-homelessness>

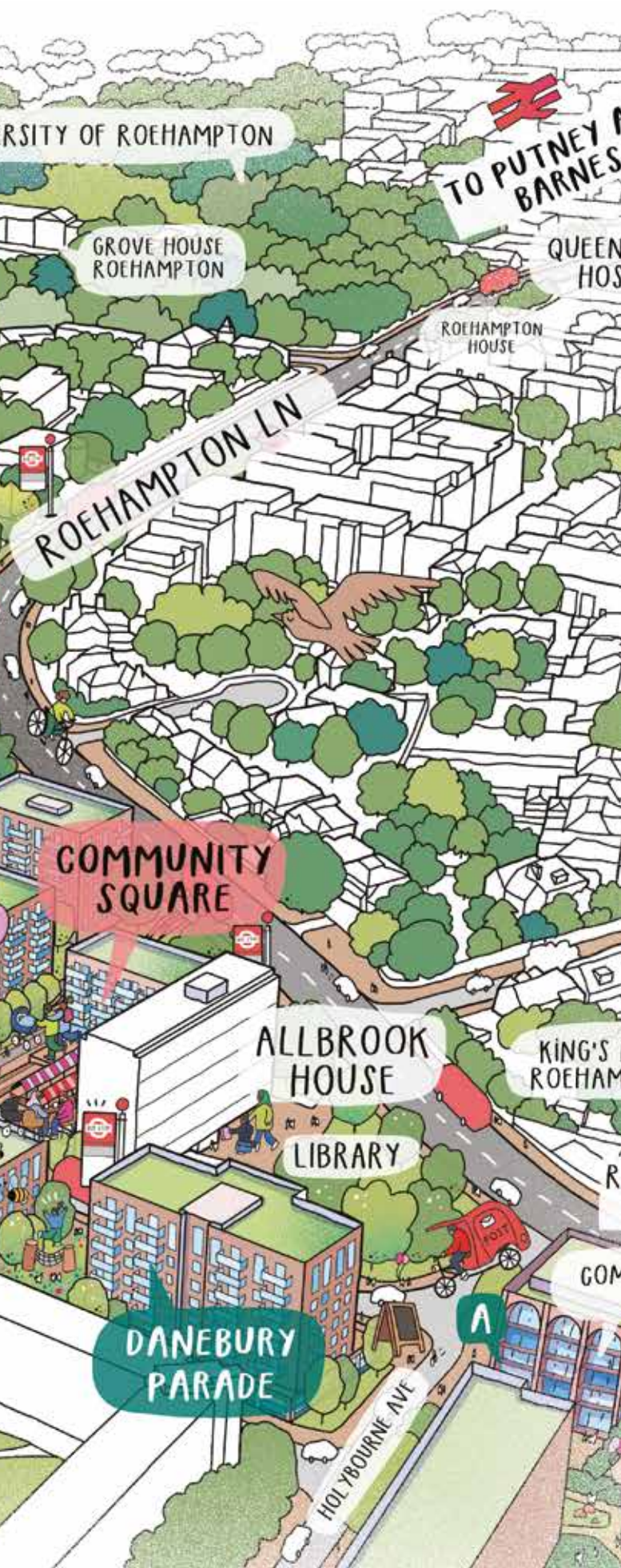
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<sup>\*3</sup> <https://www.wandsworth.gov.uk/your-housing-options>









## 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.





**My Alton,  
My Vote.**



**Find out more about  
the ballot here**

**E**

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format, please contact us  
on 020 8871 6207**