



View into the proposed new community square next to Allbrook House

**My Alton,
My Vote.**

Have your say!

Section 105 Consultation Document Regeneration Plans for the Alton Estate

September 2025



Introduction

Wandsworth Council want to hear your thoughts on the changes to council housing as part of the Alton Renewal Plan. This booklet for council tenants sets out how we will manage the new homes and changes which will be made if residents vote ‘yes’ in the upcoming ballot.

The law (Section 105 of the Housing Act) says we must tell our council tenants about significant changes to council housing in your area, and find out your thoughts before we go ahead.

We are currently consulting with all residents on the Alton Estate about the Council’s plans to regenerate the estate through the resident ballot. You will receive information separately about the Council’s plans (in the Landlord Offer document) and how to vote in the ballot. The ballot is the main way you can tell us whether you like our plans.

This booklet provides some extra information on how we will manage the new homes for council tenants and how we will decide who gets to live in them.

This consultation is separate to the vote although it is about the same changes. In the vote you will be asked to say a simple ‘yes’ or ‘no’ on whether you want the plans to go ahead.

This is your chance to tell us a bit more about things you like or don’t like about the plans.

The regeneration plans

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.
- 5. Early Improvement Plan:** As part of the Early Improvement Plan, the site at the corner of Roehampton Lane and Holybourne Avenue (the site of the old Co-op and pharmacy, youth club and housing offices) is outside of the resident ballot and the Council has committed to delivering this site regardless of the ballot vote.

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

Proposed areas for change shown within the red lines



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



Proposed view of the new community square next to Allbrook House

Early Improvement Plan

We are regenerating the area at the corner of Roehampton Lane and Holybourne Avenue.

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' in the ballot.

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. **You can see more pictures of what the new buildings will look like in the Landlord Offer document.**

The offer to tenants whose homes are being redeveloped

If you live in one of the blocks which is going to be knocked down and rebuilt we will offer you a new home, pay you some money to make up for the inconvenience and help you with your move.

We will build a new block of flats at the bottom of Holybourne Avenue in the Early Improvement Plan, before we start to knock down any of the blocks in the Danebury area. This means there will be enough new homes at all stages of the plans that people will only have to move once.

You can choose to move into a new flat on the Alton or another available council home in Wandsworth, and we will offer you a home that is suitable for your needs and household size. The new homes will be offered on the same secure council tenancy terms as your previous home although your rent may be higher or lower if you choose a bigger or smaller property.

There is more information on what we will offer people whose homes are being redeveloped in the Landlord Offer document.

View along the proposed Harbridge Avenue and the new green square



The impact on other council tenants

Staying in, or changing your home

If you are not living in one of the blocks which we are planning to knock down then you will be able to stay in your current home with no change to your current terms and conditions.

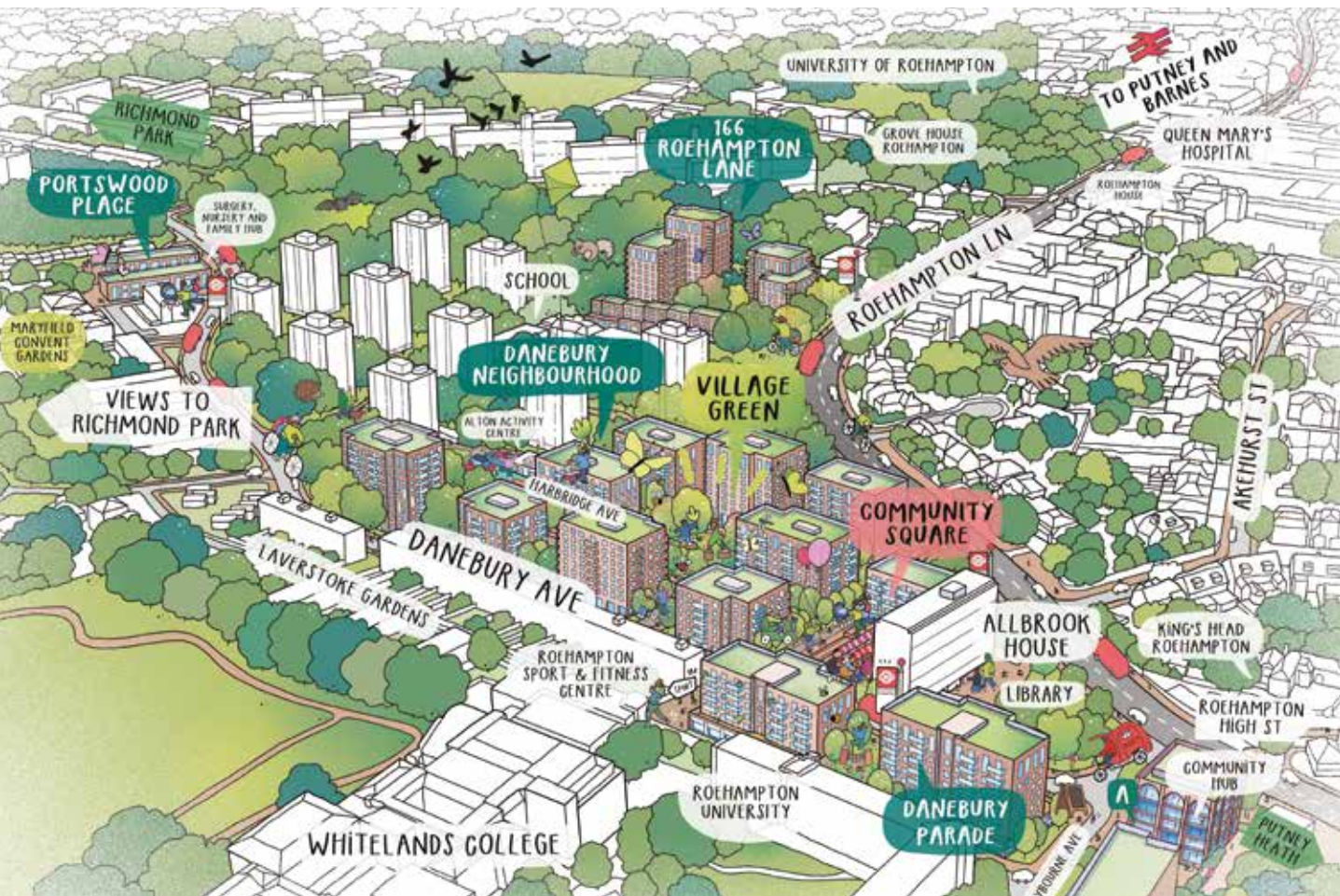
You may also get the opportunity to move to one of the new homes because of the Local Lettings Plan which we will put in place before the new homes are ready to be let.

This means that once we have rehoused everyone directly affected, we will prioritise the rest of the new council homes for existing Alton residents.

People who are under-occupying (have more bedrooms than they need) will get first priority, to help us free up larger homes for families who are currently over-crowded.

After that we will look to help over-crowded households, and then other Alton residents who have made a rehousing application, in line with the proposed local lettings plan.

Before we start allocating the new homes we will ask your views on how we will prioritise people for a new council home.



How many new homes will there be?

The exact number of new homes won't be finalised until we complete the planning process but we expect to build around 600 new homes on the main sites and just over 50 at Holybourne Avenue.

After allowing for the 177 homes that are being demolished the overall increase in homes will be between 400 and 450.

We have promised that 57% of the total homes built will be affordable: either council homes or shared ownership.

How will the new homes be managed?

The new council homes will be managed in the same way as the existing council homes on the Alton, by the Western Area team. They will be moving from the Parish Hall to the new Community Hub at the corner of Roehampton Lane and Holybourne Avenue.

How much rent would I have to pay for one of the new homes?

The rent on the new council homes will be worked out on the same basis as current council homes on the Alton. However if you moved to a different sized home then you might end up paying more or less rent than you do now.

New facilities

We hope that everyone on the Alton will use and enjoy the new facilities which include a new Community Hub (including a Library) at the junction of Roehampton Lane and Holybourne Avenue, a new family centre

and GP facility at Portswood Place, two new community squares and an updated parade of shops with space for a larger supermarket.

Parking on the estate

There will be more homes once we've completed our plans and we understand that people will be concerned about pressure on parking.

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 already live on the Alton 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.

What about noise and other nuisance from the building works?

We will be phasing the development carefully which means we will do the work in the best order to minimise disruption to you all – for example by making sure you can always get around the estate, wherever you live.

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

How do I tell you what I think about these ideas?

You will be able to respond as soon as you receive this letter and the closing date for us to hear from you is on **October 16, 2025**.

We really welcome your views and will publish a summary of what you've told us after the closing date. We will use your input to make sure the scheme meets your needs as well as possible.

If you want your views about the plans to be heard, make sure that you vote in the resident ballot as well as responding to this consultation. Your responses here will help us shape the designs, but it is the ballot result that will decide if the new homes and facilities go ahead.

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

**My Alton,
My Vote.**

Look out for your ballot paper!

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

If you want to share your views about our plans please contact us by email at **altonrenewal@wandsworth.gov.uk**, write to us at **Roehampton Parish Hall, Alton Rd, London SW15 4LF** or call us on **020 8871 6207**.

You can also come along to our information stalls which will be at different locations across the estate during September as listed below.

Ballot booth pop-up – info stalls

The Family Hub - 166 Roehampton Lane
Monday 1 September 10.00-11.30am
Tuesday 9 September 10.00-11.30am
Wednesday 17 September 10.00-11.30am

Danebury Avenue
Friday 5, 12 & 19 September 2.00-4.00pm

Portswood Place
Wednesday 10 September 2.00-3.30pm
Friday 19 September 11.00am-12.30pm

Holybourne Avenue
Thursday 11 September 3.00-4.30pm

Petersfield Rise
Wednesday 3 September 9.30-11.00am

Harbridge Avenue
Wednesday 3 September 2.00-3.30pm
Thursday 18 September 2.30-4.00pm



E

Email:
altonrenewal@wandsworth.gov.uk

X

Twitter - **@AltonRenewal**

W

www.wandsworth.gov.uk/alton