

Secure tenants' rents to stay the same



A vision of the new properties

Tenants will pay the same social rent for a new development property as they do now - that is the council's commitment to Alton Area secure tenants.

All secure tenants who move to a new property will take their rent level at the time of their move with them to their new home.

If the new home differs in size then the new rent will be the same as it

is for an equivalent sized property in their current location.

The policy is subject to the Council's rent setting policies and any national rent policy requirements at the time of moving.



Meet the team

Left to right Gary, Melissa, Janine

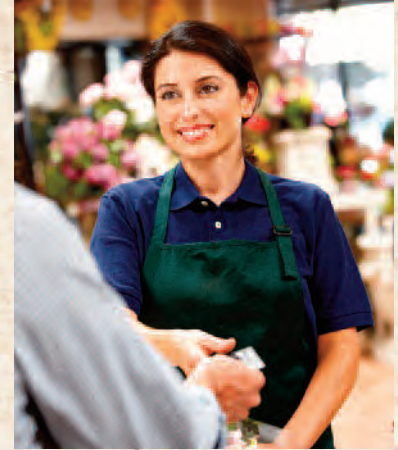
There are some new faces in the Alton Area regeneration team with Melissa Loftman joining as the Project Assistant this summer.

Gary Cox joined in March taking over as Project Manager. They join Project Officer Janine Newton who has been working on the project since the masterplanning stage. The team is available to answer residents' questions and help directly affected households take advantage of the

rehousing offers available to them.

The team welcomes ideas from local people on what they would like to see covered in future editions of this newsletter.

If you have any suggestions phone (020) 8871 6207 or email roehampton@wandsworth.gov.uk



Free advice for Alton job hunters

Wandsworth's Work Match recruitment team is offering advice and support to link unemployed residents with a range of local jobs.

Even if you've never had a job before, the friendly team can work with you to develop your confidence and build up your skills. Once you're ready, they can help you create a CV and coach you through applications for roles which meet your needs.

Work Match has exclusive access to dozens of live job and training vacancies - from retail and administration, to construction and graphic design.

They have already helped more than 300 unemployed local people find a job, and you could be next.

Get in touch today at wandsworthworkmatch@wandsworth.gov.uk or call (020) 8871 5191





COMMUNITY VOICES



Dr Peter Ilves

'I am a GP and have worked on this estate for over 16 years. My sense of the Alton is that there is an immense feeling of connectivity and community despite all the challenges.'

"At the same time the connectedness is not as great as it could be, particularly for those who are isolated. I think what would really benefit the population is making the connections and relationships between everyone even stronger."

"If I wanted to see a change to the estate it would be the structure and the design. By that I mean its physical presence and design, and connections between leisure, culture and public amenities."

'I've gained a lot of insight from my patients, working as a GP in the area and also from being part of health commissioning in Wandsworth. The intelligence that it's given me is that in estates such as the Alton there is a request to have a range of services aligned with local needs and based in the same location, working for a common goal.'

'I think if those connections are made then we will then see a healthier population, a happier community, included people and generally a better Roehampton.'

Spotlight on: A New Connection to Richmond Park



Talks have started with Royal Parks regarding the proposed new pathway between the Alton estate and Richmond Park.

Ecological surveys have been undertaken to ensure the design has the least possible adverse impact on the biodiversity of the area. By knowing the existing ecology of the surrounding area, the design can compliment existing habitats and species.

Initial feedback states that no lighting should be fitted to the pathway to ensure the local bat population is undisturbed. The proposed connection will be pedestrian and possible cycle access only and will be closed at night.

Connecting to Richmond Park will allow for more recreation opportunities including walking, cycling and family days out.

For more information visit
www.wandsworth.gov.uk/roehampton

Early moves possible for interested residents

If your home is set to be replaced during the regeneration programme you could have the option of moving to another property before construction work starts.

For secure tenants, we may be able to find you an alternative council home that suits your needs. Even if you want to move out of London we can try to find a property that's right for you. You will receive the full Home Loss compensation and we will cover the costs of moving.

Leaseholders and freeholders have the option of selling their properties to the council now, rather than waiting for the regeneration programme to start. If you are a resident leaseholder you would be offered full market value plus a 10 per cent Home Loss payment. If you are a non resident homeowner, you would get full market value plus an extra 7.5

per cent Basic Loss payment.

The council would also cover resident leaseholders' moving costs, reasonable legal fees and unavoidable costs. Free property valuations are available now.

All early moves are entirely optional and every directly affected council tenant and resident leaseholder has the offer of a brand new home within the new development if they want one.

To discuss your options contact the regeneration team today. More information on the council's rehousing commitments can be found at www.wandsworth.gov.uk/roehampton.

Phone: 020 8871 6207 or e-mail: roehampton@wandsworth.gov.uk



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Alton Area Masterplan

www.wandsworth.gov.uk/roehampton

