

## Estates Regeneration: Case Study

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# Wandsworth: Winstanley & York Road Estates

**Overview:** Wandsworth Council has identified the Winstanley and York Road estates, along with the Bramlands area adjacent to Clapham Junction station, as an area with opportunity to provide current and future residents with new homes, through redevelopment. Masterplanning for the 13 hectare (32 acre) site has been in progress since 2013. The latest proposal will see 709 mid-20th century properties demolished, with more than 2,000 new homes for social rent, market rent, affordable rent and for sale built. All council homes for social renting will be rebuilt on site, with an additional 100 built on sites nearby, and 109 new shared equity homes for resident homeowners built as required. In addition, there will be a new leisure centre, library and community centre, a new park, and expanded health and education facilities. The regeneration project is a joint venture (JV) and is currently in its procurement phase for a development partner. The master planning team includes property consultants GVA, who continue to lead the council through the selection process of finding a development partner.



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**How were the sites identified?:** The overall aim of the council is to improve the quality and range of homes on the site, while also opening it up to the wider Battersea neighbourhood, where currently the railway and York Road act as barriers. The Bramlands area currently occupies a large space where a new piazza will create a more welcoming gateway to station visitors and provide further residential, retail and commercial opportunities.

**Funding:** The council will contribute up to £150 million towards the construction of the pre-provided social rented and shared equity units, which will be built through the JV on a contracting basis. The council has funded all works to produce the masterplan and prepare for procurement; the buy back of any leaseholders wishing to sell early; and new social rented homes in the area to enable the first phase to proceed. The partner will be required to contribute funding to the JV to cover all other construction and development costs. The council and the partner will each hold an equal stake in the JV and will jointly manage the JV and its assets, with both entitled to an equal share of the profits of the JV.

**Community consultation:** Wandsworth Council has been surveying residents since 2012, with consultation starting the year after. Following an extensive period of consultation four options for improvements were presented to the local community. Seventy per cent of residents supported a greater degree of change involving demolition, instead of a proposed £20 million refurbishment programme. The feedback from residents was used to shape and inform a preferred option for the estates comprising of the most popular elements from the four different initial options – as well as new ideas from estate residents and stakeholders. The preferred option was presented to the community in February, 2014, and was endorsed by the council's executive committee.

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**Next steps:** The procurement will involve a public exhibition with potential partners on the estate, and a programme of consultation events with residents. Once the JV is announced the council will engage with residents on the development of the planning application for the first phase of the development. Training in design issues will be provided for residents ahead of the Joint Venture being approved. Through the project estate office, residents are also currently being advised about their current and future rehousing options, including moving council tenants early should they wish to relocate. The council's Work Match jobs brokerage launching on site to ensure local residents can take advantage of employment opportunities provided by the regeneration.

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