

Homes for  
Wandsworth



# BALHAM HILL ESTATES



## Public Consultation Invitation

Thank you to everyone who has taken the time to provide initial feedback on proposals to provide new homes for council rent on sites on the **Balham Hill West** and **Balham Hill East** Estates.

**We have listened to your thoughts carefully in our preparation of design proposals for the sites and are keen to share those with you shortly.**

We held a drop-in session in December 2022 to introduce the sites that are under consideration as part of the Borough-wide Homes for Wandsworth development programme to the local community. All feedback provided since then has allowed us to build a good understanding of your concerns, priorities, and ideas for the Estates.

We would like to take this opportunity to provide you with a summary of what you have told us so far and your initial thoughts on the principle of developing the sites. We will begin formally consulting the local community and local stakeholders on development proposals for each site next month, and would like to invite you to attend our Public Exhibition and Online Webinar so that we can gain your feedback. The proposals have been shaped by the early feedback from the local community and discussions with the local planning authority.

### Balham Hill Estates Public Exhibition



Tuesday 2 May 2023  
from 1pm to 7pm



Salvation Army Main Hall,  
38 Balham High Road,  
London, SW12 9AH

### Balham Hill Estates Online Webinar



Thursday 11 May 2023  
from 6pm to 8pm



This webinar will be hosted on the Zoom platform. Please register in advance to attend the webinar via our website

Consultation and engagement with the local community are at the heart of the process and it is important to us that we capture the thoughts, feelings, and ideas of the local community, to ensure that the very best schemes can ultimately be brought forward. We really hope that you will get involved.

The Homes for Wandsworth programme intends to deliver well-designed new homes, built to achieve high environmental and sustainability standards.

Alongside the proposals for new homes, we are excited to talk with you about ideas for potential sensitive enhancements to the Balham Hill Estates that the Homes for Wandsworth investment may be able to deliver. We are particularly keen to engage with you about the Estate's green spaces and opportunities for play. Come and join us on **Tuesday 2 May** to get those conversations started! Regardless of the form of development that is ultimately proposed, **please be reassured that no existing homes in either of the Balham Hill Estates will be demolished as part of future proposals.**

**Turn over to find out more and how to get involved in our public consultation!**

[www.balhamhill-homesforwandsworth.co.uk](http://www.balhamhill-homesforwandsworth.co.uk)



# The Homes for Wandsworth Programme

There is an exceptional need for new homes in the Borough with, at present, over 11,000 applicants on the Council's housing waiting list, over 2,400 of whom are classified as homeless.

**Wandsworth Borough Council (WBC) approved a development programme in 2017, with the aim to build 1,000 new homes across the Borough on sites within WBC ownership.**

Following the 2022 elections, WBC has been targeting a series of actions to address the housing crisis Wandsworth faces. One of these is the Homes for Wandsworth programme's focus on council homes. This will deliver 1,000 council homes – over 500 more than previously planned.

These homes will be delivered for local people and will normally be allocated to existing Council tenants from the Balham Hill Estates, or the wider vicinity, who have an existing priority due to their homes either being overcrowded or underoccupied. This will then free-up homes for those on the waiting list.

The sites on the Balham Hill estates were chosen after a comprehensive site assessment process, managed by WBC, which has taken place over the last five years.

To find out more, please visit: [www.wandsworth.gov.uk/housing/council-led-development/](http://www.wandsworth.gov.uk/housing/council-led-development/)

## The Proposals Sites

Balham Hill West



Balham Hill East





## Repairs and maintenance

We have listened to voices from many parts of the local community that have explained residents' concerns and frustrations with repair and maintenance failures that are affecting their homes and daily lives. WBC is investing significantly in recruiting new staff to respond to such matters. With the preparation stage of the kitchens and bathrooms works for council tenants underway and the windows and roof works forecast to start in early 2024, WBC is committed to ensuring that existing council residents feel better supported.




**Please continue to report any issues you are experiencing, so that the Council has a complete picture of the current needs of the Balham Hill Estate.**

## What we have learned so far




Listening carefully to the feedback provided since our drop-in session in December 2022 has allowed us to build a strong understanding of the different parts of the Balham Hill Estates local community. This initial exercise was invaluable and has allowed us to understand those aspects of the proposals that are of particular interest or concern to the local community. Thank you to everyone who has provided feedback to us.

We would like to take this opportunity to share with you a summary of the feedback and comments that we have received since December 2022. This feedback has guided developing the proposals for the sites and considerations for what wider estate enhancements could be delivered by the Homes for Wandsworth programme investment.




### The top three factors you consider most important in creating a successful community are:

-  Good relationships with neighbours
-  Being close to trees and nature
-  Feeling safe and secure

### You supported, in principle, our initial thoughts about:

-  Proposing low building heights
-  Retaining existing mature trees
-  Enhancing outdoor social and play spaces

### You wanted us to consider in particular:

-  Existing parking pressure on the Estate
-  Preserving the Estate's existing green spaces, play spaces and trees
-  The feeling of a lack of space for residents across the Estate

We want to hear your thoughts about how the emerging proposals that we will share with you have responded to these considerations. We also want to hear about your design ideas for the following key areas, which will be essential features of any final proposals for the Balham Hill Estates:



Landscape, open spaces and play spaces



Improving access around the Estate



Better solutions for refuse collection and storage



Opportunities for biodiversity enhancements

# Have your say

We will be holding a **Public Exhibition on Tuesday 2 May 2023 from 1pm to 7pm at the Salvation Army Main Hall on Balham High Road**. We very much hope that you will be able to join us. Everyone is welcome and we are keen to involve as many people as possible.

The Public Exhibition will be an opportunity for you to meet the project team, find out more about the emerging proposals for the sites on the Balham Hill Estates and share your thoughts with us. All feedback received will be considered as the proposals are developed further.

We are also hosting an **Online Webinar on Thursday 11 May 2023 from 6pm to 8pm** where the project team will present the development proposals and answer any questions you may have through a dedicated Q&A session. **If you would like to attend the Webinar, please register your interest through our website below.**

**All information from the Public Exhibition and a recording of the Public Webinar will be published on our website to view in your own time if you are not able to attend the events.**

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We would encourage you to visit the project website by scanning the QR code or visiting the web address below to find out more, complete a feedback form, and sign-up to receive email updates about the project.

**Consultation will open on Tuesday 3 May 2023 and we are inviting your feedback up to Tuesday 23 May 2023 (midnight).**

## Contact us

If you would like a copy of our consultation materials in another format, such as large print, audio, or another language, or have any other queries please contact us.



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We understand that not everyone has access to the internet or is comfortable navigating websites and commenting online. You can therefore also give us a call, send us an email or send post to us with any questions, and we will be very happy to assist with your enquiries.

Please scan here  
with a smartphone  
camera to view  
our website

