



## **IMPORTANT**

### **Wandsworth Council**

Housing and Regeneration Department  
The Town Hall

Wandsworth High Street  
London SW18 2PU

Please ask for/reply to: Crystal Haylock

Telephone: 020 8871 6000

Direct Line: 020 8871 6802

Email:

winstanleyyorkroad@richmondandwandsworth.gov.uk

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

Our ref: HRD

Date: 5<sup>th</sup> October 2021

Dear Resident

### **Winstanley and York Road Regeneration – offers of accommodation and vacant possession of Pennethorne House.**

The Council has committed to providing new homes for all secure council tenants and resident leaseholders of the Winstanley and York Road Estates impacted by the regeneration of the Estates. The residents of Pennethorne House have previously been advised that, as part of this commitment, new build homes will be provided at Shuttleworth Road (now named Sphere Walk) and Gideon Road, both in Battersea, as well as the option of being rehoused into existing accommodation.

Both new development sites will be available for occupation from early 2022, with residents being advised of their offers in October 2021. The offer of accommodation will meet the household's assessed bedroom need considering any known disability and health needs as advised by the tenants in their application for rehousing. The offers of accommodation will be made in line with the Councils Housing Allocation scheme (as approved September 2016) and the Winstanley and York Road Local lettings plan as consulted on in July 2020 and approved September 2020. The Local lettings plan can be viewed online by typing the below into your web browser:

[https://www.wandsworth.gov.uk/media/7040/york\\_gardens\\_105\\_consultation\\_booklet.pdf](https://www.wandsworth.gov.uk/media/7040/york_gardens_105_consultation_booklet.pdf)

If you do not have access to IT then contact the regeneration office and a hard copy will be sent to you.

Whilst the council hopes that the offers of accommodation are acceptable to every secure tenant, to ensure that the Council can undertake the proposed redevelopment of the Pennethorne House, it needs to be able to recover possession of homes where Secure Tenants have refused to move. The legal process under which the Council proposes to seek possession of those homes, to ensure vacant possession to facilitate progression of the regeneration scheme, is by court proceedings brought under Ground 10A of Schedule 2 of an Act of Parliament called the Housing Act 1985.

To be able to rely on Ground 10A, the Council must first apply to the Secretary of State (a government minister in the Department for Communities and Local Government) for formal approval of the proposed redevelopment of the Pennethorne House within the Winstanley and York Road regeneration Scheme for the purposes of Ground 10A. It is the Council's proposal to make such an application to the Secretary of State. Before an application can be made, however, the Council must consult with all Secure Tenants living in homes affected by the proposal. This is the purpose of this current consultation and we have set out in the enclosed document;

- a) the main features of the proposed redevelopment of Pennethorne House within the Winstanley and York Road regeneration Scheme and
- b) the effect that receiving such approval would have on you in relation to court proceedings to recover possession brought under the Housing Act 1985.

If you have any comments regarding the documents enclosed, please send them to the council in the enclosed return envelope or contact your case officer Crystal Haylock on 020-8871-6802 or by email at [winstanleyorkroad@richmondandwandsworth.gov.uk](mailto:winstanleyorkroad@richmondandwandsworth.gov.uk). **The closing date for the consultation is 5<sup>th</sup> November 2021.** All comments received by this date will be considered by the council at the Housing and Regeneration Overview and Scrutiny committee before seeking permission from the Secretary of State on the use of these powers.

The Regeneration office is currently for booked visits only, which can be arranged by contacting the email box and the telephone line, and your case officer will get back to you with a suitable appointment.

Yours Sincerely,



Charlotte Haley  
Regeneration Team Manager  
Winstanley and York Road Regeneration