

APPENDIX ONE
DRAFT OUTLINE MANAGEMENT PLAN

1. INTRODUCTION

- a. This Management Plan set out the operational arrangement for the proposed use of the existing buildings at Mount Clare Campus as temporary accommodation. The Plan is intended to ensure that the Site operates safely, efficiently and with minimal impact in neighbouring residents, heritage assets and surrounding area.

2. MANAGEMENT STRUCTURE

a. On-Site Management

- i. A staffed reception/concierge will operate from Picasso House
- ii. Management will be present on site 24 hours and day, 7 days a week
- iii. A dedicated Site manager will oversee day-to-day operations, compliance with conditions, resident welfare and liaison with the Council.

b. Staffing

- i. Staff will include a Site Manager, duty managers, support staff and security staff. All staff will receive necessary training in safeguarding, emergency response and health and safety procedures.

3. OCCUPANCY AND ALLOCATIONS

- a. All residents will be nominated through the London Borough of Wandsworth or other Local Authority or placed under written agreement. There will be no private lettings, short term lettings or market occupancy permitted.
- b. Residents will sign a Licence Agreement which will set out conditions of occupancy, behavioural expectations, health and safety requirements, use of communal spaces, and actions in light of any anti-social behaviour. Licenses will not have security of tenure and occupancy will be short term.
- c. Households identified by the Council as requiring emergency or temporary accommodation needs will be placed. Family accommodation will be prioritised in Picasso House. Blocks A-E may accommodate household or couples (without children).
- d. Vulnerable households requiring specialist care (e.g. dependency issues) will not be housed at Mount Clare Campus.

4. SITE ACCESS AND SECURITY

- a. All external doors into residential buildings will operate through secure access control systems. Non-residents will not be permitted unaccompanied access. Visitors will be pre-approved and signed in at reception.
- b. CCTV surveillance will operate across key access points, circulation routes and open spaces.
- c. Existing estate boundaries will be maintained and ground will be monitored regularly for safety and maintenance.

5. Conduct

- a. Residents will be required to comply with noise restrictions, and no nuisance or anti-social behaviour will be tolerated. Residents will need to show respect for all communal areas and shared amenities.
- b. Management will intervene directly and promptly where issues arise. Breaches of the requirements, set out within the relevant Licence, may result in removal from the accommodation.

6. Waste

- a. Dedicated reused and recycling store will be provided in accordance with the approved plans. Stores will be secured and maintained to prevent littering or other nuisance. Waste collection will be aligned with Council collection arrangements or be privately collected. Staff will supervise waste management to prevent misuse.

7. Cycle Parking

- a. Secure cycle storage will be provided with/adjacent Picasso House, with additional provision provided to Blocks A-E. Residents will be encouraged to use sustainable modes of transport. Signage and information about local cycle routes will be provided.

8. Servicing and Parking Management

- a. Deliveries will be scheduled during standard hours where possible. Staff will supervise large deliveries.
- b. Parking for staff and residents will be controlled in accordance with a car parking management strategy.

9. Maintenance and Repairs

- a. A regular maintenance regime will be implemented covering all buildings, landscaping, hardstanding, lighting and play space. An active maintenance line will operate 24/7 for urgent issues. All buildings will be kept in a good state of repair.

10. Health and Safety

- a. A fire safety strategy will be implemented for each building and across the development Site. Staff will receive requisite training in evacuation procedures.

11. Support and Welfare

- a. Staff will provide signposting to Council support services. Meetings between residents and support staff/officers will be facilitate on Site.

12. Community Liaison

- a. A dedicated complaints line and email will be available to neighbours. All complaints will be logged, investigated and responded to. Management will liaise with Council officers, local stakeholders and neighbours, as appropriate.

13. Monitoring

- a. The Management Plan will be reviewed annually. Any amendment will be agreed with the Council prior to its implementation.

APPENDIX TWO

UNIVERSITY OF ROEHAMPTON LETTER DATED 21ST AUGUST 2025

London Borough of Wandsworth
Planning Service
Town Hall
Wandsworth High Street
London
SW18 2PU

21 August 2025

Dear Wandsworth Planning Service,

R.E. PLANNING APPLICATION 2025/0074

**ADDRESS: MOUNT CLARE CAMPUS, MINSTEAD GARDENS, ROEHAMPTON GATE
LONDON SW15 4EE**

I am writing on behalf of the University of Roehampton to confirm that the University wishes to support the above planning application.

The University would like to make the following points in support of the application:

1. The application explains that residents will typically be granted licences to occupy for up to a year and that such licences are unlikely to be extended. Under the University's use, student residents are typically granted an accommodation license of between 39 and 51 weeks and the rooms were available during any summer period if vacant. License periods of 51 weeks are granted to many students, and some of our resident students are mature students (aged 21 and over). Although the maximum individual license period available to students is 51 weeks, in practice some resident students will continue living in accommodation through their whole time at University, which could be several years. This could be in the same or a different bedroom through multiple consecutive licenses. The University's student accommodation and associated services operates all year round, and this was the case historically for Mount Clare. The buildings were used for a mixture of long- and short-term accommodation with move in dates throughout the year.
2. The University of Roehampton has an extremely diverse student body, and our on-campus resident population is representative of this:
 - a. Around 75% of our students come from Black, Asian or minority ethnic backgrounds.
 - b. Around 50% of our students come from overseas, so their sole place of residence in the UK would typically be their student accommodation.
 - c. A majority of our students come from low-income or deprived backgrounds (IMD quintiles 1 and 2 and/or eligible for free school meals). Nearly 60% of our UK students are the first in their family to go to university. Thus, a significant number of our students are in employment whilst studying.

Roehampton University is a company limited by guarantee incorporated in England under number 5161359. Registered office at Grove House, Roehampton Lane, London SW15 5PJ. An exempt charity.

- d. A very significant proportion of our students engage in part-time work whilst studying. Students on most programmes have timetabled classes (lectures, labs, seminars etc.) on three days of the week and this is designed so that they can engage in paid employment alongside their studies.
- 3. The University understands that a previous occupant of Mount Clare was Garnett Training College, which is now part of the University of Greenwich. Garnett Training College delivered courses to individuals training to become lecturers at higher and further education institutions. These individuals were over the age of 25 and resided in the Mount Clare accommodation whilst they were studying.¹ Based on how teacher training courses operate, the University considers it likely that the modes of teaching at Garnett College would have differed from that of a traditional undergraduate degree programme, including non-standard term dates and a significant amount of work-based training and placements in further and higher education institutions. Garnett Training College left the site in the early 1990s. The University moved to the property in 2001 and the use of each building has been detailed below.
- 4. The application confirms that the development would be managed by a single entity with on-site wardens and would operate on a zero-tolerance basis with regards to anti-social behaviour. This would be a similar set of arrangements to the current and historic use by the University, under which regular security patrols are carried out on-site and staff wardens live on-site to provide out of hours support to residents. All student residents are subject to University disciplinary processes which are managed by Student Services. Students who engage in anti-social behaviour are subject to a range of potential sanctions, including ultimately their withdrawal from accommodation.
- 5. Throughout the University's occupation, the Mount Clare site was operated as a residential facility. All buildings were used in direct support of student accommodation and related functions, with associated administrative functions situated in Mount Clare House. None of the buildings were used for university teaching and research.
- 6. University students and staff living at Mount Clare were integrated in the community and used a combination of campus facilities and community facilities. Community facilities would include medical facilities, dental facilities, leisure and recreation, retail and transport. There would be similarities between this use of the local infrastructure by students and the occupiers the applicant is proposing, as well as with the positive impact that University occupants brought to the local community and economy. The University's resident students frequently use local emergency care services, and Putneymead Group Medical Practice has a branch on campus.
- 7. University students make extensive use of Transport for London buses to travel to and from campus to in order undertake their studies, part-time work, placements and internships and for retail and leisure purposes. The transport needs and uses of students and the proposed development are therefore highly similar in nature.
- 8. Although the University is the current occupant of Mount Clare, we ceased letting this accommodation to students in 2021 because of low demand. Since 2014, we have replaced and re-provided some of our older student accommodation with purpose-built student accommodation on our main campus. This resulted in a significant increase in the number of bedrooms overall. In the 2024-25 academic year, the University experienced a materially higher number of voids than normal, with the void rate currently running at 10% (excluding the Mount Clare bedrooms which are no longer used). In addition, in 2020 we mothballed all 142 student bedrooms in Lee House on our main campus. The University is therefore satisfied that there is low demand in the

¹ Taken from Hinde, T (1996). *Illustrated History of the University of Greenwich*. London: James & James.

local area for the student accommodation at Mount Clare, and that removing this accommodation would not create any shortfall for the University. Over the last number of years, the Mount Clare accommodation has been re-provided on campus.

9. The University understands that, under the Wandsworth Local Plan adopted in 2023, the allocation for the Mount Clare site is mixed-use development with residential uses.

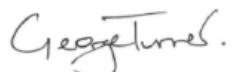
10. The historic uses of the individual buildings on the Mount Clare site are as follows:

15x Accommodation Blocks	Used continuously and exclusively for student accommodation from 2001 until 2021 and then vacant.
Mount Clare House	This building has been underused for large periods of our tenure. We have used the building as office space (e.g. estates and campus services, IT services, health and safety) in support of our student accommodation. In more recent times (since 2021) the buildings have been unused and been used ad hoc, for example as a location for filming.
Picasso Upper Floor	Used for staff and student accommodation units, operated in the same way as the rest of the campus, on licences. This space largely became vacant in 2021 and has been used in part as staff accommodation since, let to these University staff on license agreements, in the same way that students would rent the accommodation.
Picasso Ground Floor	Between 2001 to 2021 this was used as ancillary facilities to the student accommodation. These uses were laundry, storage for the Mount Clare campus, TV room and other ancillary uses to Mount Clare on site residential uses. Since 2019 Citizens Advice Wandsworth have used a portion of the space, the remainder of the space has been vacant or used for short term storage of items and rubbish associated which would otherwise have been accommodated across the various buildings of accommodation at Mount Clare.
Picasso Basement	This is a small area and houses plant and site maintenance associated with the Mount Clare campus only.
Temple	Not used by the University during its occupation.

Wardens' bungalow and garages	Not used by the University during its occupation. This building is in poor condition.
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This letter has included points that demonstrate the similarities between the proposed use of the buildings and the University's use for the last 20 years.

Yours Sincerely



Dr George Turner
Chief Operating Officer
University of Roehampton

APPENDIX THREE

CORRESPONDENCE DATED 16 OCTOBER 2023 – EXTRACT FROM FOI WBC-FOI-05788

From: Andy Algar

Sent: Monday, October 16, 2023 1:24 PM

To: Hogg, Simon (Cllr) <Cllr.S.Hogg@wandsworth.gov.uk>; Dikerdem, Aydin (Cllr)

<Cllr.A.Dikerdem@wandsworth.gov.uk>

Cc: Brian Reilly <Brian.Reilly@richmondandwandsworth.gov.uk>; Fenella Merry

<Fenella.Merry@richmondandwandsworth.gov.uk>; Dave Worth

<Dave.Worth@richmondandwandsworth.gov.uk>; Mike Jackson

<Mike.Jackson@richmondandwandsworth.gov.uk>

Subject: Mount Clare site - bid deadline midday 17th October (in confidence)

Simon/Aydin

I wrote on 7th September saying this opportunity had arisen and you agreed we should explore making a bid.

The deadline for bids is midday tomorrow – the bidding process was always tight and we only received the final piece of valuation advice late last week so apologies for the short notice. This note sets out some of the issues but in summary suggests we do bid, but with a series of conditions that would not make the bid binding at this stage (these are referenced late below). By way of background, the site is currently subject to two main leases to the Roehampton University, the main lease which is due to expire on 28/07/26 and produces a current rent of c. £400,000 pa. There may be opportunities to terminate the leases earlier. The site comprises a series of student housing blocks, a former teaching block, a Grade I Listed house (Mount Clare) and a Listed folly (known as the Doric Temple)

There are a number of identified risks which could be quite significant as detailed below.

- The advice we have received indicates that the student blocks are effectively at the end of their useful life so there may be challenges in bringing them into beneficial use. This clearly has cost implications and the advice also suggests the presence of asbestos containing material which would need to be managed or removed. This needs to be considered in the context of the associated benefits of using the buildings, potentially for Temporary Accommodation in the shorter term.
- Doric Temple and Mount Clare are both listed buildings and Grade II and Grade I Listed respectively and would be costly to maintain. For the Doric Temple, there is a requirement in planning terms for any proposal to consider the future role of Doric Temple and provide a scheme for its long term management and maintenance.
- The site is in a Conservation Area and there is an expectation that any development will need to respect the scale and setting of the heritage assets. Further, in nature terms,

any redevelopment will also need to consider the reinstatement of the pond in front of the temple to improve the bio-diversity value of the site.

- On the plus side, the title includes a restrictive covenant not to use any building on the property other than for the purposes of a dwelling house or for scholastic/professional purposes so use for Temporary Accommodation, one would conclude, should be acceptable.

Securing consent for a future development of the site is clearly likely to be challenging given the conservation and heritage issues. The vendors are promoting the site as one with significant development potential (and this is reflected in their guide price of £8m). Assuming we can make TA work in the medium term then the issue of a wider redevelopment would be an issue for the future, but the site clearly has potential despite its constraints.

Initial work by Housing Services suggest there are potential savings to the General Fund if we were possible to utilise the student blocks for TA.

Whilst there are clearly risks and uncertainties around the site I still believe, on balance, it is worth us submitting a conditional bid

The professional advice received (based on development potential) is that the site is work £6.5-£6.75m. Allowing for the identified risks, it is suggested a bid of say £4.5m may be appropriate subject at this stage to a number of conditions per below.

- Cabinet decision
- Capital funding being available for acquisition and adaptation costs and business case in terms of TA savings
- Planning (comfort re: change of use rather than development)
- Satisfactory due diligence, including surveys, conveyancing searches and replies to enquiries

A conditional bid of this nature does not commit us but does mean we may have a "foot in the door". I suspect there will be developers who will make higher conditional bids but we have advantages in terms of effectively being a cash buyer and are not dependent on securing a consent for development at this stage.

Are you content for us to make an initial, conditional bid on the basis set out above?

Any queries, please let me.

Andy

APPENDIX FOUR

CORRESPONDENCE BETWEEN APPELLANT AND MR WORTH (2024)

On Wed, 17 Jan 2024, 16:07 Dave Worth, <[REDACTED]> wrote:
Official

Hi Andrew,

Thank for your email regarding the units at Mount Clare, which I saw when they were being marketed for sale.

A chat would be useful – if perhaps you could let me have some options to do so next week, either by phones of MST, please.

Regards,

Dave Worth (he/him)
Assistant Director - Housing Services
Serving Richmond and Wandsworth Councils
[REDACTED]

From: Andrew Gillick <[REDACTED]>
Sent: Wednesday, February 7, 2024 12:53 PM
To: Dave Worth <[REDACTED]>; Mandip Sahota <[REDACTED]>; [REDACTED]
Subject: Re: Short Term Housing Demand

Dave

We have submitted an application for temp change of use.

I'd like housing dept support and to meet up please.

Please let me know when would be a good time to meet.

Many thanks

Andrew

From: Andrew Gillick <[REDACTED]>
Sent: Friday, February 9, 2024 1:37:37 PM
To: Dave Worth <[REDACTED]>
Cc: Mandip Sahota <[REDACTED]>; Oliver Gardiner <[REDACTED]>; Brian Reilly <[REDACTED]>
Subject: Re: Short Term Housing Demand

Dave we have worked up a scheme and submitted it to planning. Have you seen it?

It is using the existing buildings and structure for temporary use to house the most needy in society in the short term. We are just looking for a temporary use for what is there and we are not wanting to change things or do massive amounts of work as we want to redevelop the whole site once we have full planning.

The positive effects for the council would be colossal. These are buildings that have been unused for many years.

This will allow the buildings to be used and to help the most needy in society whilst we draw up a permanent and substantial development of the whole site.

Please let me know when we can have a meeting, we are very keen for these buildings to be put to use asap.

Many thanks

Andrew

From: Dave Worth <[REDACTED]>
Date: Fri, 9 Feb 2024 at 13:41
Subject: Re: Short Term Housing Demand
To: Andrew Gillick <[REDACTED]>
Cc: Mandip Sahota <[REDACTED]>, Oliver Gardiner <[REDACTED]>, Brian Reilly <[REDACTED]>

Official

Thanks Andrew and no it would not routinely come to us, as planning sits elsewhere in the council. Can you share plans? Or planning reference.

Have you a nightly or weekly cost per night firmed up?

From: Andrew Gillick <[REDACTED]>
Sent: Wednesday, February 14, 2024 1:49 PM
To: Dave Worth <[REDACTED]>
Cc: Mandip Sahota <[REDACTED]>; Oliver Gardiner <[REDACTED]>; Brian Reilly <[REDACTED]>
Subject: Re: Short Term Housing Demand

Dave could you please circulate an invite ?

Is it worth having Brian in on it too. This would be a massive win for the housing team, it would solve a lot of problems in 1 go.

Mandip can you please circulate Picasso house floor plan and a sample of a block.

Dave in a block you have 1 entrance, 12 rooms of 12m each and 2 kitchen, 2 toilets and 2 bathrooms. In total we have 180 of these.

Thanks

Andrew

From: Mandip Sahota <[REDACTED]>
Date: Fri, 23 Feb 2024 at 15:28
Subject: RE: Short Term Housing Demand
To: Andrew Gillick <[REDACTED]>, Dave Worth
<[REDACTED]>
Cc: Oliver Gardiner <[REDACTED]>, Brian Reilly
<[REDACTED]>

Dave,

Thanks again for your time earlier in the week.

We have discussed the layouts of the blocks with the project architects, who are in the process of updating the attached plans to illustrate their self-containment. We expect to circulate for your review early next week.

In the meantime, you mentioned that you could send through figures and a lease template. I'd be grateful if this could be sent through for review please.

Kind regards,

MANDIP SINGH SAHOTA

From: Mandip Sahota
Sent: Friday, February 23, 2024 4:24 PM
To: 'Andrew Gillick' <[REDACTED]>; 'Dave Worth'

<REDACTED>
Cc: Oliver Gardiner <REDACTED>; 'Brian Reilly'
<REDACTED>
Subject: RE: Short Term Housing Demand

Dave,

Drawings received ahead of schedule.

Please see attached amended ground and first floor plans of a typical block. The attached illustrate self containment, include kitchenette and shower room within self-contained units. The units comprise a mix of 1 and 2 person rooms.

We would need to further assess the layouts from a building regs perspective in due course. The kitchenettes may therefore need to forgo a hob, but the architects are investigating further.

Andrew has confirmed that we would be able to refurb all 5 cluster blocks to this layout. Each cluster block has 3 of the attached buildings.

You mentioned on the call that you would look to separate particular users, e.g. single males from mother and children's and/or more vulnerable individuals, at a ratio of approx. 10 block to 5. Given the layout of the site, I would suggest a split of 9 (blocks 3, 4 and 5), again 6 (block 6 and 7).



BLOCK NAMES

3. ALBERS, ANDRE and APPELL HOUSES
4. BALLA, BELLINI and BLAKE HOUSES
5. CORNELL, CATLIN and CALDER HOUSES
6. DALI, DEGAS and DUFY HOUSES
7. EAKINS, EPSTEIN and EAKY HOUSES

Do let me know if any other questions. We look forward to hearing from you

Kind regards,

MANDIP SINGH SAHOTA

On Mon, 18 Mar 2024 at 18:39, Andrew Gillick <[REDACTED]> wrote:

Dear Dave/ Brian,

Could we please have a meeting? I could come to the town hall.

We are trying to do something brilliant here and in one fell swoop improve the lives of an awful lot of people.

This is a disused building in a very suitable location, we have a live planning application and we would like your support and to see how we can work together.

Please can we meet this week.

Many thanks

Andrew

From: Andrew Gillick <[REDACTED]>
Sent: Wednesday, March 20, 2024 11:37 AM
To: Mandip Sahota <[REDACTED]>
Cc: Dave Worth <[REDACTED]>; Oliver Gardiner <[REDACTED]>; Brian Reilly <[REDACTED]>
Subject: Re: Short Term Housing Demand

Brian/ Dave,

Is there someone else in the council we could talk to here please?

We are trying to really do something good here and all we are getting is radio silence.

This is very disappointing.

Andrew

From: Dave Worth <[REDACTED]>
Date: Wed, 20 Mar 2024 at 11:51
Subject: RE: Short Term Housing Demand
To: Andrew Gillick <[REDACTED]>, Mandip Sahota <[REDACTED]>
Cc: Oliver Gardiner <[REDACTED]>, Brian Reilly
<[REDACTED]>

Official

Sorry Andrew – am just collating some conditional numbers and will come back to you shortly.

Dave Worth (he/him)
Assistant Director - Housing Services
Serving Richmond and Wandsworth Councils

From: Dave Worth <[REDACTED]>
Date: Tue, 26 Mar 2024 at 09:43
Subject: RE: Short Term Housing Demand
To: Mandip Sahota <[REDACTED]>, Andrew Gillick <[REDACTED]>
Cc: Oliver Gardiner <[REDACTED]>, Brian Reilly
<[REDACTED]>

Official

Thanks – the rates we'd offer would be circa the following:

Self contained 1 bed units = £1200 p.c.m.

Non self-contained studios = £1000 p.c.m.

As discussed, given the density of the scheme, the above rates would include night time security cover say between 8pm and 6am at all time, provided at your cost with arrangements approved by ourselves.

Suggest we reconvene after the bank holiday to discuss further?

Regards,

Dave Worth (he/him)
Assistant Director - Housing Services
Serving Richmond and Wandsworth Councils

From: Andrew Gillick <[REDACTED]>
Date: Sun, 21 Jul 2024 at 19:20
Subject: Mount Clare
To: Dave Worth <[REDACTED]>

Dave good to see you and Giselle (sorry I do not have her email address).

Sorry it has taken time to come back to you. I have tried to make your life as easy as possible and pulled together all the information in an easy format for your committee paper..

So I have included a presentation with all the details including accommodation schedules and also separate files of:

- Accommodation schedule in excel to make things easy for you to fill out rates etc.
- Full Accommodation schedule block by block
- Ground and first floor plans for accommodation block
- Plan for Picasso House
- Site Plan

We left it in the meeting if the rates were increased by 15% we would do a deal at that level. We also have some family units in the mix now please do your best.

Great to see you and let's meet again when you are free.

Please let me know if you have any questions.

We really would like to help you here and work together short and long term.

Thanks

Andrew

From: Dave Worth <[REDACTED]>
Date: Mon, 22 Jul 2024 at 10:24
Subject: RE: Mount Clare
To: Andrew Gillick <[REDACTED]>

Official

Thanks Andrew, these are really clear and helpful. I'll be in touch shortly.

BTW – it's Ghazell.

Regards,

Dave Worth (he/him)
Director of Housing Services
Serving Richmond and Wandsworth Councils

From: Andrew Gillick <[REDACTED]>
Sent: Tuesday, September 17, 2024 2:58 PM

To: Dave Worth <[REDACTED]>
Subject: e: Mount Clare

Dave is there any news back on this please?

Are Wandsworth interested?

If not we need to explore other options.

As always I am free to chat, meet up and I've never said no to a cup of tea.

Thanks

Andrew

From: Dave Worth <[REDACTED]>
Date: Tue, 17 Sept 2024 at 15:16
Subject: RE: e: Mount Clare
To: Andrew Gillick <[REDACTED]>

Official

Hi Andrew,

Yes I'm still pursuing this through internal processes and am expecting a clear decision within the next few weeks

Dave Worth (he/him)
Director of Housing Services
Serving Richmond and Wandsworth Councils

From: Andrew Gillick <[REDACTED]>
Sent: Monday, September 30, 2024 1:08 PM

To: Dave Worth <[REDACTED]>
Subject: Re: e: Mount Clare

Dave

Can we meet up or have you been told you cannot speak to me?

Is there anyway we can move this forward?

Thanks

Andrew

From: Dave Worth <[REDACTED]>
Date: Mon, 30 Sept 2024 at 14:24
Subject: RE: e: Mount Clare
To: Andrew Gillick <[REDACTED]>

Official

Thanks Andrew and no, not at all.

However, you're aware that the Council has now formally refused your planning application etc and as such, unless that position changes through appeal etc, a leasing scheme for TA (whether with us or another borough) won't pass the first hurdle. So really the ball is in your court as it were and I can't assist further, given the refusal of planning.

If you do secure planning permission I'd be happy to discuss again.

Regards,

Dave Worth (he/him)

Director of Housing Services

Serving Richmond and Wandsworth Councils

APPENDIX FIVE

MEETING NOTES – 8th JULY 2024

Meeting Notes

Reed House, SW8 1YE 8th July 2024

Those present: Dave Worth (DW) Richmond and Wandsworth Housing Dept

Ghazell Nasir (GN)

Andrew Gillick (AG) AKA Capability LLP

William Fisher (WF)

DW said he knew the property well and had been in it already. He was aware the council bid on the property when it was sold.

DW outlined the borough's key requirement for self contained accommodation.

Did not want over 250 single men in this location.

For mother & child needs, accommodation must be self contained. He felt there could be a mix of accommodation on site with some self contained and some non self contained. He said there would need to be some communal facilities.

Temporary accommodation – average stay is for 4 years

He said there was a chronic shortage of accommodation and that 60 pc of people in temporary accommodation are housed outside the borough. This was detrimental to their lives as he felt it made commuting, work and existing ties to family and services very difficult.

There is a push back from members @180 homeless families in the borough.

AG indicated willingness to do deal with Wandsworth who had indicated annual rental of £3m PA. AG said if that could be increased by c15% he could agree.

DW confirmed that leasing Mount Clare housing would save the borough 'many millions per annum' in other costs and it would allow the borough to bring people back into the borough and out of B&B type accommodation

Wandsworth would carry out their own security on possibly landlord? But this would be paid for by the landlord- TBA

There was a discussion on lease length. DW confirmed that the council could not enter a lease for over 10 years.

It was agreed that individual leases would be necessary to allow for the anticipated Enlargement and on a block by block basis, subject to planning of the blocks.

WF confirmed that AKA Capability was committed to working with the housing department and regarded this arrangement as a 'partnership'.

DW requested a schedule of accommodation and was particularly keen to see the details of the pod bathrooms.

DW also suggested some units could be 2 bedroom. He also suggested a fridge and 2 ring hotplate could be put in the units to allow the occupant to store food and prepare snacks.

AG agreed to prepare a schedule which would include information of the refurbishment and the likely phasing for release of the various blocks.

Leases – block FRI lease or individual leases to allow extensions

i/ Wandsworth to manage

ii/ first 6 months Landlord to be responsible for all repairs

iii/ After 6 months, council responsible for fabric and services

DW confirmed that Alton Estate regeneration had been on the cards for 10 years but there had been little or no progress and it was troubled and halted due to political issues.

APPENDIX SIX

EMAIL CORRESPONDENCE 18th DECEMBER 2025

From: Dave Worth <[REDACTED]>
Date: Thu, 18 Dec 2025 at 09:25
Subject: RE: e: Mount Clare
To: Andrew Gillick <[REDACTED]>, Mandip Sahota <[REDACTED]>

Official

Dear Andrew,

As set out in the Council's update to the Inspector of yesterday, the local housing authority considers that the proposed development is not suitable for temporary accommodation and its concerns relate to: size and layout, location, and the prohibitive costs of management of a facility of this nature. In that context, we do not consider that the proposals are likely to meet temporary accommodation needs in the borough.

My evidence will address these points in further detail as part of the inquiry process.

I would add that I did not say that the LHA was "very keen on taking the facility", and that we did not agree broad terms, nor did I advise on refurbishment (or unit sizes). Our discussions were high level only and were of course largely academic until the planning issues were resolved.

Regards,

Dave Worth (he/him)

APPENDIX SEVEN

APPELLANTS (FEB 2024) PRE-APP ADVICE SUBMISSION EXTRACTS



MOUNT CLARE RESIDENCE

PRE-APPLICATION STATEMENT

February 2024

KSR ARCHITECTS & INTERIOR DESIGNERS

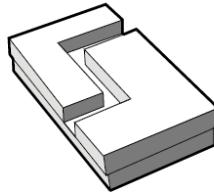
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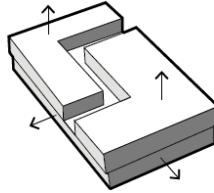
3.2 PICASSO HOUSE

CONCEPT DIAGRAM

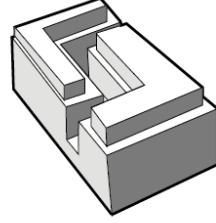
A two-storey rooftop extension, internal works, external re-cladding, and a ground-floor extension, are proposed for Picasso House. These works will update the building to a good standard, providing accommodation and associated communal spaces and improving the overall quality of the external appearance of the building, and its relationship with the adjacent Grade I listed Mount Clare House.



EXISTING MASSING



EXTENSIONS



PROPOSED MASSING

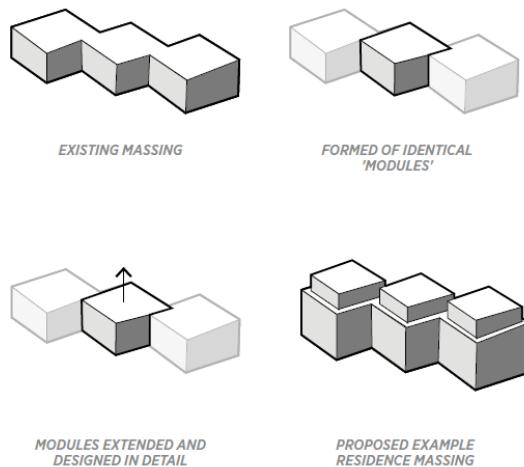
3.3 MOUNT CLARE RESIDENCES

CONCEPT DIAGRAM

The Mount Clare Residences are a series of five existing accommodation blocks. These are each formed of three identical two-storey square 'modules'. These modules each contain 11 Bedrooms, 1 Kitchenette and Communal Room, and two shared bathrooms.

A two-storey rooftop extension, internal works and external re-cladding are proposed to each of these modules. These works will update the building to a good standard, providing accommodation and associated communal spaces. The works also propose to substantially improve their appearance in relation to the Grade I listed Mount Clare House, and the wider landscaped setting.

This document will initially present the concept for each module in detail, illustrating later how they holistically connect in the masterplan.



APPENDIX 8

CABINET PAPER – 14th JULY 2025



Paper No.

25-258

Cabinet

Title

Long term Lease Agreement with Provision for 186 Temporary Accommodation Units

Cabinet Member for

Housing

Details of Executive Director

Dave Worth, Interim Executive Director of Housing

Recommendation/s:

1. It is recommended that authority to enter into this lease be delegated to the Executive Director of Housing, in consultation with the Executive Director of Finance.

Reference to council Priorities

This decision contributes to:

A fairer Wandsworth

- Work towards ensuring all local people have a genuinely affordable place to call home

Executive Summary

2. This report seeks (in principle) approval (subject to further due diligence) to enter into a 6-year lease agreement at a rent that is not more than market rent for the exclusive use of a new temporary accommodation block comprising 186 self-contained units located on the Tooting Broadway ward. The units will accommodate households owed various duties under Part VII of the Housing Act 1996. The Council will be responsible for the placements of homeless households and the accommodation will be managed the private landlord/provider.



Details

3. The London Housing Group (LHG) is a property management group that owns various types of temporary accommodation, primarily located in London. For many years, the Council has made ad hoc placements of individual temporary accommodation (TA) with LHG (as have other Councils) through nightly spot purchase arrangements. The Council uses TA to meet various statutory duties as prescribed by Part VII of the Housing Act 1996 (as amended).
4. The use of 'nightly paid' or 'licensed' temporary accommodation has been steadily rising over the years, and the impetus has consistently been to reduce the use of such accommodation, mainly due to the varying and unpredictable cost of using it. Table 1 in the Appendix shows the increased use of nightly paid accommodation since May 2023.
5. For context, as of 29 May 2025, there are 1,737 families in nightly paid accommodation. Twelve months ago, there were 1,605 families, indicating an 8% increase, whereas in May 2023 there were 1,439 families in this type of accommodation, which represents a 17 % increase over that 2-year period.
6. As is well known, at a national level, pressure on homelessness budgets remain unprecedented and Wandsworth is not an exception to that, with an extremely challenging combination of high demand and rising costs of accommodation.
7. London Councils analysis has shown that the worsening homelessness emergency represents the "single biggest risk" to boroughs' finances and spiralling temporary accommodation costs mean boroughs in the capital were forced to overspend on their homelessness budgets by at least £330m in 2024-25. This represents a 60% increase on original homelessness budget plans for the year.
8. Local authorities have a legal duty to provide temporary accommodation to homeless households qualifying for support under housing law, making it essentially impossible for councils to place strict limits on their homelessness expenditure.
9. This emphasises the necessity for high-quality, cost-effective self-contained temporary accommodation on a long-term basis and ideally within the borough.



10. Table 2 in the Appendix illustrates the monthly nightly paid unit rates, which have increased by 29% since April 2023. Nightly paid temporary accommodation is usually used to meet increased demand where there is no other accommodation, particularly for those presenting as homeless on the day.

LHG offer of hotel accommodation

11. LHG has recently offered the Council the newly developed 186-unit scheme near Tooting Broadway tube station on the basis of a 6-year lease to the Council for the exclusive and guaranteed use of temporary accommodation. The scheme is likely to be completed by the end of 2025 and each accommodation unit has a kitchen and ensuite bathroom. LHG offered the scheme to Wandsworth first but is open to offering it to other boroughs. LHG maintains comparable long-term lease accommodation agreements with various other councils. It is likely that other boroughs and/or the Home Office would want to secure this new supply, with the complications and possible budget pressures that would bring in relation to adults and children's social services provision.

12. Alongside comprehensive accommodation management, the scheme will offer the following amenities:

- Comprehensive repair service, including 24-hour pest control contracts.
- On-site personnel with CRB certification and fundamental safeguarding training.
- Certified Fire Marshalls and First Aiders on duty 24-hours a day and 7-days a week.
- Fire Risk Assessments and Health and Safety Audits.
- Property insurance on all units of accommodation.
- Free Wi-Fi.
- Reconfiguration of rooms to maximise use.
- An onsite office for Council staff.
- An outdoor play area.
- Communal laundry facilities available on an at cost basis.
- Study room for children with free Wi-Fi facilities.
- Units suitable for those with mobility needs.



Benefits

13. The putative agreement secures 186 units for the Council over six years, guaranteeing stable and consistent rates, assisting budget management, whilst eliminating the provider's vacancy risk.
14. Historically, the Council has not entered into such agreements as inevitably some expenditure is at risk of being 'wasted' during void periods. However, with the market being as it is, securing such agreements in return for stability and a reduction in rates compared to most expensive current provision elsewhere, often well outside the borough, make operational and financial sense, not least for the certainty over the period that rates will not further increase.
15. It should be noted that the landlord will have no financial relationship with the occupying homeless family. The Council charges and collects their rent, which is subsidized at 90% of the 2011 LHA rate for the property's location. Nonetheless, net costs of such units are significantly cheaper than nightly paid TA.
16. The temporary accommodation and procurement team is periodically contacted by providers offering larger schemes for potential purchase or longer-term leasing. These are almost always out of the borough and often outside of London. Providing accommodation within the borough would decrease statutory s202 suitability reviews and complaints about temporary housing location, especially concerning disruption for families around continuity of education and/or in seeking family or other support for example. The accommodation has been designed and built out to cater for small families e.g. parent(s) with one child and would not be used for more vulnerable or chaotic households.

Arrangements

17. A formal leasing agreement and processes will need to be agreed, but the arrangements in broad terms will be as follows.
 - 6-years lease agreement, with a fixed uplift on a yearly basis of 5% from year 2.
 - A mutual break clause applying from the start of year 5.



- Payment is required for all rooms except when repairs prevent use for longer than 24 hours.
- The scheme will be always staffed and available to receive households on a 24/7 basis.
- Payment monthly in arrears with details of rooms unavailable for a period.
- Weekly occupancy checks for all residents must be completed and any suspected non occupation reported to the Council.

Financial Implications

18. Subject to further due diligence on the terms of the proposed lease (which is still under negotiation) this proposal has the potential of delivering a financial benefit to the Council through moving existing clients from more expensive nightly paid provision.
19. The proposed 6-year leasing period will incur gross expenditure of circa £26 million but, with an agreed starting rate of £59.50 per unit per night, this will, assuming near full occupancy is maintained, initially save approx. £1 million per annum compared to the current costliest 186 temporary accommodation units currently in use. This makes a broad assumption that the most expensive placements can be moved into the new scheme, and existing placements cancelled, (which will be challenging) but gives an indication of the maximum annual benefit that could be realised.
20. Using reasonable assumptions on turnover rates based on average length of stay in temporary accommodation means that the maximum benefit would potentially be reduced in future years as the costliest cohort move on and are replaced at a lower assumed avoided cost rate. This means that the annual benefit would reduce in the longer term with this being subject to inflation levels. It should be noted that the current average unit cost of similar sized units is £51.62 per unit per night which does highlight a potential risk of actually increasing overall cost should the placement to the newly procured units not be managed effectively. This would need to be tracked to evidence the benefit gain.



21. There are a number of elements within the draft lease terms that appear favourable but still need to be confirmed and finalised, such as who holds the risk of longer term voids, ongoing internal repairs responsibility, and requirements to reinstate units at the end of the lease term, but on balance, subject to targeting the most expensive existing placements this opportunity could be financially beneficial.
22. Whilst delivering a financial saving against the cost of temporary accommodation is a key consideration given the pressures on the Council's General Fund budget it should be noted that if the Council does not enter into an agreement to utilise these units it is most likely that the owners of the facility will seek alternative Councils willing to work with them potentially meaning an additional 186 homeless families being placed in borough from elsewhere.

Legal Implications

23. A legal agreement regarding both the landlord and Council responsibilities, together with processes will need to be drafted and implemented.
24. A legal agreement regarding both the landlord and Council responsibilities, together with processes will need to be drafted and implemented.
25. The Council has a statutory duty under section 8 of the Housing Act 1985 to consider housing conditions in its borough and the needs of the borough with respect to the provision of further housing accommodation. The Council is legally obligated to ensure that accommodation is made available for homeless applicants who are owed a full housing duty by the Council pursuant to Part VII of the Housing Act 1996. The Council has a duty to secure suitable accommodation for people/households that it determines are eligible for such assistance under the Housing Act 1996. The Homelessness Reduction Act 2017 places a duty on Local Authorities to intervene at an early stage to help prevent homelessness and take reasonable steps to relieve homelessness for all eligible applicants.



26. The Council has power to acquire housing accommodation of the purposes of satisfying its duties to provide accommodation for homeless pursuant to section 17 of the Housing Act 1985. Councils have a duty under section 74 of the Local Government Housing Act 1989 to keep a Housing Revenue Account for properties provided under part II of the Housing Act 1985 unless the Secretary of State directs that the properties do not need to be held within a HRA. For properties acquired after 31 March 1997 the HRA (exclusion of leases) Direction 1997 excludes lease for a term of less than 10 years which are acquired for the purpose of providing accommodation pursuant to the Council homelessness function under the 1996 Housing Act Part VII. It is noted that officers have confirmed in this paper that the proposal would demonstrate best value for the council and in terms relating to housing supply management, it is considered reasonable to enter into this lease.

27. Section 182 of the Housing Act 1996 requires that in the exercise of their functions relating to homelessness, a local authority shall have regard to the Secretary of State's 'Homelessness Code of Guidance for Local Authorities'. The Homelessness Code of Guidance 30 May 2025 provides advice and guidance for local authorities on using Hotel accommodation for discharging a re-housing duty. Paragraph 22.28 of the guidance provides that Bed and Breakfast accommodation, including hotels and nightly let accommodation with shared facilities, is not considered suitable for care leavers aged under 25 and should only be used in exceptional circumstances and for short periods.

28. In addition to the powers contained in the housing act 1985, the Council may also use the power contained in section 120 of the Local Government Act 1972 to acquire units to be held in the general fund for the local authority to provide housing supply that is not part of the HRA. Where the Council proposes to acquire under GF powers, officers will ensure the use of these units do not morph into settled accommodation or any form of security of tenure risk and so the units will be let/licensed in a way to ensure this does not happen.

Equalities Implications

29. There are no specific equalities implications arising from this report.

Official



Reference to any accompanying papers:

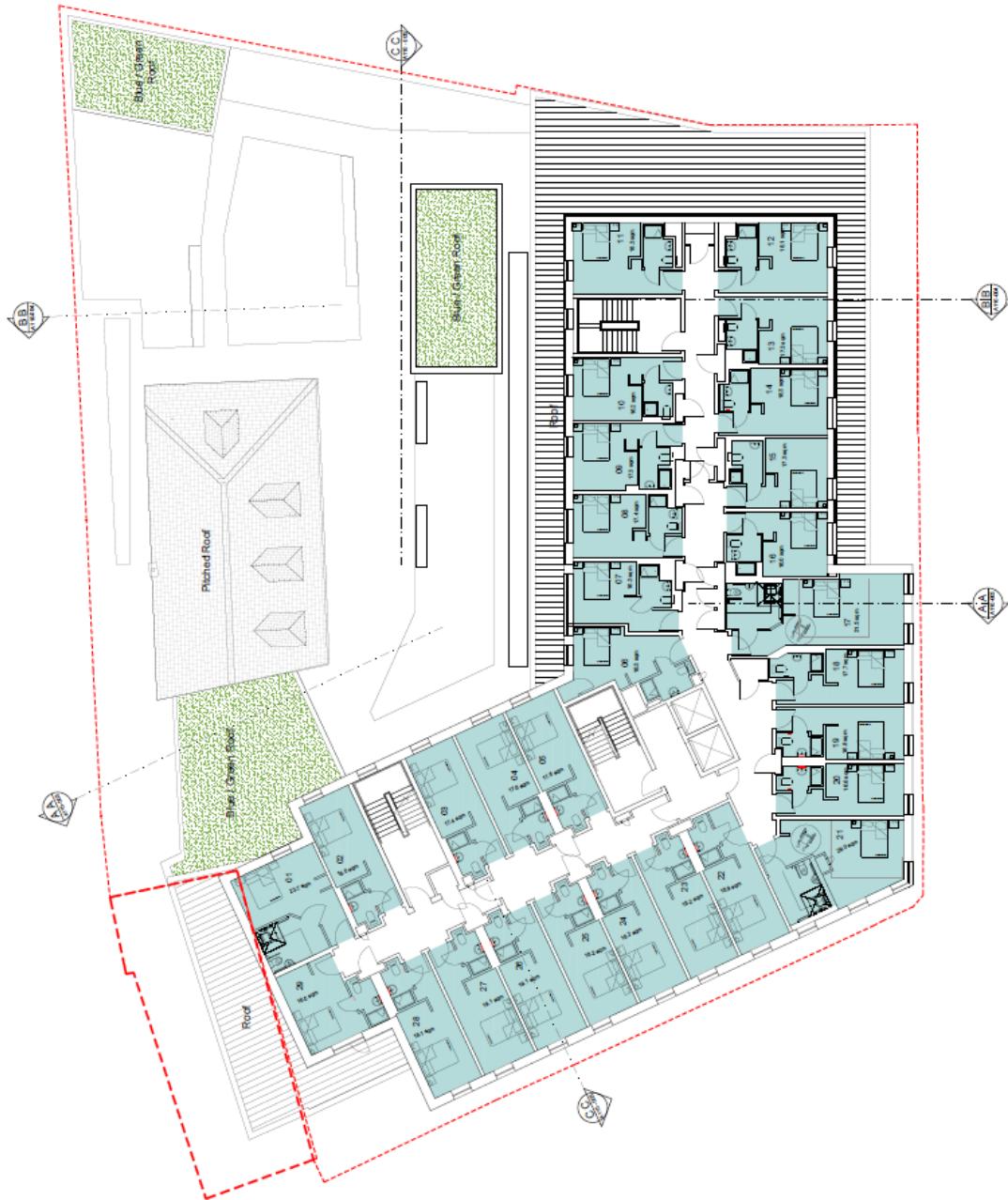
Appendix 1 - Tables 1 and 2

Background Papers

There are no background papers to this report.

APPENDIX 9

FLOORPLAN – APPLICATION 2025/0453



APPENDIX 10
REDLOFT LETTER

PRIVATE & CONFIDENTIAL

Mandip Sahota
NTA Planning LLP
46 James Street
London
W1U 1EZ

Dear Mandip,

Mount Clare Campus, Minstead Gardens, Roehampton Gate, SW15 4EE

Affordable Housing – Policy note

Red Loft have been asked to comment on the policy basis for affordable housing provision at the above scheme.

The proposed scheme will deliver a hostel for the homeless (temporary accommodation) – Sui Generis.

We have read the Council's Statement of Case and note Wandsworth Local Plan Policy LP29 is cited as the basis for seeking affordable housing contributions. This policy specifically addresses development proposals for new:

1. Houses in Multiple Occupation (HMO's), and
2. Large-scale purpose build shared living accommodation (LSPBSL).

Our understanding is that the property will be for those in need of temporary accommodation, restricted by planning condition. The rental terms, occupiers and tenancies will therefore reflect this restriction and will not be HMO's or LSPBSL.

We understand that the relevant London Plan policy is therefore H12 'Supported and specialised accommodation', which can include accommodation for the following groups:

- 1) Accommodation for people leaving hostels, refuges and other supported housing, as well as care leavers and people leaving prison to enable them to live independently,
- 2) Accommodation for young people with support needs,
- 3) Reablement accommodation (intensive short-term) for people who are ready to be discharged from hospital but who require additional support to be able to return safely to live independently at home, or to move into appropriate long-term accommodation,
- 4) Accommodation for disabled people (including people with physical and sensory impairments and learning difficulties) who require additional support or for whom living independently is not possible,
- 5) Accommodation (short-term or long-term) for people with mental health issues who require intensive support,
- 6) Accommodation for rough sleepers,
- 7) Accommodation for victims of domestic abuse
- 8) Accommodation for victims of violence against women and girls

The above is not a market product, as the units will be let at sub-market rents, and is clearly distinct from the London Plan definition for Large-scale purpose-built shared living (London Plan H16). London Plan paragraph 4.16.2 states:

*'This policy applies to large-scale purpose-built shared living developments which in planning terms are **sui generis** non-self-contained market housing. These are not restricted to particular groups by occupation or specific need such as students, nurses or peoples requiring temporary or emergency accommodation proposed by speciality providers.'*

We note that Wandsworth Local Plan policy LP31 addresses 'Specialist Housing for Vulnerable People and for Older People, including a requirement to provide Affordable Housing in compliance with London Plan policies H4, H5, and H13 of the London Plan.

It is noted that the Local Plan (para 17.57) states '*Policy LP31 covers all forms of housing for vulnerable people and older people defined in use classes C2 and C3*'. It also references examples of specialist and supported housing including:

- Sheltered housing – commonly self-contained homes with limited on-site support,
- Residential care homes – commonly bedsit rooms with shared lounges and eating arrangements,
- Nursing homes – similar to residential care, but accommodating ill or frail elderly people, and staffed by qualified nursing staff,
- Dual-registered care homes – residential care homes where nursing care is provided for those residents who need it,
- Extra-care homes – combinations of the above providing independent living alongside care and support, and sometimes also offering support for older people in the wider community,
- Staff accommodation ancillary to a relevant use will also be appropriate.

It is clear that LP31 is a broad policy covering different types of specialist accommodation for which the policies at H4, H5 and H13 could apply. However the proposed scheme does not fall within the example listed above, is not C2 or C3 and can more accurately be characterised as Supported housing and specialist accommodation according to H12 of the London Plan.

Therefore the policies concerning affordable housing at H4 (Delivering Affordable Housing), H5 (Threshold Approach) and H13 (specialist older persons housing) should not apply, which is logical given the nature of the proposed product, at rents below market levels for a broader age group encompassing those most in need.

This has been confirmed separately by the GLA via email correspondence.

It is clear that this is a *Sui Generis* application, therefore applying affordable housing policies intended for HMO or LSPBSL is wrong. Moreover it is clear that the occupant would not be paying market rent and in reality this scheme already proposes a form of affordable housing. To apply a form of further affordable housing contribution on this scheme would be wrong and rested on applying policies incorrectly.

I hope this is of assistance and provides sufficient explanation of the planning approach to affordable housing taken at this site.

Yours Sincerely,



Robert Bloss MRICS
Assistant Director - Land & Viability
For and on behalf of Red Loft LLP

APPENDIX 11

CORRESPONDENCE WITH GLA – NOVEMBER 2025

From: Katherine Wood <[REDACTED]>
Sent: 21 November 2025 16:01
To: Mandip Sahota <[REDACTED]>
Subject: RE: Hostel (Temporary Accommodation) | Affordable Housing Query

Hi Mandip,

The sui generis accommodation you describe would not attract an affordable housing requirement. Assuming the accommodation would be secured as specialist accommodation in the planning permission (as opposed to co-living accommodation that could be occupied by anyone), and occupants would not be charged market rents (e.g. for a co-living type product), the accommodation would be viewed as a form of affordable housing in any case.

I couldn't find many examples that we have dealt with as this kind of proposal does not tend to be referable to the Mayor (note that it would not be referable on the basis of unit numbers as only C3 units are counted in this respect, so it would only be referable if the height or floorspace met the relevant thresholds, or another PSI category of the Mayor of London Order applied). One example I could find was 337-359 Kingsland Road, Hackney, but this is obviously quite old now!

I hope this is of assistance.

Kind regards,

Katherine

From: Mandip Sahota <[REDACTED]>
Sent: 20 November 2025 22:22
To: Katherine Wood <[REDACTED]>
Subject: RE: Hostel (Temporary Accommodation) | Affordable Housing Query

CAUTION: This email originated from outside this organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Katherine,

Thank you for your helpful response below. That is much appreciated.

I just wanted to follow up to confirm a couple of points and seek your further advice.

The site in question is located in West London, and the proposals are for a hostel/temporary accommodation facility that would provide around 300 rooms for households who would otherwise be homeless, at risk of homelessness. The intention is to deliver much needed temporary accommodation to relieve pressure on local authorities' statutory duties. Each accommodation would be provided with shower room and kitchenette, but would also be served by wider communal facilities (communal kitchens, laundry, etc), and comprehensively managed by on site wardens and security.

This form of accommodation would fall within a *sui generis* use class.

Could you please confirm the affordable housing contribution under the London Plan?

Could you please confirm that this interpretation remains correct in the context of a temporary accommodation scheme of this type, and whether there is any further guidance you would advise we consider? If you are aware of any recent or analogous schemes that the GLA has reviewed which might be relevant precedents, that would also be extremely helpful.

Many thanks again for your assistance.

Kind regards,

MANDIP SINGH SAHOTA MRTPI
MANAGING PARTNER

NTA PLANNING LLP is a limited liability partnership registered in England and Wales.
Registered number OC438813.
Registered office: 46 James Street, London W1U 1EZ

From: Katherine Wood <[REDACTED]>
Sent: 18 November 2025 16:41
To: Mandip Sahota <[REDACTED]>
Subject: RE: Hostel (Temporary Accommodation) | Affordable Housing Query

Hi Mandip,

Thanks for your email – it has been passed to me for response.

The London Plan currently requires affordable housing contributions from the following forms of residential development: Class C3 housing (including specialist older person's housing if this constitutes self-contained housing as opposed to care home accommodation), Large Scale Purpose Built Shared Living/co-living (*sui generis*), and student accommodation (*sui generis* – note that only affordable student accommodation is required in this case).

No other forms of residential accommodation attract an affordable housing contribution, including Class C2 or *sui generis* care home/hostel type accommodation. Therefore, if the proposals do not constitute C3 housing or co-living, then they would not be subject to affordable housing requirements. I'd advise that you confirm the use class when submitting a planning application.

I hope this is of assistance.

Kind regards,

Katherine

Katherine Wood

Team Leader (East), Development Management
GREATER LONDON AUTHORITY
Union Street, London, SE1 0LL
www.london.gov.uk/what-we-do/planning

From: Mandip Sahota
Sent: 13 November 2025 09:18
To: [REDACTED]
Cc: Julie Papouskova <[REDACTED]>
Subject: Hostel (Temporary Accommodation) | Affordable Housing Query

Dear Mr Wilkinson,

We are currently in planning for a proposed hostel (temporary accommodation) that could house almost 300 otherwise homeless people in London. As you can image this will be a great news story and is a form of accommodation that London is in desperate need of.

I wanted to check the GLA's interpretation of how affordable housing policy applies in these cases and if you have any recent consents I could look at that you are aware of.

At the London Plan level, relevant policies include H3 (Meanwhile Use as Housing), H4 (Delivering Affordable Housing), H5 (Threshold Approach) and H12 (Supported and Specialised Accommodation). These policies encourage the delivery of specialist and meanwhile housing, including for rough sleepers, but they don't explicitly state that such schemes should provide or contribute towards affordable housing in the conventional sense.

Could you please let me know what the policy and stance is with regards to affordable housing and temporary accommodation provision in a hostel setting, and if you could point us to any relevant guidance or examples from recent schemes, that would be much appreciated.

Kind regards,

MANDIP SINGH SAHOTA MRTPI

