

# Council and Developers show their plan to KILL your community your estate and YOU - STARTING WITH OUR HEART

**The Council-Redrow Demolition - Privatization Social-Cleansing scheme intends to destroy the heart of your iconic ALTON estate where Alton East meets Alton West - turning it into an 8yr long demolition war-zone and replacing it with loads of expensive flats for rich+super-rich making super profits for developers.**

THIS criminal utterly Philistine social-cleansing scheme - which would see **1,000 new properties ONLY 188 of which would be 'social'** – IS THE END of our estate and community and lives as we know them. This is both because of disruptive community-killing demolition **8 YEAR war-zone** at the

heart & the replacing that heart with a DIVIDE– which can only make way – as in ALL other demolition-privatization “Regeneration” Schemes in London – for (despite contrary promises) attempts to **demolish the whole lot**. [And how many more (worse) scheme variants will we have?] **Potential profits for developers and their sidekicks are enormous and YOU LOSE.**

+ + + CONsultation - QUESTIONS + Comments + Questions + Comments + + +

Q: “Oh, They aren’t looking to start on my block for 6 years, so why are they trying to move me out now?”

A: Look at the plans. There’s not enough replacement flats for what they intend to demolish. **NONE** of the Council tenants in blocks facing demolition\* can return to new blocks built on their space.

The developers want to minimize how many council secure tenants stay around long enough to go into replacement blocks (**smaller flats by busy polluted** Roehampton Lane + small site on/by the Co-op) because that way they have more flats to sell etc as equity share etc. **“Replacement blocks” A and Q do not specify the mix of equity share / social rent (which could be zero if all tenants are moved out “early”),** so they’re hell-bent on chucking secure tenants out NOW to other parts of Wandsworth.

**ONE secure tenant out now means one more flat (eg shared equity) for private sale etc at another half £million to one £million extra profit for developers.**

\*31-243 (odds) Danebury Av, 1-115 (odds) and 2-84 (evens) Harbridge Av; 1-28 Kingsclere Cl.

## CONsultation Feedback

Britain’s most important 20th-century housing is under threat

Bamabas Calder

21 DECEMBER 2017



Allbrook House and the library, with mass onette blocks over shops to the left. Every building in this photo is proposed for demolition. Photo: James O. Davis/Historic England

At the heart of the estate, where Alton East meets Alton West, the LCC’s architects carefully tied the new buildings into the ancient High Street of Roehampton Village, adding a library and more shops to the facilities of the High Street at the point where it met the estate. Over the library, Allbrook House, the sixth of the great unités – referred to by its architects as a ‘marker block’ – announces the estate with all the considerable pride and architectural quality the LCC could muster.

Appollo magazine (*See Mutilating Modern Architecture <http://bit.ly/2LAvadz>*) - above and below - points out the Redrow-Council plan is **“utterly insensitive to the immense heritage importance of the high quality architecture and planning on the estate”**. AND **“The proposed replacements for the loss of the heart of the estate...is entirely out of keeping with the two ends of the estate ...and would forever divide them...”** - Destroying the estates true greatness.

Q: "What! I thought we could come back to a new replacement block with my view overlooking the park"

A: **NO WAY! THE COUNCIL MISLED YOU.** 31-243 (odds) Danebury & 1-115 (odds) Harbridge would be replaced by ~twice as high blocks with 2.5 to 3 times as many flats - about 342 homes for sale and ~100 ("minimum") social (could be none, and NOT YOU) rent / shared equity / intermediate. You (if not shoved out by late 2024) would be sent to smaller flats in **block Q on ever busier polluted Roehampton Lane.** Most of the new flats replacing yours would be £million views overlooking Richmond Park. **THESE FLATS ARE NOT FOR YOU. The Council is determined to lower your housing standards.**

### THIS REGENERATION IS NOT FOR YOU, IT IS AGAINST YOU.

- **THE SCHEME must be and can be stopped.**
- **There is NO AGREED SCHEME.**
- **The Council has no right to encourage you to go.**
- **You have every right to refuse all approaches from the Council and to NOT consider anything. You don't have to see them alone or at all!**
- **If they've got you on their 'interested in being removed' list you can tell them to take you off it.**

**Your Secure Council tenancy is worth A £million to them. KEEP IT! STAY PUT! Stop the plan!**

**The important stuff isn't what's in the exhibition, it's what's left out**

- History. - The large spacious flats + green spaces we have now – Mayor Space standards are LOWER than ours (Parker-Morris etc)
- Assured tenancies (Housing assoc) have less rights than Council Secure
- Under Labour and Mayor policy and basic rights we must have a **ballot** but Councillors haven't told us that.

In the CONsultation exhibition(s) **you don't have to be guided around** by the Council/developers PR firm or anyone. They are pouncing on every visitor to try and brainwash us with their 'give-up and go' message. **Every display board should have "Not For You" written on it.**

Points to consider in the "CONsultation form written by Social-Cleansing Psychologists. Ignore boxes/restricted response

1. Do you agree that the following issues are important to the regeneration of the Alton Estate?

Issue
Improvement of new community and health facilities
Early delivery of replacement affordable homes for existing residents
Need for well designed; attractive new buildings
Protection and improvement of green open space
Provision of a new flexible Village Square and public realm
Need for play space that caters for a wide range of ages from early years to young adults
Job opportunities and delivery of commercial floorspace

Points you might want to remind them of:

The Council has destroyed / closed stuff in recent years. we don't need demolition to have it back.

**"Early Delivery" means early social cleansing.** It's not FOR you it's for developers profits.

We are an iconic estate already. We don't want smaller, overcrowded stuff or posh stuff NOT FOR US.

The scheme is overcrowded and an attack on green space, trees, life, kids freedom spaces, happiness.

Hah hah. We have a public realm which will be largely destroyed. Any new smart stuff is for the rich.

Like the one that was closed?! Get Real we don't need demolition and social cleansing to get ANYTHING back. Just give it back!. **They assume we are all stupid.**

Jobs sound bite waffle is an excuse for demolition. Opening of closed shops would be a start.

**DEFEND YOUR RIGHTS - GET INVOLVED IN WHAT'S GOING ON.** Contact ARW – Alton Regen Watch +Roehampton Voice web/twitter. **COME ARW (now) Weds 27 JUNE 7.30 DARA Club SW15 4ER**