

Council and Developers show their plan to KILL your community your estate and YOU

THE FACTS

- There's NOTHING WRONG with any of the still amazing iconic, spacious, green famously healthy and clean-aired ALTON Estate which cannot be put right by the council doing it's job for repairs and maintenance and / or a basic facelift / refurbishment.



View of Alton Estate from Richmond Park, London. Photo: Sam Mellish/Getty Images

- **THEIR PLAN IS NOT FOR YOU - IT'S AGAINST YOU.**
- The Council is DELIBERATELY running down the estate's well-being – failing to do basic maintenance like stopping dripping overflows, resurfacing puddle-prone walkways (eg Danebury Av), external painting and decorations; and has/is closing playgrounds, libraries and community facilities and harassing and undermining local shops.
- **THIS is the same bunch of tricks used by Councils and thieving land-grabbing profiteering developers and corrupt Councils all over London. THEY MUST make you feel you've got to go before they can destroy us. BUT THE FIGHTBACK EVERYWHERE HAS, CAN, MUST AND WILL STOP THEM.**
- They've a **4 step Social-Cleansing plan** against you, your community and your home:
 1. **WEAKEN**, undermine & run-down the buildings, facilities, shops, area and community. *They're doing this now even though they haven't got an agreed scheme or planning consent for their intended demolition war-zone here. You don't have to co-operate with anything they say.*
 2. **REMOVE** – 'winkle-out' (like infamous bad-landlord Rachman) by any means - SECURE long-standing Council tenants using **all-sorts of promises** to move them to lower-standard flats in MORE POLLUTED areas.
FACT Official data states your life is shortened by about 5 years if you move from, eg, our nice fresh clean-aired estate next to our 'Green-Lung', the wonderful Richmond Park, to more diesel-particle polluted parts of London like the A3 and Clapham Junction – places developers + Council officers won't normally be seen dead in! THEY WANT TO KILL YOU FOR PROFIT.
 - 3 **BRING IN** or make-way for vulnerable, easily-manipulated and tricked, STUDENTS AND TEMPORARY TENANTS with LESS-RIGHTS than long-standing secure Council tenants. So when the Council and developers together want to demolish they can chuck them out easily. By running down the estate and putting it in a decades-long demolition-zone limbo shadow they **undermine leaseholder homes value** – getting ready to Compulsory-Purchase-rob them.
 4. **CHANGE** (when you've gone) whatever they promised at the planning stage - to make even more profits for developers (YES this has happened in ALL Council estate social-cleansing schemes in the last 10 years – eg Heygate and Aylesbury estates Southwark); **AND THEN DEMOLISH.** **Their schemes always start with a few blocks and end demolishing the whole lot** TO MAKE WAY FOR expensive private flats for money-laundering speculators overlooking (here) the amazing Richmond Park. Whatever affordable (=unaffordable) + 'Social' (higher rent + service charges) housing they promised will turn into nothing or tokenism.
THEIR PROMISES NOW ARE NOT LEGALLY BINDING AND ARE WORTH NOTHING.

EVERY VIEW OF THE PARK NOW IS WORTH A £ MILLION AS A LUXURY HIGH RISE FLAT.

That's why they want to destroy us and our place - to make super-profits

The Alton is the golden crown of robbery by developers over the whole of London. They and the Council (**as in ALL other Council estates next to parks in London**) will LIE, LIE AND LIE AGAIN to get you out, destroy the area and build expensive *CLEAN-AIRED* luxury flats for super-profits. – *where the rich new owners will live longer than you.*

WHAT WE WANT

1. **WITHDRAW ALL demolition schemes for any of the Alton Estate**
2. The Council do its job – repairs, maintenance and face-lift / refurb.
3. **ANY SCHEME for the estate or parts must be subject to a tenants and residents legally-binding BALLOT.**
4. The Council must IMMEDIATELY give FULL SECURE TENANCIES to TEMPORARY TENANTS. If they won't do this it proves they just want to use temporary tenants as a battering-ram for social cleansing and profiteering.
5. **END STUDENTIFICATION. Students should not be allowed to live on Council estates – where as transient residents they weaken the community. Instead the University should provide for them on campus.**
6. **STOP UNDERMINING LEASEHOLD rights and value.**
7. **STOP WEAKENING SHOPS & facilities.** The Council is pressuring shops *without* an agreed plan!

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

Bamabas Calder

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

The Alton Estate in Roehampton, perhaps the most important complex of 20th-century housing in Britain, is under threat from proposals to demolish the centre of the estate and replace it with a very large, very clashing new development. If it goes ahead the estate, and views from Richmond Park, will be changed for ever.

The estate consists of several thousand flats, maisonettes (two-storey flats), and houses spread artfully over a beautiful green site next to Richmond Park. Commissioned and designed by the London County Council (LCC) in the 1950s as its flagship development, the estate was hailed by the great architectural historian Nikolaus Pevsner as 'brilliant [...] aesthetically the best housing estate to date', and by G.E. Kidder Smith as 'probably the finest low-cost housing in the world'. Photos and plans of the Alton were published in journals, which helped to consolidate the LCC's reputation as one of the most ambitious and innovative city governments in the world during the mid 20th century.

Above part of Apollo Magazine brilliant article on *Mutilating Modern Architecture*: <https://www.apollo-magazine.com/britains-most-important-20th-century-housing-is-under-threat/>

The 4-The-People-Test And The fight for genuinely affordable Decent Housing for All

The general resolution below has had wide circulation and support across London and the UK

A great step forward was made last year when the Labour Party conference and Leader Jeremy Corbyn agreed and spelt out key tests which should be applied to redevelopments / regenerations. Now we must fight to get these followed by Councilors and this Council. This is OUR TIME! Seize it!

- All developments / regenerations must be in the interests of tenants, residents & people in the area.
- All residents (and businesses) must have full rights of return with no loss of security of tenure or housing standards.
- All redevelopment or Regenerations must be subject to legally binding local BALLOTS +cannot proceed without them.
- The Council should end deals with developers and speculators which increase money laundering, raise land values and drive social cleansing.

Tenants+Leaseholders United campaign of Wansworth, Lambeth & Southwark to Stop Demolition of Council Housing (at present espec involving estates next to parks) Tel for further info+ leaflets 07958713320. Also see other Campaign web-sites eg Aylesbury Estate SouthwarK & Defend Council Housing.