



**All Residents  
Fitzhugh Estate  
London, SW18**

## **Wandsworth Council**

Housing & Regeneration Department  
The Town Hall, Wandsworth High Street,  
London, SW18 2PU

Please ask for/reply to: Christopher Hayhurst  
Telephone: 020 8871 6000  
Direct Line: 020 8871 8248  
Email: developmentteam  
@richmondandwandsworth.gov.uk

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

Date: 7<sup>th</sup> August 2020

Dear Resident

### **Housing for All: Ongoing feasibility study on the Fitzhugh Estate, London SW18**

I'm writing to you regarding the potential development of new homes and community space on the Fitzhugh Estate – we are aware that this has been a topic of conversation among residents in recent weeks.

I can confirm that the Council is currently examining options for the development of new homes on the Estate and the re-provision of existing community facilities, in line with our wider house-building aspirations as part of the 'Housing for All' programme.

This programme, which aims to deliver 1,000 new Council homes in the Borough, will help people of all backgrounds living or working in Wandsworth to secure affordable homes that work for them and make it easier for people to move into different types of housing as their needs change. It will also help to keep communities together, by allowing people to stay in their local areas rather than needing to move elsewhere to find affordable accommodation.

The process is at an early stage and we are considering a range of options, which carefully consider the impact of potential development on:

- Trees;
- Open space;
- Existing homes;
- Parking;
- Existing community space.

The Council would be the lead developer for the project, which would comply with Council policies regarding the provision of affordable housing; amenity space; and sustainability. The Council will pursue high standards in terms of due diligence and scrutiny of the development process and the proposals will – at a minimum – reprovide all existing amenity space.

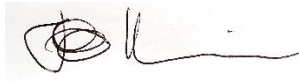
Once we have established what can be delivered on the site, we will begin a wider process of consultation with you and the wider community – we anticipate that this will commence in the autumn.



This process will involve engagement with local residents and community stakeholders, including ward councillors; the nursery; the Royal Victoria Patriotic Building; and other interested groups. We will come back to you with details of specific consultation activities once a timetable for these has been confirmed.

If you have any questions or comments at this stage, please don't hesitate to get in touch with the team via e-mail on [developmentteam@richmondandwandsworth.gov.uk](mailto:developmentteam@richmondandwandsworth.gov.uk) or alternatively you can write to me at the above address.

Yours Sincerely,



**Joe Richardson**  
**Head of Development**  
Housing Strategy and Development