# Wandsworth Council launches plan for 14,000 homes with 50% affordable target



Wandsworth Council has unveiled an ambitious plan to transform the borough over the next decade, aiming to deliver more than 14,000 new homes alongside economic growth and infrastructure improvements. The initiative highlights the council’s commitment to prioritising people and inclusive development, with a special emphasis on affordable housing and boosting local businesses.

Central to the plan are key development sites including Nine Elms, which will accommodate about 8,400 homes, alongside 3,000 new properties each in Clapham Junction and Wandsworth Town. Council Leader Simon Hogg has stressed the importance of integrating this housing growth with local economic benefits, promising a "growth corridor" that will physically and economically connect Wandsworth to Central London. Speaking about the plan, Councillor Hogg commented: “It was great to talk to local businesses about how our plan will put people first and unlock inclusive growth that works for everyone in Wandsworth – whether you’re a young person looking for your first job, a family in need of a secure home, or a resident who wants to see real investment in your local high street.”

The council’s approach is built around three core themes: people first, placemaking, and inclusive growth. This resonates through projects like the Clapham Junction Growth Corridor, a strategic area extending from central London via Battersea and Nine Elms into Clapham Junction and Wandsworth Town. The corridor is expected to deliver not only thousands of new homes but also new jobs and improvements to public spaces, enhancing the quality of life for existing and future residents.

A key component of the housing strategy is the Homes for Wandsworth Programme, aiming to provide 1,000 new council-rented homes over the coming years. This programme prioritises local residents, with council-managed homes designed to offer affordable housing options amidst the borough’s expanding housing stock. Developments under this initiative have already begun, including approved plans for 54 new homes on several South London estates, despite some local concerns about potential overcrowding and parking.

Further backing the council’s housing ambitions is a policy update requiring developers to deliver a minimum of 50% affordable homes on new schemes, with a focus on social rent making up 70% of those affordable units. This policy is subject to consultation and aims to tackle long-standing housing inequalities by ensuring that affordable homes are a central feature of new developments.

Additionally, specific projects such as the Ashburton South Estate development are set to improve existing living conditions by integrating new homes alongside enhanced green spaces, better play areas, and community facilities. The council is committed to maintaining transparency and resident engagement throughout the planning and construction phases.

Wandsworth’s growth plan stands as a comprehensive blueprint that balances the urgent need for more housing with economic and social inclusivity, aiming to create a vibrant community that benefits residents across generations.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.standard.co.uk/news/london/wandsworth-new-homes-b1241395.html), [[2]](https://www.standard.co.uk/news/london/wandsworth-new-homes-b1241395.html), [[3]](https://www.wandsworth.gov.uk/news/news-july-2025/wandsworth-growth-plan-to-unlock-homes-and-jobs-with-new-growth-corridor/)
* Paragraph 2 – [[2]](https://www.standard.co.uk/news/london/wandsworth-new-homes-b1241395.html), [[1]](https://www.standard.co.uk/news/london/wandsworth-new-homes-b1241395.html), [[3]](https://www.wandsworth.gov.uk/news/news-july-2025/wandsworth-growth-plan-to-unlock-homes-and-jobs-with-new-growth-corridor/)
* Paragraph 3 – [[3]](https://www.wandsworth.gov.uk/news/news-july-2025/wandsworth-growth-plan-to-unlock-homes-and-jobs-with-new-growth-corridor/), [[1]](https://www.standard.co.uk/news/london/wandsworth-new-homes-b1241395.html)
* Paragraph 4 – [[4]](https://www.wandsworth.gov.uk/homes-for-wandsworth), [[5]](https://www.standard.co.uk/news/london/wandsworth-council-planning-toland-estate-new-homes-garages-b1195598.html), [[1]](https://www.standard.co.uk/news/london/wandsworth-new-homes-b1241395.html)
* Paragraph 5 – [[6]](https://www.theplanner.co.uk/2024/11/25/wandsworth-sets-high-threshold-affordable-homes-new-schemes), [[1]](https://www.standard.co.uk/news/london/wandsworth-new-homes-b1241395.html)
* Paragraph 6 – [[7]](https://ashburtonsouth-homesforwandsworth.co.uk/), [[4]](https://www.wandsworth.gov.uk/homes-for-wandsworth)
* Paragraph 7 – [[1]](https://www.standard.co.uk/news/london/wandsworth-new-homes-b1241395.html), [[2]](https://www.standard.co.uk/news/london/wandsworth-new-homes-b1241395.html), [[3]](https://www.wandsworth.gov.uk/news/news-july-2025/wandsworth-growth-plan-to-unlock-homes-and-jobs-with-new-growth-corridor/)

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## Bibliography

1. <https://www.standard.co.uk/news/london/wandsworth-new-homes-b1241395.html> - Please view link - unable to able to access data
2. <https://www.standard.co.uk/news/london/wandsworth-new-homes-b1241395.html> - Wandsworth Council has unveiled a 'growth plan' aiming to build over 14,000 new homes in the next decade. The plan includes 8,400 homes in Nine Elms, 3,000 in Clapham Junction, and 3,000 in Wandsworth Town. The initiative focuses on inclusive growth, prioritising affordable housing and infrastructure improvements to benefit existing residents. Council Leader Simon Hogg emphasised the importance of local businesses and the council's commitment to connecting Wandsworth to Central London through a new growth corridor.
3. <https://www.wandsworth.gov.uk/news/news-july-2025/wandsworth-growth-plan-to-unlock-homes-and-jobs-with-new-growth-corridor/> - Wandsworth Council has launched its new Growth Plan, aiming to grow the local economy for the benefit of all residents. The plan focuses on three key themes: people first, placemaking, and inclusive growth. It includes the Clapham Junction Growth Corridor, a strategically important area extending from central London through Battersea and Nine Elms to Clapham Junction and Wandsworth Town, set to deliver thousands of new homes, jobs, and public realm improvements.
4. <https://www.wandsworth.gov.uk/homes-for-wandsworth> - The Homes for Wandsworth Programme is an ambitious development initiative aiming to deliver 1,000 new homes for council rent. The programme focuses on owning and managing new homes, prioritising local residents. It includes various stages such as design feasibility, planning approval, construction, and completed building work, with a dedicated team and development dashboard to oversee progress.
5. <https://www.standard.co.uk/news/london/wandsworth-council-planning-toland-estate-new-homes-garages-b1195598.html> - Wandsworth Council has approved plans for 54 new homes across three South London estates under its Homes for Wandsworth programme. The development includes demolishing garages to make way for new homes, with planning permission granted despite residents' concerns about overcrowding and parking issues. The council aims to deliver 1,000 new council homes by 2029, addressing the housing crisis in the borough.
6. <https://www.theplanner.co.uk/2024/11/25/wandsworth-sets-high-threshold-affordable-homes-new-schemes> - Wandsworth Council has updated its local plan to require developers to deliver 50% affordable homes on all new schemes. The update proposes a 70/30 split in favour of social rent, aiming to address housing inequality in the borough. The revised policy will go out for consultation early next year before its submission for examination, with the council emphasising the importance of affordable housing in the borough.
7. <https://ashburtonsouth-homesforwandsworth.co.uk/> - The Ashburton South Estate development aims to provide new homes for council rent to existing local residents and those on the current waiting list. The council is committed to providing over 1,000 new homes across the borough as part of its core objectives. The project includes exploring opportunities to improve existing open spaces, play areas, and community amenities for residents, with a timeline for public consultations and planning applications.