# Residents face contentious vote over heritage demolition for new housing in Stockwell



Residents of Bellevue Garden Mansions in Stockwell, South London, are facing a life-altering decision as they vote on a proposed redevelopment plan that would see their historic Victorian homes demolished to make way for a large-scale new housing development. The residents’ ballot, open until October 23, could determine the future of 62 flats dating back to 1839, locally known as "the heart of Old Stockwell." The housing association behind the proposal, Hyde Housing, envisions replacing these with around 450 new homes, including low and mid-rise blocks alongside a 31-storey tower block, with at least half of the new homes designated as affordable housing.

For longtime occupants like Tasha Waugh, who has lived at Bellevue Gardens for 22 years, the proposed demolition represents not just the loss of a physical home but the erasure of treasured memories and a close-knit community. She recounted receiving an early warning from a neighbour which stirred anxiety and uncertainty that has since shaped her life. “This is not just about me, it’s about the older residents and families who have built their lives here,” she told the Local Democracy Reporting Service (LDRS). Hyde has offered residents guarantees of rehousing—with new flats matching their current bedroom numbers—and compensation payments, including a £15,000 home loss payment and coverage of moving costs. The association also promises that new homes would be built first, aiming to minimise upheaval.

Hyde’s proposals include a significant increase in housing supply, addressing acute demand in Lambeth. The redevelopment plans feature at least 50% affordable homes, with 70% of those for social rent, supplemented by shared ownership options. Additionally, the scheme intends to provide improved amenities such as a new nursery and re-provision of green spaces, including playgrounds and communal gardens, which are currently valued by residents and the wider community. Hyde stresses that the consultation process has been extensive and is ongoing, seeking residents’ input before finalising the plans.

Nonetheless, opposition among residents and local community groups remains steadfast. Concerns centre on the loss of historic buildings, communal gardens, and a beloved local green space known as Rhodesia Road Playground, which serves approximately 1,500 people and offers important recreational facilities including basketball courts. The Stockwell Community Association decries the destruction of these green areas, highlighting their role for local youth and the community's wellbeing. Some local residents, especially leaseholders, accuse Hyde of neglecting maintenance and allowing properties to deteriorate, which they argue depresses market values ahead of compulsory buyouts. Leaseholders like Sonia Pillay feel the compensation offered may not reflect true market value, leading to fears of financial loss and displacement.

Further fueling tensions, residents from nearby Victorian terraces managed by a co-operative housing association, Lambeth Self Help, claim their homes might also face demolition despite not being Hyde tenants. Some report being warned by Hyde that if they reject the redevelopment proposals, compulsory purchase orders could be imposed, although Hyde has not formally confirmed this. This uncertainty has deepened anxieties about the future of the neighbourhood’s historic fabric.

Community protests have manifested, with residents rallying to voice their opposition, carrying placards urging the preservation of homes and local green spaces. The situation exemplifies the complex challenges faced when balancing the pressing need for new affordable housing in London with the preservation of historic communities and local environments. Hyde Housing defends its plans as necessary to alleviate the borough’s severe housing shortage and improve living conditions, pointing to the significant rise in temporary accommodation costs faced by councils across the capital.

As the ballot progresses, the heart of Old Stockwell stands at a crossroads, with residents weighing the promise of modern homes and expanded affordable housing against the loss of long-established homes, community ties, and cherished green spaces.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.mylondon.news/news/south-london-news/new-flat-15k-cash-south-32599840), [[2]](https://www.hyde-housing.co.uk/your-community/customer-involvement/bellevue-mansions-clapham-road/), [[4]](https://www.hyde-housing.co.uk/tenants/customer-involvement/bellevue-mansions-clapham-road/bellevue-mansions-history-and-context/), [[6]](https://londonnewsonline.co.uk/news/its-heartbreaking-housing-association-proposes-demolition-of-historic-homes-in-regeneration-project/)
* Paragraph 2 – [[1]](https://www.mylondon.news/news/south-london-news/new-flat-15k-cash-south-32599840), [[6]](https://londonnewsonline.co.uk/news/its-heartbreaking-housing-association-proposes-demolition-of-historic-homes-in-regeneration-project/)
* Paragraph 3 – [[1]](https://www.mylondon.news/news/south-london-news/new-flat-15k-cash-south-32599840), [[2]](https://www.hyde-housing.co.uk/your-community/customer-involvement/bellevue-mansions-clapham-road/), [[3]](https://www.hyde-housing.co.uk/tenants/customer-involvement/bellevue-mansions-clapham-road/regenerating-bellevue-mansions/)
* Paragraph 4 – [[1]](https://www.mylondon.news/news/south-london-news/new-flat-15k-cash-south-32599840), [[5]](https://stockwellcommunityassociation.co.uk/hydes-destruction/)
* Paragraph 5 – [[1]](https://www.mylondon.news/news/south-london-news/new-flat-15k-cash-south-32599840), [[3]](https://www.hyde-housing.co.uk/tenants/customer-involvement/bellevue-mansions-clapham-road/regenerating-bellevue-mansions/), [[5]](https://stockwellcommunityassociation.co.uk/hydes-destruction/)
* Paragraph 6 – [[1]](https://www.mylondon.news/news/south-london-news/new-flat-15k-cash-south-32599840), [[3]](https://www.hyde-housing.co.uk/tenants/customer-involvement/bellevue-mansions-clapham-road/regenerating-bellevue-mansions/)
* Paragraph 7 – [[1]](https://www.mylondon.news/news/south-london-news/new-flat-15k-cash-south-32599840), [[5]](https://stockwellcommunityassociation.co.uk/hydes-destruction/), [[6]](https://londonnewsonline.co.uk/news/its-heartbreaking-housing-association-proposes-demolition-of-historic-homes-in-regeneration-project/)

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## Bibliography

1. <https://www.mylondon.news/news/south-london-news/new-flat-15k-cash-south-32599840> - Please view link - unable to able to access data
2. <https://www.hyde-housing.co.uk/your-community/customer-involvement/bellevue-mansions-clapham-road/> - Hyde Housing is consulting with residents of Bellevue Mansions in Stockwell on proposals to redevelop the site, aiming to create up to 450 new homes, including at least 50% affordable housing. The plans also include a new nursery, improved green spaces, and community facilities. Eligible residents are set to vote in a ballot on the proposals in October 2025. The redevelopment seeks to address housing shortages and improve living conditions in the area.
3. <https://www.hyde-housing.co.uk/tenants/customer-involvement/bellevue-mansions-clapham-road/regenerating-bellevue-mansions/> - Hyde Housing outlines its regeneration plans for Bellevue Mansions, which involve demolishing existing buildings, including the neighbouring Lambeth Self Help homes, to make way for new developments. The proposal includes at least 50% affordable housing, with options for social rent, shared ownership, and shared equity. The plans also feature accessible homes, green spaces, community areas, and a new nursery. Residents may need to move temporarily during construction, with rehousing offers under discussion.
4. <https://www.hyde-housing.co.uk/tenants/customer-involvement/bellevue-mansions-clapham-road/bellevue-mansions-history-and-context/> - Bellevue Mansions, comprising ten buildings constructed between 1839 and the 1910s, currently houses 62 flats with shared amenities like a private garden and playground. Managed by Hyde Housing since 1999, the site is part of a larger community in Stockwell. The proposed regeneration aims to address housing shortages by increasing the number of affordable homes in the borough, with plans subject to resident consultation and planning approval.
5. <https://stockwellcommunityassociation.co.uk/hydes-destruction/> - The Stockwell Community Association criticises Hyde Housing's redevelopment plans for Bellevue Mansions, expressing concerns over the demolition of existing homes, green spaces, and community facilities. The association highlights potential issues such as increased overcrowding, pressure on public services, and loss of recreational areas. They advocate for preserving the community's character and amenities, urging residents to voice their opinions and participate in consultations.
6. <https://londonnewsonline.co.uk/news/its-heartbreaking-housing-association-proposes-demolition-of-historic-homes-in-regeneration-project/> - Hyde Housing plans to demolish 62 flats dating back to 1839 in Bellevue Garden Mansions as part of a regeneration project. The proposal includes building 452 new homes, with at least 50% designated as affordable housing. Residents express concerns over the loss of community, green spaces, and amenities. Hyde Housing states that the redevelopment aims to address housing shortages and improve living conditions in the area.
7. <https://southwarknews.co.uk/area/south-london/residents-of-62-victorian-homes-are-being-asked-if-they-will-agree-to-demolition-and-move-into-a-new-development-of-450-flats/> - Hyde Housing is consulting residents of Bellevue Garden Mansions on proposals to demolish existing homes and build 450 new flats, with at least 50% affordable housing. The plans include a new nursery and improved green spaces. Residents have expressed concerns over the loss of community and amenities. Hyde Housing states that the redevelopment aims to address housing shortages and improve living conditions in the area.