

Ravensbury regeneration update

Circle
Housing™

Merton Priory

www.mertonregen.org.uk

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Introduction

In October 2015 we wrote to let you know that Circle Housing's Board had given its approval for the submission of an initial planning application for Ravensbury. We also need to reach agreement with Merton Council before we can go ahead with our regeneration proposals.

The decision to proceed to this stage was made after considering the standard of some existing homes, levels of overcrowding and the outcome of the independent residents' survey.

This newsletter gives you a recap of the Residents Offer, summarises the findings of the independent survey and explains how we will work with you on the initial planning application for new homes on Ravensbury. We've also included information about Merton Council's Estates Plan (see page 14).

If you have any questions please contact me on 0203 441 8518 or email mertonregen@circle.org.uk.

Best wishes,
Farrida Deen



Why regeneration?

We want to make sure that homes and outside spaces in Ravensbury are in the best possible condition. Regeneration would mean building new homes to meet the needs of residents now and in the future.

The regeneration of Ravensbury would provide:

- 1** New high-quality, energy-efficient homes
- 2** Larger homes for families who are currently overcrowded
- 3** New community spaces, play areas and better access to Morden Hall Park, Ravensbury Park and Morden Road
- 4** New jobs, training and employment opportunities for local people.

Next steps

The focus of the next stage of consultation will be on building new homes where the disused garages are located at the end of Ravensbury Grove. As we develop plans for Ravensbury our priority is to keep the existing community together. Over the next few months we will continue to seek your views in workshops, exhibitions and one-to-one meetings as we prepare the initial planning application for submission to Merton Council.

We'll ask for your feedback on the design of the new homes on the disused garage site and provide more information about the construction process. We'll also be able to provide an update on phasing. This is the order in which we would build homes on Ravensbury, if we receive planning permission.

The phasing plan will be confirmed once Merton Council has completed consultation on its Estates Plans next year (see page 14). After this we will prepare a further planning application for the regeneration of the rest of Ravensbury.

The feedback from resident homeowners whose homes are being considered for refurbishment (see page 12) highlights the need for further consultation. Circle Housing Merton Priory has decided to consider more options for resident homeowners in Ravensbury Court. More information will be available in late 2016.

Residents Offer

We listened carefully to what Ravensbury residents told us about their hopes and expectations for the Residents Offer. We believe the Offer local people have helped us produce is fair, gives everyone the opportunity to stay in Ravensbury and helps keep the existing community together.

We promise the following:

For existing Circle Housing Merton Priory tenants



New homes for all existing Circle Housing Merton Priory tenants



Keep the same tenancy rights you have now



Disturbance payment of **£3,000** per household



Relocation payment of **£4,900** per household



Free, professional packing and removals



Free handyman service to help older and vulnerable tenants



Help if you need to move temporarily because of regeneration



New energy-efficient fridge-freezer, washing machine, cooker and dishwasher

For resident homeowners

(leaseholders and freeholders)

A range of options to meet your needs, including:



A new replacement home in Ravensbury at no additional cost if you choose to stay

or



Open market value for your home plus ten per cent if you prefer to leave

or



A shared equity option for those who prefer it

Plus:



A disturbance payment of **£3,000** per household



Free and independent valuation of your home



Legal fees and other costs reimbursed



Payment of Stamp Duty Land Tax



Help if you need to move temporarily because of regeneration

Non-resident homeowners (leaseholders and freeholders)



Open market value for your property, plus a 7.5 per cent additional payment



Legal fees and other costs reimbursed



Payment of Stamp Duty Land Tax



Opportunity to buy a new home in Ravensbury at market value



Selling and moving

If you are thinking about moving now or in the near future we will consider buying your home from you. We'll offer you market value plus an additional payment of 10 per cent if you are a resident homeowner and 7.5 per cent if the property is not your principal home. We'll also pay reasonable valuation, legal and relocation costs.

If you are interested in selling to us and would like a valuation please contact **Adam Richards** on **020 3441 8518** or **mertonregen@circle.org.uk**.





Summary of independent survey findings

Throughout July residents of Ravensbury, High Path and Eastfields took part in a survey about regeneration, the proposed master plans and Residents Offer. Research specialists Membership Engagement Services (MES) conducted the independent survey.

A 52.5% response was achieved across the three neighbourhoods with the views of 634 households collected.

The highlights from the survey are included on the next page and you can view a full copy of the survey by visiting www.mertonregen.org.uk.





Views on regeneration from MES survey

Overall 50.5% of respondents on High Path, Eastfields and Ravensbury agree that the regeneration is for the best for their household and 30% disagree.

58.4% of respondents on High Path, Eastfields and Ravensbury agree that the regeneration is for the best for their neighbourhood overall and 24.6% disagree.

RAVENSBURY

There was a 59.7% response on Ravensbury achieved with the views of 114 households collected

Views on regeneration from MES survey

Not all homes in Ravensbury are being considered for regeneration so the responses for Ravensbury were divided according to where residents are located.

Resident households in the regenerated area includes Ravensbury residents living in Orbit homes and other homes identified for possible demolition.

- 45.8% of resident households in the regeneration area agree that regeneration is for the best for their household and 34.7% disagree
- 43.1% of resident households in the regeneration area agree it is best for the neighbourhood overall and 34.7% disagree.

Resident households to be refurbished refers to Ravensbury Court residents who are living in a home which is not due to be demolished.

- 36% of resident households to be refurbished agree that regeneration is for the best for their household and 44% disagree
- 44% of resident households to be refurbished agree and 32% disagree that it is best for Ravensbury overall.





Repairs

Urgent, emergency and routine repairs will be carried out in the same way as they are now. We will also continue to make necessary aids and adaptations such as installing handrails, stair lifts, showers and ramps. These works are not affected by regeneration and will be carried out in line with our existing policies.

We will be making decisions about planned repairs based on an assessment of each home and where it comes in the phasing for regeneration. Planned works could include internal upgrades to kitchens, bathrooms, windows and doors where required on homes occupied by Circle Housing Merton Priory tenants.

We will let you know about the planned programme of repair works on Ravensbury in the next few months.





Merton Council's Estates Plan

Merton Council is currently preparing its Estates Plan for Ravensbury. This is a detailed plan that explains where homes, businesses, streets and shops should be. In 2016 councillors will consider the draft Estates Plan and then ask you what you think of it.

Merton Council will contact you about how you can get involved in their consultation on the Estates Plan. Their consultation is separate to ours and will help guide the council's decision-making on any future planning applications that we submit. If you have any questions please contact the **Future Merton Team** at Merton Council on **020 8545 3693** or email **estatesplan@merton.gov.uk**.



Planning process



Early 2016

- Consultation on new homes on Ravensbury



Spring 2016

- Merton Council consultation on Estates Plan
- Merton Council considers Estates Plan



Summer 2016

- Submission of planning application for new homes on Ravensbury
- The opportunity to tell an independent planning inspector what you like and don't like about Merton Council's Estates Plan



Autumn 2016

- The council decides whether or not to adopt Estates Plan
- Consultation on planning application for Ravensbury master plan (if Estates Plan adopted)



Winter 2016

- Construction of new homes on Ravensbury could begin
- Planning application for Ravensbury master plan submitted

Contact us

If you have any questions or would like to arrange a meeting to discuss what regeneration could mean for you, please contact your regeneration officer, **Farrida Deen**, on **020 3441 8518** or email **mertonregen@circle.org.uk**.

If you need a copy of this newsletter in large print, Braille or any other format or language please call **020 3441 8518**.

We welcome calls from Text Relay. If calling from a textphone, please dial **18001** and the number you wish to contact.



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