



Ravensbury master plan

With the help of residents we have developed a master plan to transform your neighbourhood.

Proposals include:

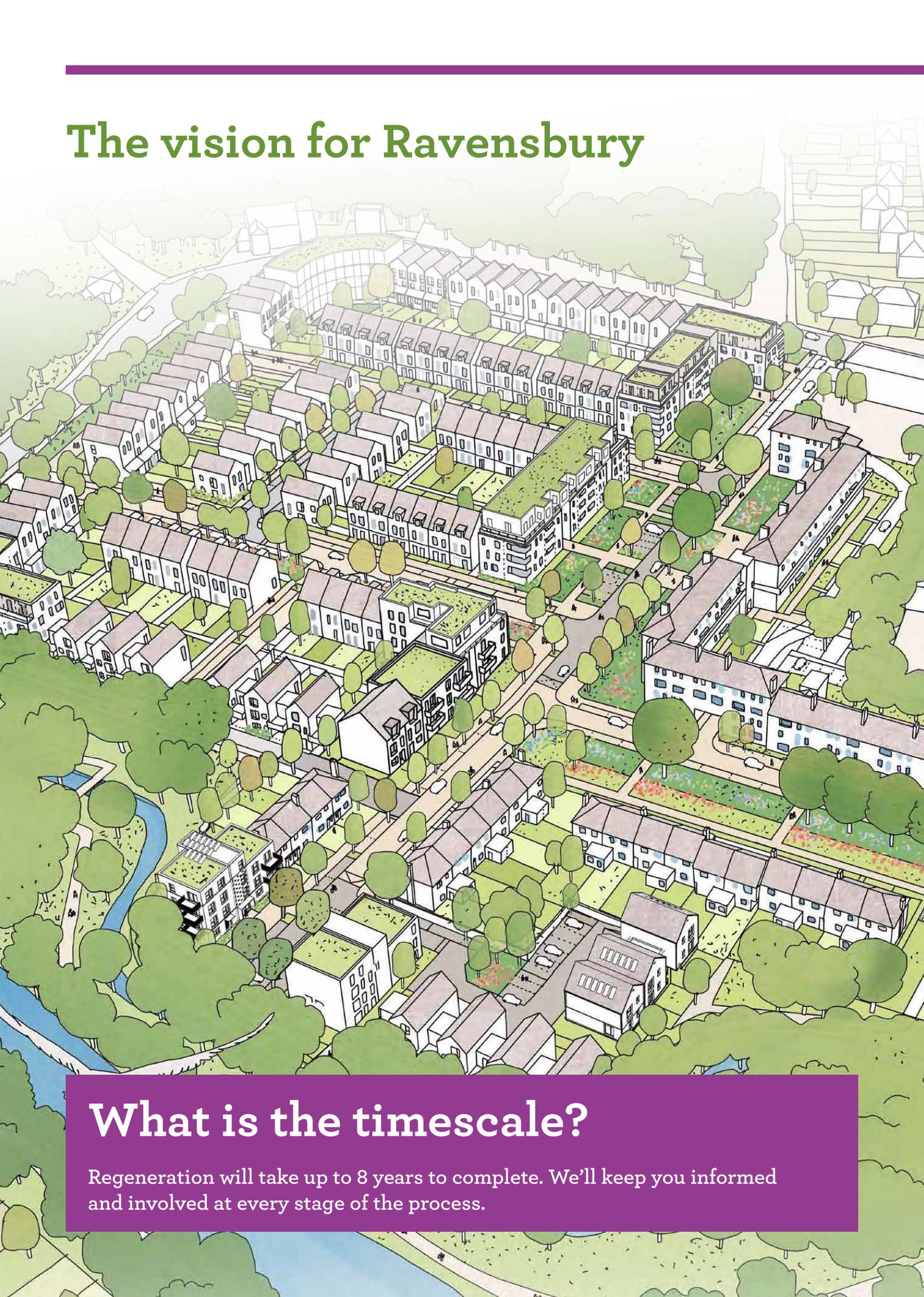
- Up to 180 new homes and 91 existing homes retained
- Private outdoor space for each home
- 2-3 storey houses and 4 storey flats
- New landscaped pedestrian and cycle routes
- Traditional brick built housing with pitched roofs and large windows to let in natural daylight
- Most mature trees kept and new landscaped swale to improve drainage and ecology
- One vehicle route into Ravensbury
- A new community centre
- All homes built to lifetime homes standard and 10% will be fully wheelchair accessible



www.mertonregen.org.uk

Part of Clarion Housing Group

The vision for Ravensbury

An aerial illustration of a residential development in Ravensbury. The scene shows a mix of housing types, including terraced houses, semi-detached houses, and larger apartment blocks. The development is interspersed with green spaces, trees, and a river in the lower-left corner. The overall style is a colorful, stylized architectural rendering.

What is the timescale?

Regeneration will take up to 8 years to complete. We'll keep you informed and involved at every stage of the process.

Benefits of regeneration

Through regeneration we'll build on the many qualities of your neighbourhood, including the strong sense of community.

-  All homes will be the same size or bigger than their current equivalent
-  Larger homes for families who are currently overcrowded
-  Private outdoor space for every home
-  Better access to Morden Hall Park, Ravensbury Park and Morden Road
-  Safe, well-connected and attractive streets
-  Training and employment opportunities for local people

Our offer to our tenants

-  A new home
-  Keep the same tenancy rights you have now
-  Disturbance payment of £3,000
-  Relocation payment of at least £5,300
-  Free packing and removals
-  Free handy person 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

Our offer to resident homeowners



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

or



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

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

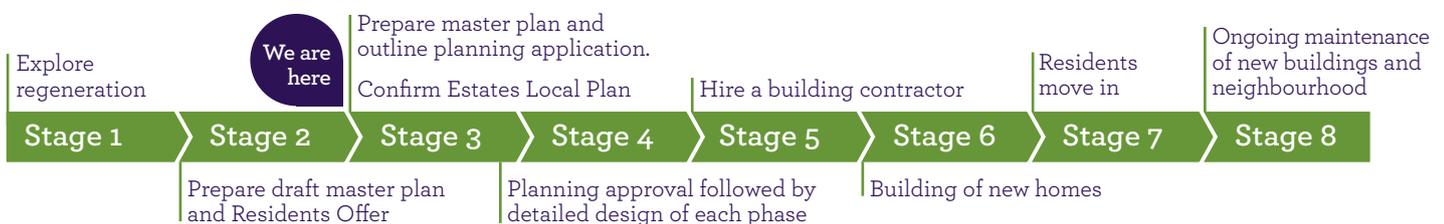


Help if you need to move temporarily because of regeneration

What happens next?

We have now submitted an outline planning application for the Ravensbury master plan to Merton Council. This includes details about the number of homes, layout and vehicle access for the Eastfields master plan. Merton Council will decide whether to approve the outline planning application once the Estates Local Plan is in place.

If the planning application is approved we'll work on the detailed design of each phase and hire a building contractor.



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 manager, **Farrida Deen**, on **020 3784 5951** or email **mertonregen@circle.org.uk**



mertonregen@clarionhg.com

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