



# High Path master plan

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

## Proposals include:

- Approximately 1,660 homes
- Private outdoor space for every home
- A variety of house types including flats, duplexes, maisonettes, mews houses, and townhouses
- A central park with links to surrounding areas
- Spaces for shops and local businesses
- New and improved community facilities for meetings, events, classes and clubs
- Commercial and retail units along Merton High Street
- All homes built to lifetime homes standard and 10% will be fully wheelchair accessible



Circle  
Housing™

[www.mertonregen.org.uk](http://www.mertonregen.org.uk)

Part of Clarion Housing Group



# The vision for High Path

An aerial architectural rendering of a city regeneration project. The central focus is a cluster of modern, multi-story residential or commercial buildings with light-colored facades and flat roofs. These buildings are arranged in a grid-like pattern with several courtyards and green spaces interspersed between them. The surrounding area shows existing urban infrastructure, including roads, parking lots, and older buildings. The overall scene is presented in a slightly hazy, semi-transparent style, suggesting a vision or plan for the future.

## What is the timescale?

Regeneration will take up to 12 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.



New 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



New community spaces and play areas with better access to South Wimbledon Underground Station



Safe, well-connected and attractive streets



Training and employment opportunities for local people

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## 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 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



# Our offer to resident homeowners



A new replacement home in High Path 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

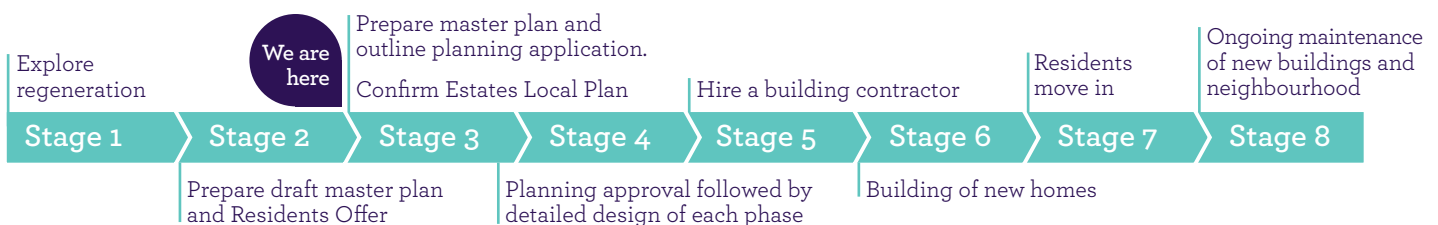


Help if you need to move temporarily because of regeneration

## What happens next?

We have now submitted an outline planning application for the High Path master plan to Merton Council. This includes details about the number of homes, layout and vehicle access for the High Path 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, **Donna Brown**, on **020 3784 5951** or email [mertonregen@circle.org.uk](mailto:mertonregen@circle.org.uk)



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