



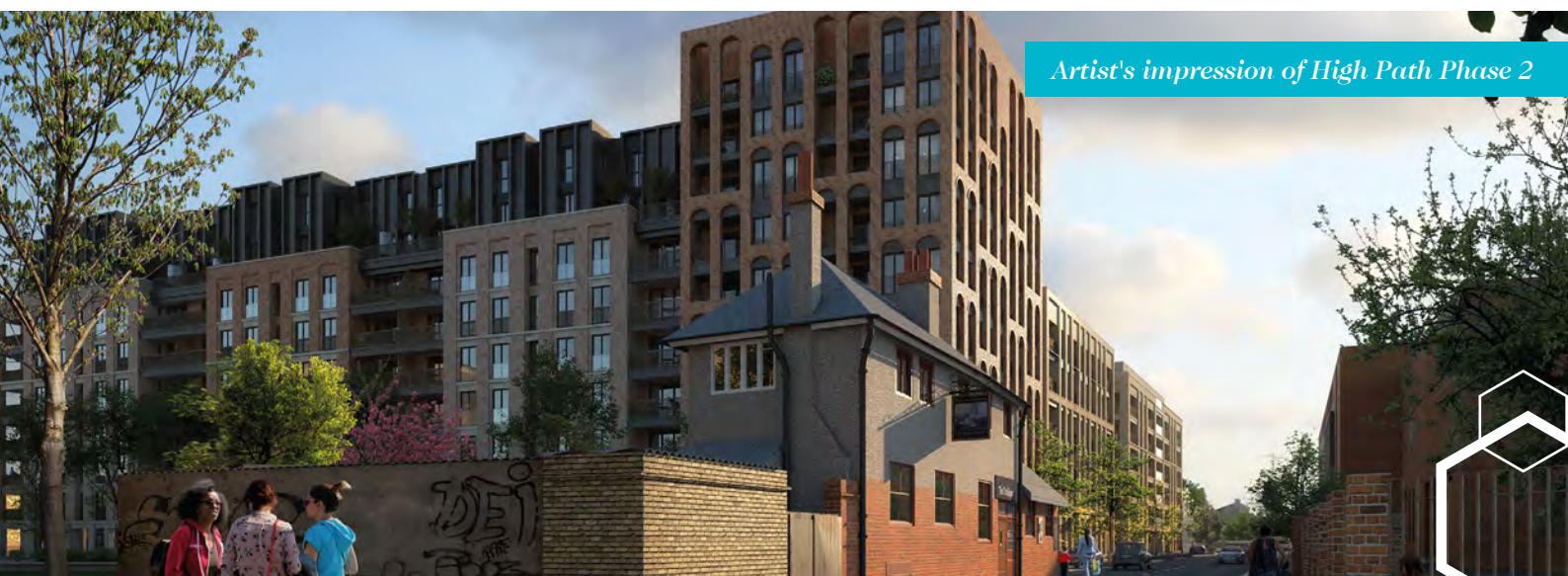
CLARION
HOUSING

High Path

Regeneration update

Summer 2024

Welcome to the High Path regeneration update. In this issue you will find information about what you can expect over the next few months as we progress plans for the next stage of regeneration. We also ask you to get in touch if there have been any changes to your circumstances which may affect your housing needs.



News about the next phase

In the last newsletter we told you the government had introduced a rule requiring all new buildings over 18 metres in height to have a second staircase. This will affect at least one of the taller buildings in the second phase of the regeneration. We are redesigning the Phase 2 buildings to reflect that change and other new building regulations. The new design will require further sign off from Merton Council's planners before we can start work on Phase 2, and this may result in additional new homes for existing High Path residents.

We will start demolishing the empty properties on Pincott Road before the end of the year. Marsh Court and Lovell House will follow soon afterwards, when we have completed the purchase on any outstanding privately owned homes.

We will keep you updated on the progress. In the meantime, we will of course continue to maintain the homes on High Path, and you can report repairs or concerns in the usual way.

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Next steps



Consulting with residents

Before submitting any revised plans for Phase 2 we will arrange a series of events - online and in person - where we will share the design changes before submitting a planning amendment to the Council. And ask for your comments and ideas. Later in the year we will present the final changes before submitting a revised planning application. We will write to you with more details closer to the time of the events.

Compulsory Purchase Order update

To ensure we can proceed with the regeneration of High Path we need to buy back all leasehold and freehold properties on the estate. You may remember Merton Council made a Compulsory Purchase Order (CPO) for Phases 2 and 3 in June 2022. The Planning Inspector confirmed the CPO following a public enquiry in March 2024.

In early May, the Council, on behalf of Clarion Housing, issued a formal letter and a statutory notice confirming the CPO to everyone who has an interest in the land, or properties affected by the CPO.

The Council now has the power to implement the CPO to compulsorily acquire property interests required for the regeneration. However, this will be a last resort. It will be implemented where Clarion has been unable to reach an agreement with homeowners to buy their property. We are still keen to negotiate the purchase of properties. The CPO will not affect any agreement homeowners have already made with Clarion.



If you have any questions or you would like to know more about how the CPO will affect you, please contact the High Path Regeneration Manager, **Donna Brown**, on **07557 846825** or email at mertonregen@clarionhg.com.

The Merton CPO documents are available to view online at: merton.gov.uk/compulsory-purchase-orders. Paper versions can be inspected at Merton Civic Centre, London Road, Morden SM4 5DX.



News in brief

High Path in pictures

Children from **Merton Abbey Primary School** had fun at a workshop creating content about the regeneration for an augmented reality app. Year 3 pupils and their teachers filmed interviews with local people. Markers around the school were scanned to reveal the interviews and other video content produced by their classmates. The workshop was run by ebrik which provides the High Path Live digital platform that allows residents to view the progress of their new homes as they are being built.

Visit highpathlive.com



Rodney Place residents, neighbours and Clarion staff enjoyed a successful planting day supported by professional gardeners from Sustainable Merton. There was a great turnout, and everyone worked hard to prepare the large, raised bed and nearby green space. The planting included a new tree and a variety of plants and flowers. The area will look good as they mature over the next few months.



Heating guide for new homes

We know rising costs are concerning and we want to ensure you are getting the most out of the heating system in your new home. All residents living in homes in Phase 1 of the regeneration received an updated user guide providing guidance about how to use the heating and hot water system effectively.

The guide includes information about how the heating system works and top tips for keeping your home a comfortable temperature.



If you have any questions about the heating system, please contact your local housing team via the Contact Centre by calling **0300 500 8000**.

Reporting repairs – new homes

The defects period for new homes in Phase 1 of the High Path regeneration has ended. This is the period when you were settling into your home and may have noticed issues related to the way the property was built. Now the defects period has ended tenants should report repairs in the usual way. You can do this through your online account or on the website here: myclarionhousing.com/repairs-and-maintenance/request-a-repair



Leaseholders are now responsible for repairs and maintenance inside your home, as in your previous property, in line with the terms of your lease agreement. You will find guidance about managing your home on the website here: myclarionhousing.com/my-home/leaseholders



You can report emergency repairs 24 hours a day, 365 days a year, by calling the customer service team on **0300 500 8000**.

Tenancy questions?

The Resident Liaison team will be available at the temporary estate office on Pincott Road on Thursday from 10am to 3pm.

If you wish to discuss housing, tenancy and repairs issues please pop in or make an appointment via the website at myclarionhousing.com or by calling the Contact Centre on **0300 500 8000**. Telephone lines are open 8.30am to 5pm, Monday to Friday (10am to 5pm on Wednesday).

The High Path estate office is located at: **15 Pincott Road, Ground floor, Hyacinth Court**

Contact us

If you have any questions or would like to arrange a meeting to discuss what regeneration means for you, please contact your Regeneration Manager, **Donna Brown** by phone on **07557 846825** or email mertonregen@clarionhg.com.

If you would like a copy of this newsletter in large print, Braille or any other format or language please call **0300 500 8000**.



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Find out more about High Path at: myclarionhousing.com/my-community/regeneration-projects