

High Path **news**

Winter 2018

Inside this edition:

*Regeneration and
planning update,
Money Buddy and
more...*



CLARION
HOUSING GROUP

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Hello,

In 2018 all of us at Clarion Housing in Merton are committed to looking after your needs and making the regeneration process as straightforward as possible. You will start to see site preparation and demolition works taking place on High Path shortly and I want to offer my assurance that we will be here to provide support and keep you informed.

In this edition of the newsletter we've included an interview with the technical inspection officer for High Path and the usual regeneration update.

If you have any questions please get in touch with me on **020 3784 5951** or email mertonregen@clarionhg.com.

Best wishes,

Donna Brown

Regeneration Manager, High Path

Regeneration and planning update

In April 2017 we submitted an outline planning application to Merton Council.

This includes details about the proposed number of homes, layouts and vehicle routes for High Path. Merton Council will make a decision about the planning application once its Estates Local Plan is in place. This is likely to be in early 2018. If we get planning permission we will submit planning applications for detailed designs for each phase of regeneration.

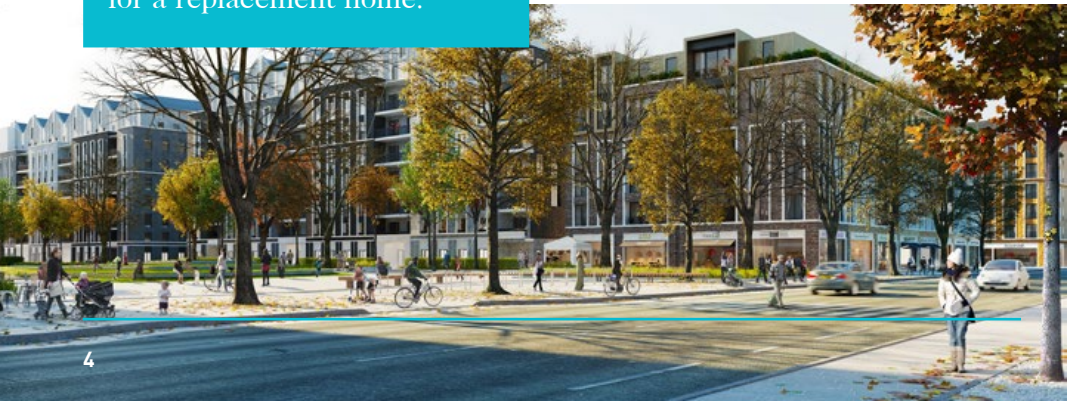
Your housing needs

Our priority is to rehouse existing residents first. About a year before the first new homes are completed we'll be in touch to confirm your housing needs and go through your preferences and options for a replacement home.

First new homes

We have received detailed planning permission for the first new homes located on the garages and Old Lamp Works site. We have also completed the sale of the Old Lamp Works. Now that we own this land we can start the process of building the first new 134 homes on High Path. You will start to see site preparation and demolition works taking place on High Path in the coming months. We will keep you informed at each stage of the programme.

If you have any questions about regeneration please contact Donna Brown, your regeneration manager, on **020 3784 5951** or email mertonregen@clarionhg.com.



A guide to the planning process

A number of things have to be in place before regeneration gets going.

Merton Council is working on confirming its Estates Local Plan. Once it is in place a decision about the outline planning application for High Path will be made. We understand that it has been a long process, but it's worth taking the time to get things right.

At each stage of regeneration, our proposals will be compared to Merton Council's Estates Local Plan to make sure they are in line with the Council's vision to well thought-out development in the future. This includes how streets, open spaces, traffic and use of land will be laid out.

The area where the first new homes will be built lies outside of the area being considered in the outline planning application. This means we can get a head start on our plans for High Path and give you the chance to see what the new homes will look like.



Selling your home to us

If you own your home and you're thinking about moving we'll buy your home from you.

As part of our buy back scheme we offer resident homeowners market value of their property, plus an additional 10%. Non-resident homeowners are entitled to market value of their property plus 7.5%.

We also pay reasonable costs including:

- Legal conveyancing costs up to a maximum of £750 plus VAT
- Surveyor's fees to buy a replacement property
- Survey fee and costs of transferring an existing mortgage or getting a new one
- Solicitor's costs for both your current and new property
- Stamp Duty Land Tax on a reasonable replacement property, up to the agreed value of the home you are selling to us plus the additional payment
- Mortgage redemption fees
- Mortgage arrangement fees

The first step is finding out the market value of your home. We will arrange for a free independent valuation to be carried out by a RICS registered chartered surveyor.

If you're interested in getting a free valuation of your home contact us on **020 3784 5951** or email mertonregen@clarionhg.com.

If you do not agree with our valuation you can arrange for your own independent surveyor who is RICS accredited to value your property. We will reimburse the surveyor's fees for this valuation up to a maximum of £750. A copy of the survey and valuation is required.

We'll do all we can to reach an agreement with all homeowners to deliver the regeneration.

As a last resort we'll seek to acquire properties once we need them for regeneration through Compulsory Purchase. This would only happen after planning permissions are granted.



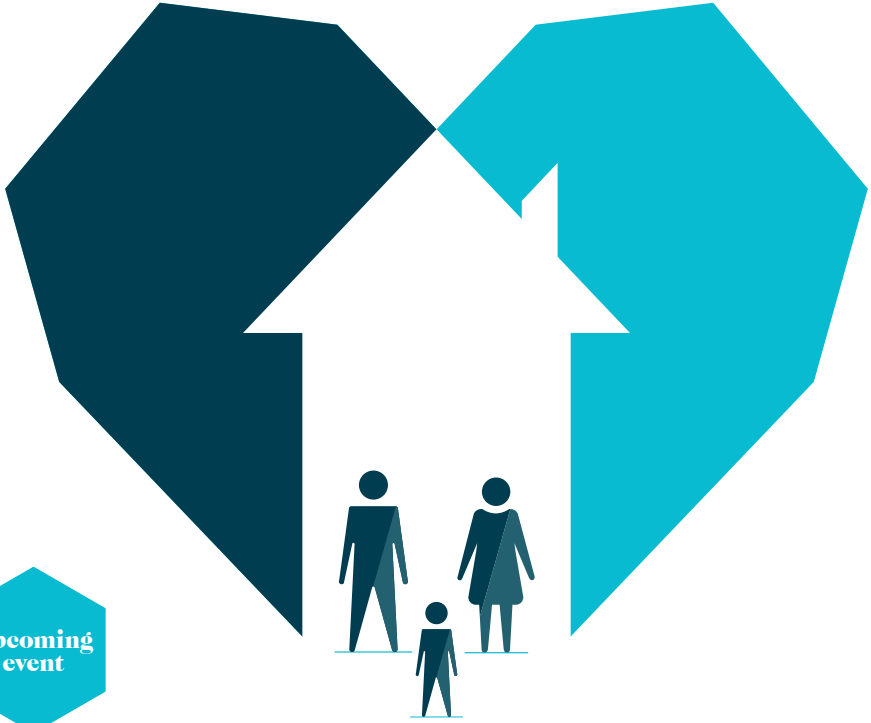
Introducing Nyasha Chingandu

**Nyasha is the Technical
Inspection Officer for
High Path.**

This means if you contact us about any repairs or problems in your home we'll arrange for Nyasha to go and inspect it.

Day to day she books in repairs and maintenance jobs and liaises with the contractors so that they are carried out.

If you have a repairs or maintenance issue please call **0300 500 8000**.



Home is where the heart is

We want to hear what makes Eastfields, High Path and Ravensbury a community.

What to expect?

This is a chance to get together one evening at The Grange with your neighbours and share your memories with us. It's an opportunity to tell us what legacy you would like to take forward into the new development. Refreshments will be provided.

Please get in touch with Donna Brown, your regeneration manager, to book your place and transport. Call **020 3784 5951** or email mertonregen@clarionhg.com.

Everyone that attends will be entered into a prize draw. Two people will win a £25 love to shop voucher.

Money Buddy

Do you run out of money, or simply not have enough for important events like birthdays or holidays? Now you can get help with our **FREE** online coach Money Buddy.

How does it work?

Money Buddy will guide you through 6 short modules covering every aspect of money management from saving, budgeting and reducing debts, all in straightforward language. Money Buddy is completely self-paced and flexible, which means it fits in around your life.

- FREE for anyone aged 18-64
- Access online, anytime
- Tips for saving money
- Find out how to reduce debts and have more money

Start today!

Email your name and contact number to moneybuddy@clarionhg.com.





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@clarionhg.com.

If you need a copy of this newsletter in large print, Braille or any other format or language please call **020 3784 5951**.

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

mertonregen.org.uk

Prefer to opt out of receiving newsletters?

Recent changes to the law require us to check whether you wish to remain on our newsletter mailing list.

If you don't want to receive a copy in the future that's no problem, just let us know by filling out the form below.

This is also a good opportunity for us to find out how you prefer to be communicated with. For example would you prefer to receive information from us by email or letter? Your views will help us make sure you're getting the information you need in the way that works best for you. All we need you to do is complete the form below and return to us freepost.

-
- Please tick this box if you are happy to keep receiving newsletters in the post
- Please tick this box if you no longer want to receive newsletters in the post
-

Your details

Please provide us with your details so we can keep a record of your preferences for how you would like to be contacted in the future:

Title: _____

Name: _____

Address: _____

Email: _____

Telephone: _____

I am a:

- Clarion Housing tenant
- Leaseholder
- Freeholder
- Other

How would you like us to contact you?

(Please tick as many options as you prefer)

- Email
- SMS (text message)
- Letter
- Face-to-face
- Newsletter

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