



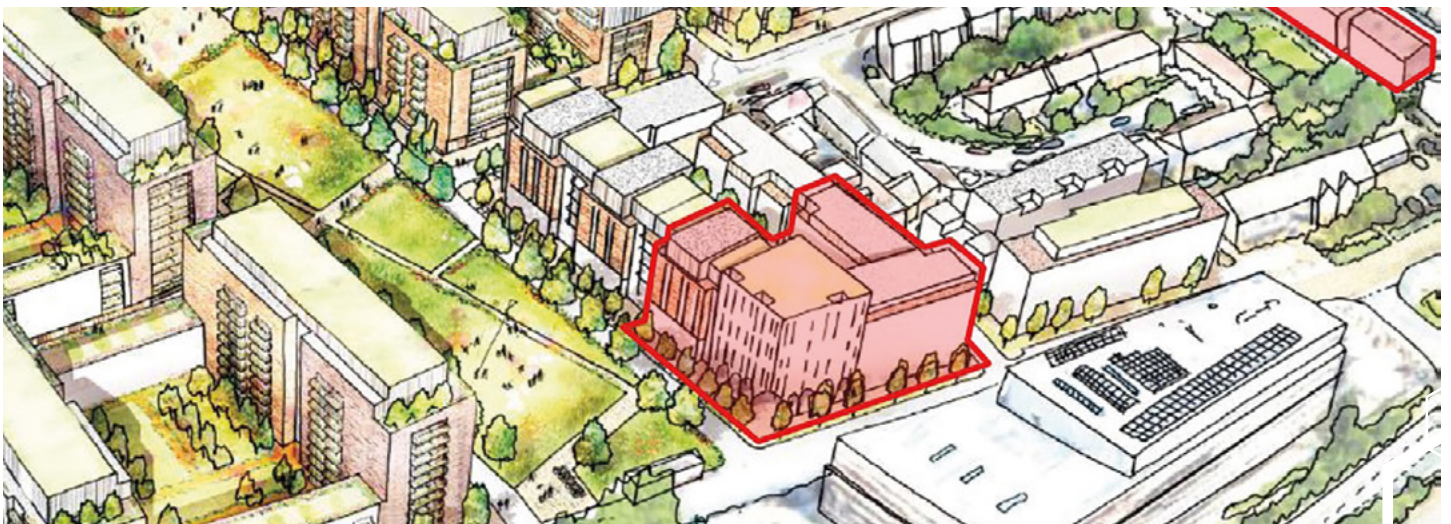
CLARION  
HOUSING

# High Path

## Regeneration update

Winter 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 proceed with plans for Phases 2 and 3. We also ask you to contact the team if there have been any changes to your personal circumstances which may affect your housing needs.



### Phase 2 update

You will be aware that in September and October residents and neighbours attended a series of planning consultations about High Path Phase 2. Since the original planning permission was granted in 2019 there have been legislative changes relating to building safety requiring us to revisit the plans. We are redesigning Phase 2 to reflect changes to fire safety and new building regulations requiring all new buildings over 18 metres in height to have a second staircase.

The original plan for Phase 2 included delivery of 113 new homes for existing residents, a new community centre and replacement ball court. The proposed changes include a second staircase in taller buildings,

external balconies to provide natural shading to reduce overheating, as well as 34 additional homes. The designers also propose building an additional town house on Abbey Road.

Revised plans for landscaping include improvements to the Phase 1 courtyard for a smoother integration with the Phase 2 landscaping.

We must seek further approval from Merton Council planners for the amended design and therefore will submit a revised planning application. We will write to residents when we the details are final.



## Phase 3 update

High Path Phase 3, on the northwest side of the regeneration, will include 374 new homes for private sale, commercial and retail spaces, an energy centre, and the first section of the 1.8-acre neighbourhood park. The original reserved matters application for this phase was submitted in December 2022, but it was put on hold to allow time to consider the impact of new building legislation.

Changes to building and safety regulation will affect the original design plans for Phase 3. We presented the proposed design changes to residents and stakeholders at virtual and in-person consultation events in October.

Merton Council will need to sign off the revised design proposals before we can proceed. Therefore a planning amendment will be submitted to the Council for consideration next year.



## Are you a good neighbour?

Do you have a good neighbour who supports you or others in the community? Tell us about your neighbour and we will give them special mention in a future newsletter and enter them into a prize draw for a chance to win a £50 gift card.

Many residents have lived on High Path for a long time and know their neighbours well. We want to support those relationships during the regeneration and one of our commitments involves keeping the established community together. Share your stories about life on High Path and the neighbours who offer a helping hand.



To share your stories please email your Regeneration Manager, **Donna Brown**, at [mertonregen@clarionhg.com](mailto:mertonregen@clarionhg.com)

# High Path phasing plan

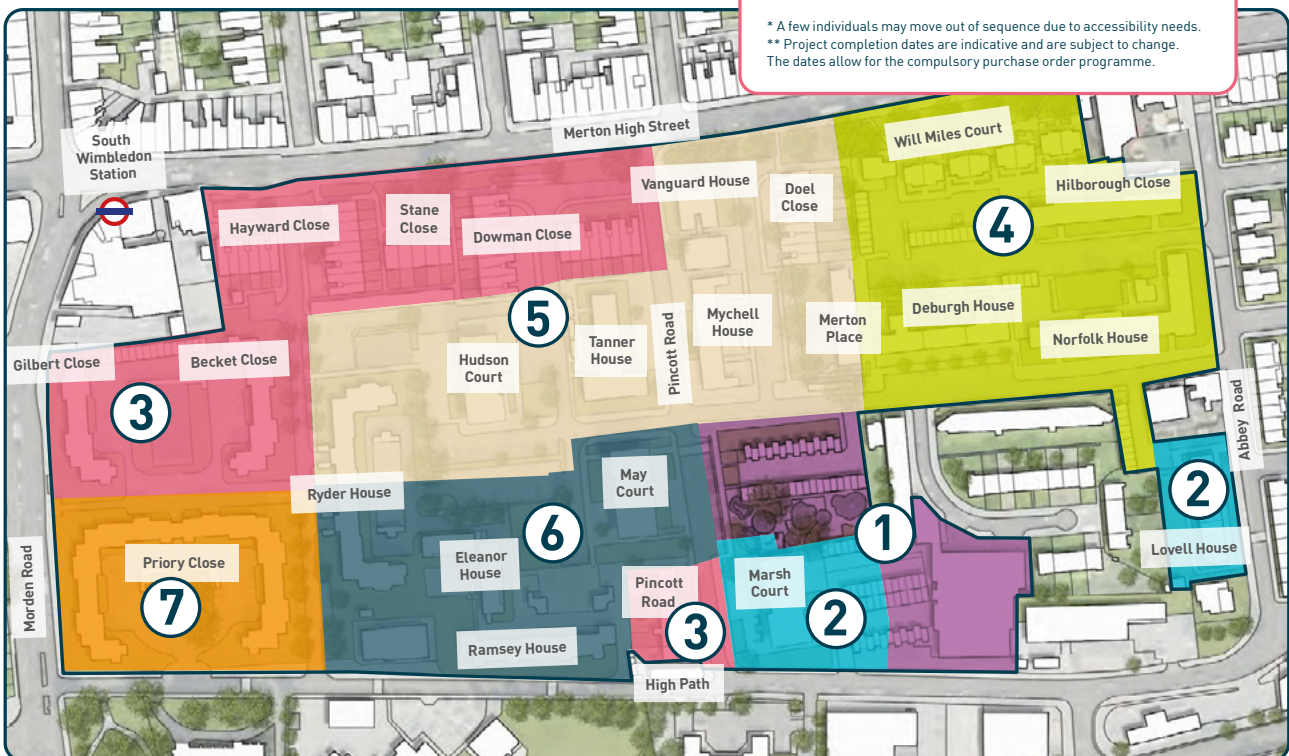
Residents will be aware there has been a delay to regeneration plans due to changes to building regulation and the time taken to buy back all the leasehold and freehold properties located in the next phase. Residents moving into the new homes in Phase 2 will be permanent Clarion tenants and leaseholders living in Deburgh House, Dowman Close, Hilborough Close, Norfolk House, Will Miles Court, Tanner House, Mychell House and Vanguard House. There will also be an opportunity to rehouse a small number of residents living in later phases because of the additional homes we are building.

Now we have bought back all the properties we will be moving forward with Phase 2 of the regeneration. Please find below, the High Path phasing plan with revised dates.

Table of construction phases

Residents move from:	* Residents move into construction phases:	** Project completion date:
Marsh Court Hayward Close Lovell House Becket Close Gilbert Close Stane Close Pincott Road	Phase 1	2022
Deburgh House Dowman Close Hilborough Close Norfolk House Will Miles Court Tanner House Mychell House Vanguard House	Phase 2	2028
N/A Private tenure	Phase 3	2029
Merton Place Doel Close Hudson Court May Court Ramsey House Eleanor House Ryder House Priory Close	Phase 4	2031
N/A Private tenure	Phase 5	2035
N/A Private tenure	Phase 6	2036
N/A Private tenure	Phase 7	2037

\* A few individuals may move out of sequence due to accessibility needs.  
 \*\* Project completion dates are indicative and are subject to change. The dates allow for the compulsory purchase order programme.



- Key to High Path plan:
- 1 First new homes
  - 2 Phase 2
  - 3 Phase 3
  - 4 Phase 4
  - 5 Phase 5
  - 6 Phase 6
  - 7 Phase 7

## Reporting repairs

Clarion Housing is responsible for the safety and maintenance of the homes of tenants. If you have any issues please 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](https://myclarionhousing.com/repairs-and-maintenance/request-a-repair)



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

## News in brief

### Do you have questions about the regeneration

If you have a question about the regeneration and you would like to arrange a meeting, please contact your Regeneration Manager, Donna Brown on **07557 846825** or email [mertonregen@clarionhg.com](mailto:mertonregen@clarionhg.com) to make an appointment.

### Housing questions?

If you have any questions about your housing or would like to discuss any tenancy-related issues you can make an appointment to see the Neighbourhood Response Officer or Resident Liaison Officer. Please make a request via the website at [myclarionhousing.com](https://myclarionhousing.com) or call **0300 500 8000**. Telephone lines are open 8.30am to 5pm, Mon to Fri (10am to 5pm on Weds).

## 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](mailto: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](https://myclarionhousing.com)