

High Path regeneration update



Circle
Housing™

Merton Priory

www.mertonregen.org.uk



Regeneration will provide durable homes that adapt to the changing needs of residents

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Introduction

Over the past few months we've been working on designs for the first new homes on High Path. We are in the process of buying the Old Lamp Works site next to High Path and have updated our plans to include this.

Buying the Old Lamp Works means we can build more homes in the first phase and rehouse more existing residents earlier if regeneration goes ahead. This gives us a head-start on our plans for High Path and gives you the chance to see what the new homes will look like.

You can view the feedback received as part of the consultation in the first new homes in this newsletter.

If you have any questions please contact me on 020 3784 5951 or email mertonregen@circle.org.uk.

Best wishes,

Donna
Regeneration Manager



Consultation on first new homes

We held consultation events in May and June to introduce the additional homes that would be built on the Old Lamp Works site. Over 250 residents attended and provided us with useful feedback on the designs.

72%

of residents who filled in the feedback form stated that they 'liked' or 'liked very much' the updated plans for the first new homes on High Path.

Here are some comments received about the plans:

“I like the new designs very much and look forward to seeing more open green spaces.”

“Reserving judgement while taking time to absorb information.”

“Looks good. I like the modern touch and prefer larger green spaces.”

“I work from home and will be in the middle of two years’ of noise and disruption. I do not want any loss of privacy or light to our home.”

“Let’s hope it would be worth all the time and upheaval.”

“Parking is a worry with so many more residents than now.”

“I look forward to seeing work starting at the end of this year if regeneration goes ahead.”

“Will the potential new houses built on the site of the Old Lamp works fit into the style of the area if the rest of the development does not go ahead?”

We have taken all comments on board and will use them to inform the new designs.

**You can view the full feedback report on our website
www.mertonregen.org.uk**

Next steps

We're committed to supporting residents and delivering a successful regeneration project that is tailored to your needs.

We will be consulting with residents on the first new homes and the master plan for High Path throughout autumn and winter whilst we prepare planning applications.

A decision will be made about the master plan planning

application once Merton Council has confirmed its Estates Local Plan.

If planning permission is granted we'll keep residents fully informed about the construction progress.

The first residents will be moving into their new homes in 2018.





Get involved

As we move towards the delivery of the first new homes we're asking you how you want to get involved throughout the construction process. This could include attending focus groups and workshops to look at specific areas such as communications, planning, design and the moving process. You can get involved in as many or as little activities that suit your interests.

We'll provide training, site visits and educational opportunities to help you get more involved in the regeneration of your homes and neighbourhood.

If you would like to get involved please contact Doreen Jones on **020 3784 5951** or email **mertonregen@circle.org.uk**.

Buy backs

If you own a home on High Path and you're thinking about moving before regeneration we'll buy your home from you. A number of homeowners have already sold their homes to us and on average sales are completing within 12 weeks.

As part of our buy back scheme you're entitled to a free independent, professional valuation. We offer resident homeowners the market value of their home, 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 a new property

Stamp Duty Land Tax on a reasonable replacement property, up to the agreed value of your purchased property plus the additional payment

Mortgage redemption fees

Mortgage arrangement fees

If you're interested in getting a free valuation of your home please call **020 3784 5951** or email **mertonregen@circle.org.uk**.



Temporary housing

If regeneration goes ahead most resident homeowners and Circle Housing Merton Priory tenants will move straight into their replacement home. In the few instances where this is not possible we'll help you find temporary accommodation.

We'll be using some of the homes that we buy back as temporary housing for residents whilst your new home is being built so you do not have to move away. If we are unable to find a suitable temporary home in High Path, we'll find somewhere in Merton as close as possible to your current home.

Some of the homes we buy back from homeowners will be used to house homeless people within the borough. This will only be until we need the homes to house High Path residents or when they need to be knocked down to make way for new homes.

Garages on High Path

As you know, we are currently preparing a planning application for the first new homes on High Path. If Merton Council approves our planning application the garages along **Nelson Grove Road, Pincott Road and Lovell House** will be demolished to make way for the first new homes.

Please contact Donna Brown if you currently rent a garage in one of these areas. There may be other garages available on High Path, which are not imminently affected by the regeneration proposals that you can rent on a temporary basis.

If regeneration goes ahead we will eventually need all garages on High Path to be emptied and knocked down to make way for new homes. We will give all garage licensees sufficient time to end their licence and remove their items.





Assessing your household need


If regeneration goes ahead the new homes will be built in phases so that we can rehouse existing residents as soon as possible. To help us plan for this we need to have the latest household information about resident homeowners and Circle Housing Merton Priory tenants. This helps us to build the right replacement home for you.

Please contact Donna Brown to confirm your household needs and any special adaptations you may require. We will use this information to keep our records up to date and build the right home for you.

Call **020 3784 5951** or email **mertonregen@circle.org.uk**

Needs plus one

'Needs plus one' will only affect you if you are a Circle Housing Merton Priory tenant and living in a home that is larger than your housing need.

	Single person	1	One bedroom
	Couple with no children	1	One bedroom
	One or two adults, with one child aged under one year	1	One bedroom
	One or two adults, with one child aged over one year	2	Two bedrooms
	One or two adults, with two children of the same sex	2	Two bedrooms
	One or two adults, with two children of different sexes and one child aged over five	3	Three bedrooms
	One or two adults, with three children	3	Three bedrooms
	One or two adults, with four children (two of each sex)	3	Three bedrooms
	One or two adults, with four children (one of one sex and three of the other sex)	4	Four bedrooms
	One or two adults, with five or more children	4	Four bedrooms

Any other immediate family members aged 18 or over will be entitled to their own bedroom provided they are:

- not living as husband or wife
- not living as a partner, including same sex partner.

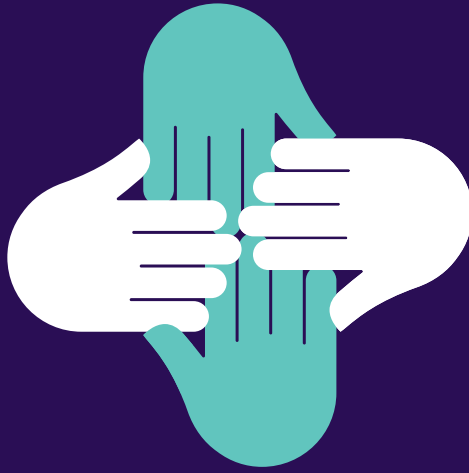
Most Circle Housing Merton Priory tenants are in the right size home for them and their family. Some residents are living in homes which are too large for them under the Council's nomination policy and are under-occupying the home. As part of the regeneration plans we have negotiated a needs plus one policy for residents that are under-occupying.

This means if you are living in a three bedroom home, but have a one bedroom housing need, we will offer you a two bedroom home if that is what you want.

If you are living in a two bedroom home, but have a one bedroom housing need, we would still offer you a two bedroom home.

We believe needs plus one will help keep your community together in new, high quality homes.





**Regeneration will
build on the strength of
existing communities**

www.mertonregen.org.uk

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**.

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 contact.



Merton Priors

www.mertonregen.org.uk