



CLARION
HOUSING

High Path

Regeneration update

Spring 2026

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 the new homes in Phase 2.

We encourage you to contact the team to update your housing needs and let us know about changes to your personal circumstances that may affect the type of home you need.



An artist's impression of the new homes on the corner of Pincott Road and High Path

It was good to welcome residents to the engagement event in January. For those not in attendance, we are pleased to share news that the regeneration is progressing well. Following the successful demolition of Lovell House on Abbey Road and the Marsh Court block on Pincott Road we have appointed The Hill Group as the construction partner to build the second phase.

This phase will provide 147 energy efficient homes for existing residents comprising a mix of flats and maisonettes, and three- and four-bedroom houses. A new multi-use games area (MUGA) will also be delivered. The construction of the nine houses on Abbey Road has started and work on 138 flats and maisonettes on the corner of High Path and Pincott Road will begin in early 2027.

Updated plans showing the approved changes are available on the regeneration website at highpathlive.com. These changes reflect revised building and safety regulations and minor design updates, which affect the external appearance of the new homes.

Phase 2 will provide:

- Modern door entry systems and lifts
- Private outdoor space
- Photovoltaic (solar) panels on roofs
- Air source heat pumps to generate heat
- Mechanical ventilation and air filtration systems.

Next steps



Looking ahead

With the second phase underway, we are turning our attention to Phase 3 and the wider estate. We are reviewing plans for future phases and exploring ways to accelerate rehousing residents in new homes sooner.

Phase 3 update

Preparations for Phase 3 include moving the remaining residents currently living in this area. This will allow us to move forward with the demolition of the empty properties to make way for the next new homes. We will keep the empty properties secure and erect hoarding where possible. We understand this is disruptive and we will continue to support residents through this process.

We need to review the plans to respond to the latest building regulations and will take this opportunity to potentially change the tenure to affordable housing for some blocks to accelerate the rehousing of existing tenants. We will be talking to residents about this in the spring.

Join the conversation



We will arrange a series of events through the spring and summer to present proposed design changes and answer your questions. These sessions will be a chance for you to view our proposals and share your feedback.

We will write to residents closer to the time with dates and details about how you can attend.



Improving the green space

Alongside the new Phase 2 design amendments we will be refreshing the Phase 1 internal courtyard. These improvements are based on feedback from residents and valuable insight gained since this green space was first completed. The Phase 1 courtyard garden will be integrated with the new garden area created in Phase 2.



Good neighbours

There are unsung heroes in every community who make a real difference through simple everyday acts of kindness and working together. In this issue we are shining a light on good neighbours who look out for one another, offering friendship and support.

Whether it's checking in on someone, helping with the grocery shopping, sharing a meal or simply being a friendly face, these small acts help to build a neighbourhood where everyone feels valued and safe.

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.

If you have a neighbour, you would like to celebrate we'd love to hear from you. Tell us about your neighbour and we will give them special mention in a future update and enter them into a prize draw for a chance to **win a £50 gift card**.



Rodney Place residents and neighbours working together on a gardening project.

To share your stories please email your Regeneration Manager, **Donna Brown**, at mertonregen@clarionhg.com

Help shape the future of High Path – join the resident steering group



We are inviting tenants and homeowners over 18 years old to be part of a resident steering group which will offer a chance to come together, share ideas and help shape the future of High Path.

The group will work closely with Clarion, providing feedback on the plans and ensuring residents have a voice. Members will attend regular meetings and monitor the progress of the regeneration.

You don't need any special experience just an interest in helping to improve the neighbourhood. Clarion will support residents with training and provide guidance on how to make the most of the steering group.



Please contact your **Regeneration Manager** for more information.

News in brief



Have you updated your housing needs?

We sent all permanent High Path residents a housing needs survey to make sure we have the most up-to-date information about your household. Understanding the household make up helps us to plan more effectively, and ensure we are building the right size homes for residents.

It only takes a few minutes to complete the survey, but it makes a big difference. You can complete the survey by scanning the QR code provided. If you prefer you can complete a paper version of the survey and hand it in at your local estate office.

If you haven't completed the form yet or need help please contact your Regeneration Manager, **Donna Brown**, on **07557 846825** or email mertonregen@clarionhg.com.



Check out High Path Live!

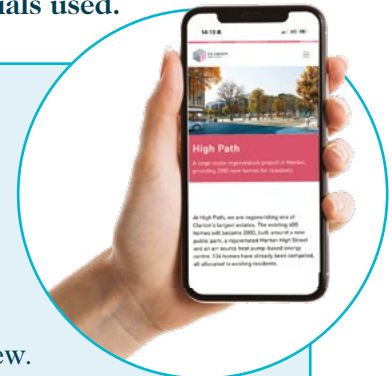
We are relaunching High Path Live – the digital platform that allows you to follow the progress of your new home from your smartphone, tablet, or computer.

Residents can create an account and register for regular email updates to discover:

- virtual tours of the construction
- updates about the building progress
- floor plans and materials used.



Visit High Path Live at highpathlive.com or scan the QR code to view.



Staying informed

Staying up to date with news about the High Path regeneration just got easier. We are moving to a digital first approach and combining regeneration news with the digital construction updates.

Future regeneration updates will be produced in digital format and shared directly with residents via email. The updates will also be published on the High Path website page at myclarionregeneration.com.

The aim is to provide timely updates and ensure residents can access the most up-to-date information from a smartphone, tablet or laptop.

A priority for us is that you receive information in a way that works best for you. If you prefer to receive printed updates in the future please contact your Regeneration Manager.



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**.

Find out more about High Path at: myclarionregeneration.com



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