

# Ravensbury News

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## Working with residents to design a new Ravensbury

We had a busy series of events, one-to-one meetings and conversations with residents of Ravensbury. Our discussions involved the possibility of part regeneration / part refurbishment and we carefully considered all of your feedback. Based on this, the Circle Housing Merton Priory Board decided that regeneration would be the best way of addressing the problems that you told us about.

That's why we want to work with you to develop a new design for your neighbourhood. We're also working to reach an agreement with the London Borough of Merton so we can go ahead with our consultation on the initial design stage.

The decision to proceed to this stage, which is known as masterplanning, takes into account the



Ravensbury



Summer consultation event

ideas you shared with us during the consultation. There'll be lots of further opportunities for you to raise new points by taking part in our consultation on the initial design stage.

We want to develop a plan for Ravensbury that uses as many of your ideas as possible. Already we know residents feel it is important to:

- Improve the layout and design of residents' homes
- Ensure homes are accessible for older or disabled residents
- Provide access to private outdoor space for as many residents as possible
- Give clear information about the timing of work so that residents can make decisions about their homes

By the end of 2014 we should have an initial design which will include how many homes we're going to build, the types of buildings and what the open spaces could look like.

Then we can start working on the detailed designs of every part of the new neighbourhood from 2015.

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**We want to work with you to develop a new design for your neighbourhood.**

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Merton Priory

# Welcoming a new member of the team

Our new Head of Regeneration, Paul Quinn, joins us just in time for the initial design stage. Specialising in community development and regeneration, Paul is looking forward to hearing residents' ideas about their new neighbourhood.

## Paul said:

“I'm really pleased to be joining the team at this time. It will be a great opportunity for everyone to have their say in shaping the new neighbourhood. We need your help to ensure that the initial design of your neighbourhood includes the improvements you want to see. I will meet many of you during the consultation events in the Spring and I will be out and about before then with the consultation officers, who are available to chat to you on the phone or visit your home.”



## Update from your consultation officers: Penny and Winston here!

You should have received a letter which says that we'll shortly start working with you to design a new Ravensbury. We thought it would be helpful to explain what this will mean for you and how you can get involved.

The initial design stage is where we start to develop ideas that will lead to a detailed plan of how we will improve Ravensbury. The Circle Housing Merton Priory team will work with expert architects on the new neighbourhood. This will take into account all of your ideas and feedback from the first stage of consultation and any new points you wish to raise.

We'll seek to develop a design for the neighbourhood as a whole so that residents, local businesses and community groups can share the benefits.

For more information on when we plan to start the design process, have a look at the 'Timeline' and 'How can you get involved?' sections of this newsletter.

### What does this mean for you?

- This initial design stage will take most of 2014 and we'll keep in touch with you every step of the way.
- No final decision about part regeneration / part refurbishment will be taken until we have consulted you on the design of your new neighbourhood.
- This design will form the basis of a planning application that will be sent to Merton Council for approval.
- If we decide to go ahead with regeneration, with the consent of Merton Council, the demolition of the existing homes would be done in phases. No homes would be demolished before 2016 at the earliest.
- Regeneration would re-provide new, high-quality homes for all Circle Housing Merton Priory tenants. We would also provide options for freeholders and leaseholders who wish to stay.

The first consultation events will start in the Spring and we will be in touch to find out how you would like to get involved.

# Gresham House case study

Circle Housing Merton Priory has lots of experience in both regeneration and refurbishment projects. We thought it would be helpful for you to hear from someone who has experienced the process from start to finish.

Maria Passarella, a resident at Gresham House in West Barnes moved into her new home earlier this year. Gresham House was built as part of a promise made by Circle Housing Merton Priory to provide better quality homes for older people in the borough.

Residents were involved in the designs and consulted at every stage. We also made sure they were supported during the moving process.



Gresham House exterior

We arranged removal services at convenient times for them and their carers and ensured there was always someone available to answer all their questions.

Maria said, "I love living here. I was worried when I had to move house after the relative I was caring for passed away, but I can't believe how lucky I've been. The way Gresham House has been designed is so beautiful and it takes into account all of my requirements. Throughout the process I was given lots of information and they took good care of me during the move."

We would make sure Ravensbury residents have a similar experience to Maria and her neighbours.



Gresham House interior

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## How can you get involved?

During 2014, we'll be inviting all residents of Ravensbury to share their ideas and feedback on the design of the new neighbourhood.

We understand that different people will want to get involved in different ways. We'll make sure everyone is comfortable with how they provide their feedback.

We'll be **holding exhibitions** where you will be able to view designs and share your feedback. And we'll be **organising workshops** where you will have the chance to look at plans, models

and ideas for the new Ravensbury. There'll also be **questionnaires** so we can make sure your feedback is noted if you prefer one-to-one meetings with our consultation team.

We're also looking at ways in which we can involve residents who want to play a bigger part in shaping the design of the new neighbourhood.

**Penny and Winston will be visiting you soon to ask how you might like to be involved in the initial design stage.**

# Timeline

To give everyone a better idea of what the design stage will involve and how long it will take, this timeline includes opportunities to get involved:

## December 2013 / January 2014:

Circle Housing Merton Priory begins selection of architects to work with us and residents to design a new Ravensbury.

## Spring 2014:

Consultation with residents on the design of the new Ravensbury.

## Autumn 2014:

Consultation with residents on the updated design of a new Ravensbury.

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## February 2014:

The architects working on the design stage are selected.

## Summer 2014:

Circle Housing Merton Priory and architects develop designs based on resident feedback and ideas.

## Winter 2015 / Spring 2016:

Submission of outline planning application.



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Merton Priory

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