

Winter 2017

Ravensbury regeneration update

Circle
Housing™

www.mertonregen.org.uk

Contents

- 3 Introduction
- 4 The vision for Ravensbury
- 6 Ravensbury master plan
- 8 Your feedback
- 9 Changes to Circle Housing
- 10 Ravensbury master plan
- 11 Next steps
- 12 Contact us



Introduction

In November we consulted with you about the vision for your neighbourhood. This included an update on changes we made to the master plan to improve the design of homes, outside spaces and the layout of your neighbourhood. I'd like to thank residents who attended events or took the time to call and meet with me to discuss the proposals for Ravensbury. If you were unable to attend you can view the information that was on display by visiting www.mertonregen.org.uk.

A summary of the feedback received is included in this

newsletter along with details of the master plan.

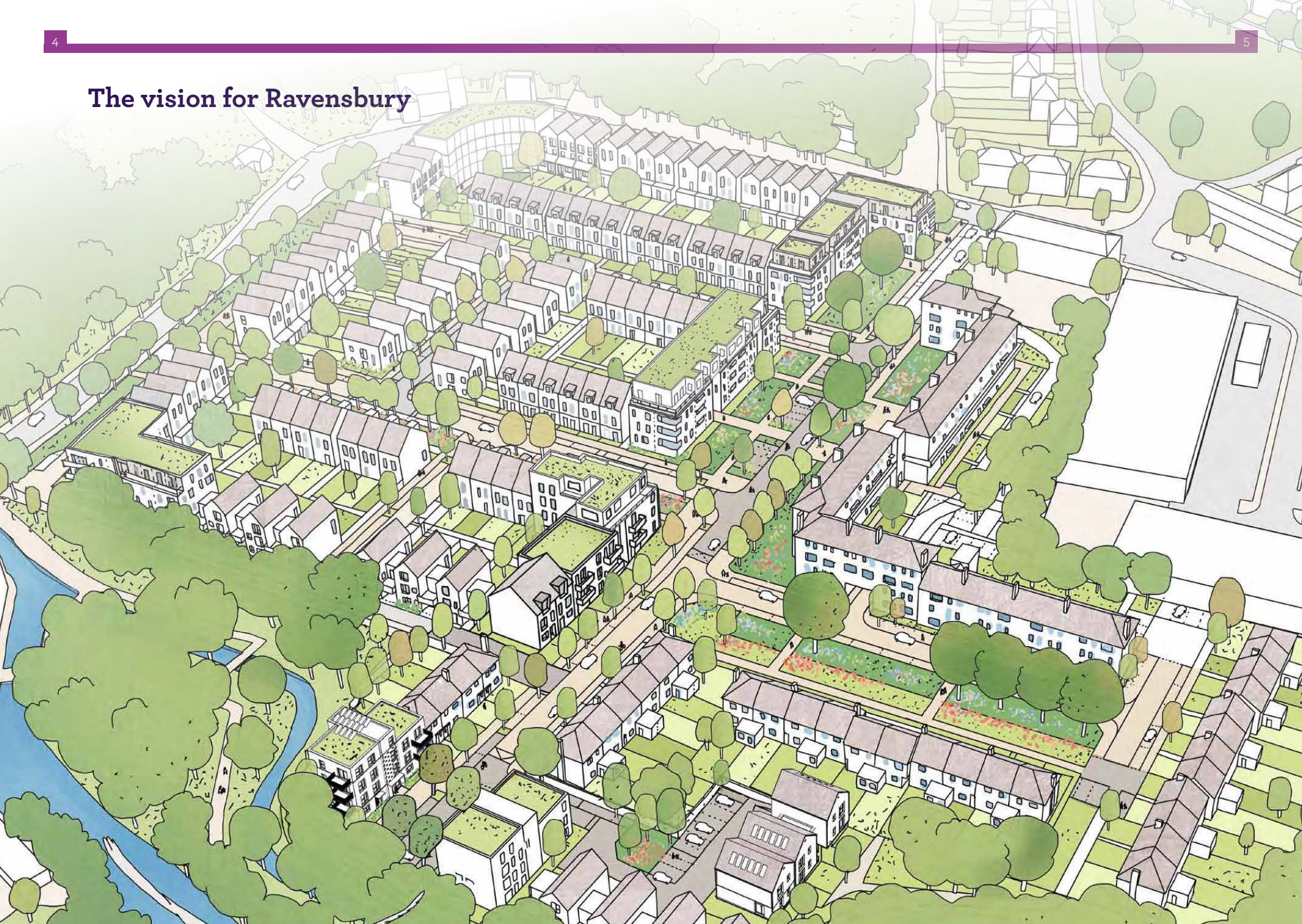
I'd like to finish by thanking you for your patience during the site surveys that took place over the last few months. Your kindness and cooperation meant that this work was able to go ahead smoothly.

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

Best wishes,

Farrida Deen
Regeneration Manager,
Ravensbury

The vision for Ravensbury



Proposed Ravensbury master plan



180 new homes and 91 homes retained



Private outdoor space for each home



2-3 storey houses and 4 storey flats



New landscaped pedestrian and cycle routes providing better links to Morden Hall Park, Ravensbury Park and Morden Road



Traditional brick built housing with pitched roofs and large windows to let in natural daylight



Most mature trees kept and new central landscaped swale to improve drainage and ecology



One vehicle route into Ravensbury



A new community centre



Your feedback

We'd like to thank residents who attended the consultation event in November and provided us with feedback on the designs.

"If different building materials and colours were used around the site it would look less imposing and be more compatible with the surroundings"

"Current living conditions are not adequate and property has multiple defects"

Residents provided us with the following comments on the proposals for the spaces and streets on Ravensbury:

"Good information from staff at events"

"Very informative"

"Continue to keep tenants updated"

"Parking needs to be permit system due to non-residents using the road for parking"



CLARION
HOUSING GROUP

Changes to Circle Housing

In November 2016 Circle Housing merged with Affinity Sutton to form Clarion Housing Group. Circle Housing is still your landlord.

The same people continue to work on the Merton Regeneration Project. We remain committed to supporting residents and delivering a successful regeneration project tailored to your needs.

Benefits of regeneration

Through regeneration we'll build on the many qualities of your neighbourhood, including the strong sense of community.

With the help of residents we have developed a master plan to transform your neighbourhood. The master plan includes:

- Well-designed homes that will be the same size or bigger than existing homes
- Larger homes for families who are currently overcrowded
- Private outdoor space for every home
- New community spaces
- Safe, well-connected and attractive streets
- Training and employment opportunities for local people



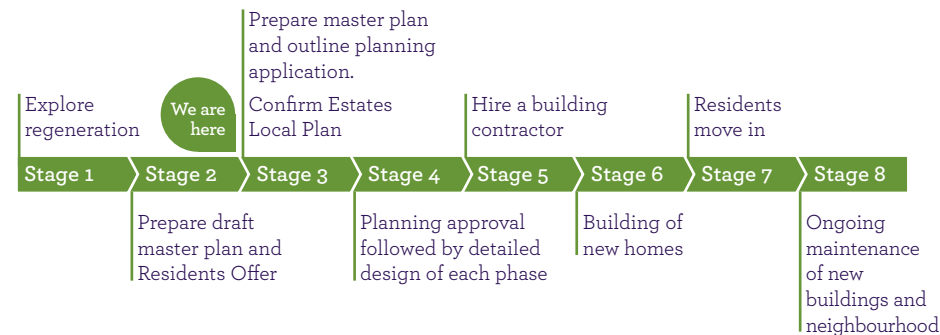
Frequently asked questions

Here are the answers to the questions you have been asking us.

Why is it taking so long for regeneration to start?

A regeneration project of this size takes time to complete. You can see from the diagram below that it involves a lot of stages. A number of things have to be in place before regeneration gets going. It's worth taking the time to get things right. We're currently getting the outline planning application together which needs to be submitted to Merton Council. If the planning application is approved we'll work on the detailed design of each phase and hire a building contractor.

Our diagram below explains the regeneration.



What is the difference between a master plan and an outline planning application?

A master plan is the design of a neighbourhood. This includes the vision for how the streets, buildings and outside spaces might look. An outline planning application is made up of a number of technical documents. They go into detail about the number of houses, the layout of the buildings and how vehicles will move around. If Merton Council gives us permission for the outline planning application it means we can go ahead and rebuild the neighbourhood in the style of the master plan.

What is the Estates Local Plan and what has this got to do with regeneration?

The Estates Local Plan is being prepared by Merton Council. Once it is finalised the Ravensbury master plan will be compared against the Estates Local Plan to help Merton Council make a decision about the regeneration.

Are you still doing repairs on Ravensbury?

We're still carrying out urgent, emergency and routine repairs on your neighbourhood. We'll be making decisions about planned works based on each home.

When will you talk to me about my housing options?

If we get the go ahead for regeneration the new homes will be built in phases. We will let you know what phase of regeneration your home is in. We'll also contact you about a year before you would need to move home to confirm your latest circumstances and housing options.

To help us plan for this we'll be collecting the latest household information about resident

homeowners and our tenants. Your regeneration manager will be in touch soon.

I've seen double yellow lines on Ravensbury, is this because work is starting on the first new homes?

No, double yellows lines were painted on Hengelo Gardens & Hatfeild Close after concerns were raised about obstruction and dangerous parking. Residents were consulted in October 2016 and yellow lines were painted for safety and access reasons. These yellow lines are not related to the planning permission we received for parking suspensions.

I have opted for my front garden to be converted into a driveway, when will it happen?

We'll be contacting residents who agreed for their front gardens to be converted to driveways soon to discuss surface types, design and layout. Work can only start once legal agreements for temporary parking are finalised and Merton Council has completed consultation about yellow lines along Ravensbury Grove.



Ravensbury master plan

We had planned to submit an outline planning application to Merton Council at the end of 2016. We're still working on this as it's taking longer than anticipated to get it ready. We'll write to you directly once it's submitted.

The outline planning application includes details about the number of homes, layout and vehicle access for the Ravensbury master plan. Merton Council will decide whether to approve the outline planning application once the Estates Local Plan is in place. This is the legal document prepared by the council to guide planning applications for an area. It sets out what can and cannot be built in the neighbourhood.

If the Estates Local Plan is put in place and our planning application is approved we'll consult with you about specific details including building materials, landscaping and the layout for each phase of regeneration.

Next steps

First new homes

In September 2016 we received planning permission for the first 21 new homes on Ravensbury and initial approval to carry out car parking suspensions. Building work can only start once legal agreements for temporary parking are finalised and Merton Council has completed consultation about yellow lines.

We'll contact residents who agreed for their front gardens to be converted to driveways to discuss the arrangements. If you have been given the option for your front garden to be converted, but you have not confirmed that you wish for this to go ahead, please call your regeneration manager, Farrida Deen, on **020 3784 5951** or email **mertonregen@circle.org.uk**.

The first new homes could be ready to move into in the next two years. In the meantime, we'll contact residents who live in the homes affected by phase two to discuss their housing needs.

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, **Farrida Deen**, 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 connect.

