

Summer 2016

Ravensbury regeneration update

Circle
Housing™

Merton Priory

www.mertonregen.org.uk



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

www.mertonregen.org.uk

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Introduction

Over the last few months we've been working on designs for the first new homes on the derelict garages at the end of Ravensbury Grove. We submitted a planning application to Merton Council in May.

Building these homes first gives us a head-start on our plans for regeneration and gives you the chance to see what the new homes look like.

We have also submitted a planning application for temporary parking arrangements during the construction of the first new homes. You can view information that was part of the consultation in this newsletter.

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

Best wishes,

Farrida
Regeneration Manager



Consultation on first new homes

We held consultation events in May about the first new homes on Ravensbury. A planning application has now been submitted for homes on the derelict Ravensbury garage site.

The proposals include:

21 new homes

21 parking spaces

Three wheelchair accessible homes with dedicated parking

A public square linking Ravensbury Grove with the Wandle Trail

A communal courtyard with green space

The proposals were developed in response to feedback from residents and include the following changes:

Updated house and flat layouts

Height of houses reduced

Bigger gardens

New houses moved to reduce overlooking

Parking for all homes

Natural landscaped edge along riverfront boundary





Proposals for temporary parking spaces were part of a separate planning application that was submitted in May. Our proposals included 36 temporary parking spaces and driveway conversions to compensate for 50 parking spaces that will be suspended during the construction of the first new homes.

You can view the consultation boards on our website www.mertonregen.org.uk

Next steps

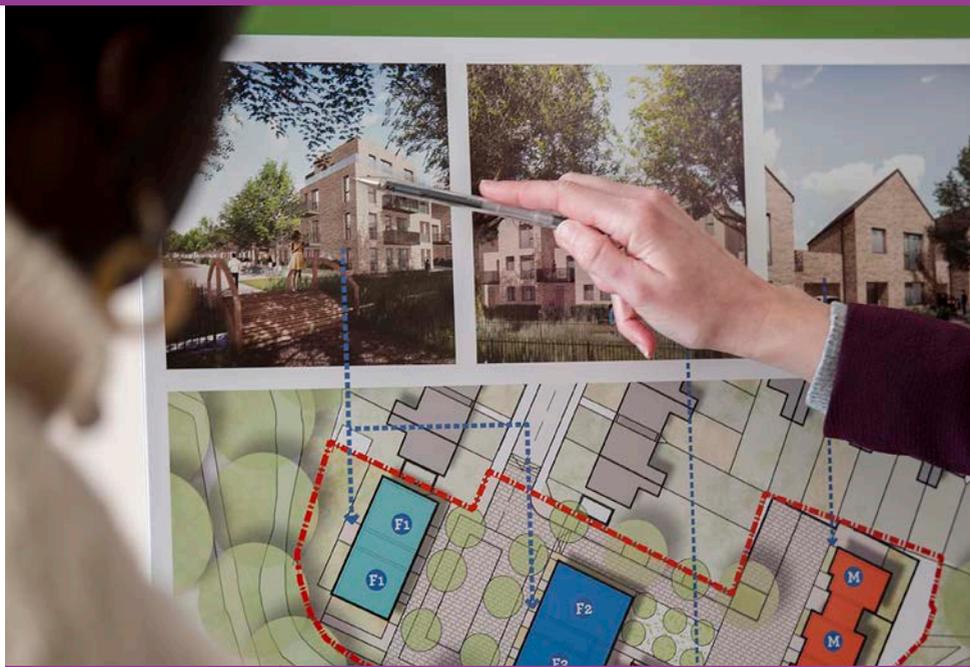
If we get planning permission for the first new homes construction work could start in winter 2016, with the first residents moving in during 2018. We will keep you updated about the construction process.

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 master plan for

Ravensbury throughout autumn and winter whilst we prepare the planning application.

We're working towards submitting a planning application for the whole of Ravensbury towards the end of the year. A decision will then be made about the planning application once Merton Council has confirmed its Estates Local Plan.





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 Ravensbury 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 about 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**.

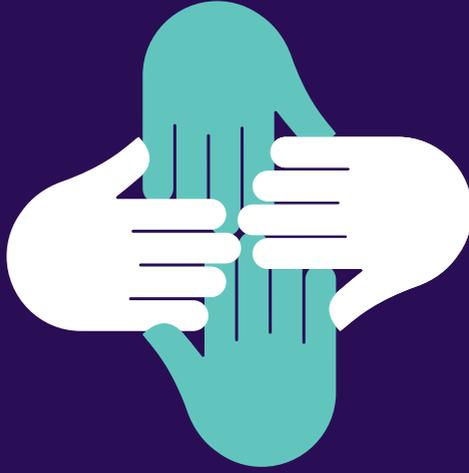


Temporary housing

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 Ravensbury, 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 Ravensbury residents or when they need to be knocked down to make way for new homes.



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

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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 will help us to build the right replacement home for you.

Please contact Farrida Deen 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.



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 contact.



Merton Priors

www.mertonregen.org.uk