



CLARION  
HOUSING

# Ravensbury

## Regeneration update

Summer 2024

### Introduction

Welcome to the Ravensbury regeneration update. In this issue you can read about the next phase, including what you can expect over the next few months.

We also want you to get in touch if there have been changes to your circumstances which may affect your housing needs. This information will help us make sure your new home is suitable for your household.



### Residents meet Thomas Sinden

Ravensbury residents recently attended a drop-in event to meet the Thomas Sinden team appointed to resume work on the second phase of regeneration. Thomas Sinden will complete the next 54 new homes for existing residents. The first homes will be ready by spring 2025 and the remaining properties will be released in phases, as they become ready to move into.

Around 20 residents attended to ask questions of the contractor, find out more about the regeneration, and discuss their individual circumstances. Clarion staff were also on hand on the day.

You will notice more activity around the Phase 2 site as the pace of the construction increases.

In this issue // Restart on site / Compulsory Purchase update

## Next steps



## On site update

You will notice the building site is getting busy as Thomas Sinden progress the second phase of the regeneration. This will include a mix of 54 one- and two-bedroom flats, and three- and four-bedroom houses.

On site the groundworks continue alongside the scaffolding, which is being erected to support the construction of the external walls and the installation of the timber joist floors to the town houses. The contractor will soon begin preparations to install the timber roof trusses to the town houses and the steel frame for the flats. The next step will be to fit the windows for both flats and town houses.



## Jobs and training opportunities

There will be jobs and training opportunities for residents as part of the regeneration. This includes work experience, work placements and support into training to gain qualifications for work in the construction industry.

For more information contact the Resident Liaison Officer at Thomas Sinden, **Kelly Southion** on **07917 152 827**, or your Ravensbury Regeneration Manager, **Farrida Deen** at [Farrida.Deen@clarionhg.com](mailto:Farrida.Deen@clarionhg.com) or call **020 3840 0824**.

### Don't forget...

...to stay up to date you can view the homes as they are being built on your smartphone or tablet by visiting [ravensburylive.com](http://ravensburylive.com).

You will find more information on [page 4](#).

# Compulsory Purchase Order update

To ensure we can proceed with the later phases of the Ravensbury regeneration we need to buy back all leasehold and freehold properties on the estate. You may remember Merton Council, on behalf of Clarion Housing, made a Compulsory Purchase Order (CPO) for Phases 2-4 in June 2022. Acting on behalf of the Secretary of State, the Planning Inspector has confirmed the CPO following a public enquiry in March.

In early May, everyone who has an interest in the land or properties affected by the CPO received a letter and a statutory notice confirming the CPO. The Council now has the power to implement the CPO to compulsorily acquire the properties

and other interests required for the regeneration. However, this will be a last resort. Applying the CPO will only happen where Clarion has been unable to reach an agreement with homeowners to buy their property. We are still keen to negotiate the purchase of properties. The CPO will not affect any agreement homeowners have already made with Clarion.

If you have any questions or you would like to know more about how the CPO will affect you, please contact the Regeneration Manager, **Farrida Deen**, on **020 3840 0824** or email at **[mertonregen@clarionhg.com](mailto:mertonregen@clarionhg.com)**

## Where to view the CPO documents

The Merton CPO documents are available to view online at: **[www.merton.gov.uk/compulsory-purchase-orders](http://www.merton.gov.uk/compulsory-purchase-orders)**.

Paper versions can be inspected at:  
**Merton Civic Centre,**  
**London Road,**  
**Morden SM4 5DX**



# Movers update

Last year, we issued Notices of Seeking Possession to tenants allocated new homes in Phase 2 of the regeneration. The notices are part of a legal process Clarion must follow to facilitate a smooth transition when the new homes are ready. However, the notices issued in 2023 have expired due to delays to the construction of Phase 2 following the collapse of the previous contractor.

Now we have appointed Thomas Sinden to restart the work, we will reissue the Notices of Seeking Possession to formally conclude tenancies before residents relocate to new homes in Phase 2. We understand this may cause concern, but we want to reassure you that we do not need your home now.

Issuing the notices is a precautionary measure to ensure we can obtain possession of the homes when we need them as we continue the regeneration of Ravensbury.

We will write to affected residents with more information as we make progress and provide details about the legal proceedings, what they mean to you and outline the next steps

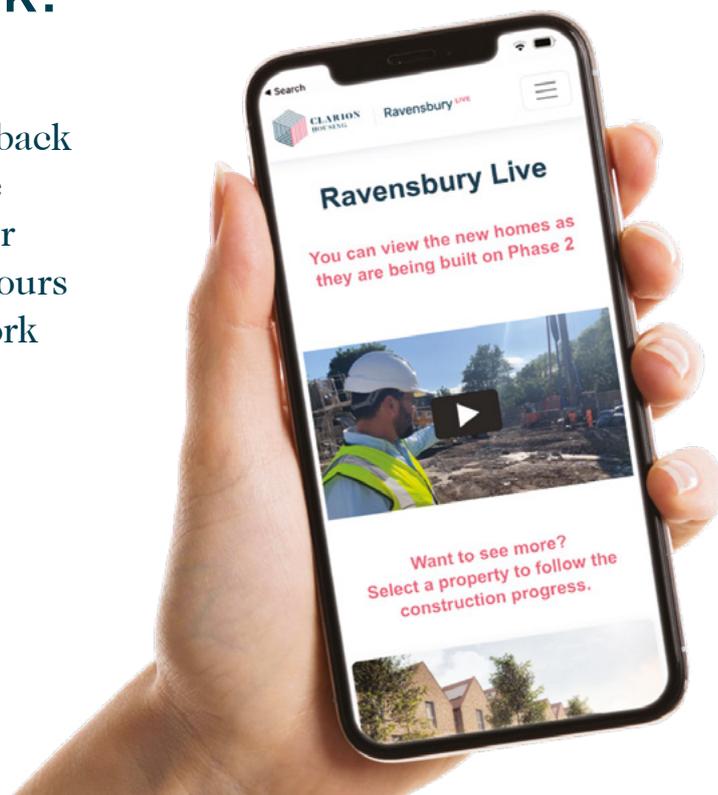
If you have any questions or concerns, please contact your Regeneration Manager, **Farrida Deen** at **[farrida.deen@clarionhg.com](mailto:farrida.deen@clarionhg.com)** or call **020 3840 0824**.

# Ravensbury Live is back!

Now that Phase 2 of the regeneration is underway again Ravensbury Live is also back online. You can follow the progress of the new homes from your computer, tablet, or smartphone. The videos include virtual tours of the site, updates about the building work and the materials used.



Visit [ravensburylive.com](https://ravensburylive.com) to register and receive regular construction updates or use your smartphone to scan the QR code here.



## Contact us

If you have any questions about the regeneration please contact your Regeneration Manager, Farrida Deen, at [Farrida.Deen@clarionhg.com](mailto:Farrida.Deen@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 Ravensbury at: [myclarionhousing.com/ravensbury](https://myclarionhousing.com/ravensbury)



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