

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.



Option 4: Other, please state

TO REFURBISH EXISTING
PROPERTIES WITHOUT ADDITIONAL
COSTS TO TENANTS, RESIDENTS
= NO DEMOLITION NEEDED =

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.



Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.



Option 2: If you do not agree with this mix, how would you change it?

REFER TO QUESTION 1 / OPTION
4
= NO DEMOLITION NEEDED =

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.



Option 1: A mix of mainly houses and flats on different parts of the estate

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Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

"IF" THE REGEN OF KNOCKING
OUR HOMES DOWN GOES AHEAD

I WOULD BE FORCED OUT OF THE
AREA AS I WOULDN'T BE ABLE TO
AFFORD ONE OF THE NEW HOMES, SO
WHY DO YOU WANT MY OPINION!

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

AS PER MY PREVIOUS ANSWERS
THIS ESTATE DOES NOT REQUIRE
NEW HOMES. IF THE ORIGINAL
HOMES ARE TO BE REFURBISHED AS
PER THE ONGOING REQUESTS FROM
TENNANTS THEN THE NEIGHBOURHOOD
WOULD REMAIN A HAPPY ONE.

WHY WOULD ANY RESIDENT LIVING
HERE WANT TOWER BLOCK FLATS
WHICH WOULD RESULT IN ADDITIONAL
CARS, PARKING ISSUES AND BEING
OVERLOOKED BY A CONCRETE
JUNGLE = KEEP THIS ESTATE
AS IT IS -
LISTEN TO YOUR RESIDENTS

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

PRIVATE GARDENS FOR ALL
HOUSES + A SECURE COMMUNAL
GARDEN FOR THE FLATS

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kickabouts and picnicking.



Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

King Georges new ball court - 10/05/06



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



Children's play equipment



Other, please state

NO NEED FOR THESE -
WE HAVE RAVENSBURY PARK +
MORDEN HALL PARK EITHER END
OF RAVENSBURO GROVE !!

HAVING THESE COULD INFACT
ENCOURAGE ANTI SOCIAL/NOISE

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

Other, please state

THAT YOU TAKE INTO
CONSIDERATION THE VIEWS OF
THE RESIDENTS ON THE ESTATE.
WE DO NOT WANT DEMOLITION
SEE QUESTION 1 OPTION 4.

THEY ARE HAPPY WITH THE
AMOUNT OF SPACE THEY HAVE
ANYTHING TO DO WITH THE
DEMOLITION OF HOUSES WILL
RESULT IN MORE HOUSES/FLAT
SQUEEZED IN AND GARDENS
DRIVEWAYS BEING LOST TO
ACCOMMODATE THIS.

NO TO DEMOLITION

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

RESIDENTS ARE HAPPY
WITH HOW THINGS ARE —

Getting around

10 How should greater use of public transport be encouraged?

Please select **one or more** of the following.

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

*ALTHOUGH
AFTER
I DONT SEE WHAT
KNOCKING DOWN PEOPLES
HOMES AND TRANSPORTS
USE SHOULD MAKE ANY
DIFFERENCE*

11 Walking and cycling are healthy life style choices. How can we support this?

Please select **one or more** of the following.

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

Please select **one or more** of the following.

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

*AGAIN I DONT REALLY
UNDERSTAND WHAT THIS HAS
TO DO WITH THE REGEN OF THIS
ESTATE.
WE ARE CHOSE TO LIVE HERE
BECAUSE OF ITS LOCATION AND LINK
TO TUBE, BUS + TRAM CONNECTION
ANY IMPROVEMENT TO ANY TRANSPORT
LINKS WHEREVER YOU LIVE IS A
BONUS BUT NOT WORTH KNOCKING
MY HOME DOWN FOR —
IF YOU DO I WOULDN'T BE ABLE
TO AFFORD TO LIVE BACK HERE
ANYWAY —
AND TO DEMOLITION*

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state REFER TO QUESTION 1

OPTION 4

NO TO DEMOLITION

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

FROM THE INFORMATION
RECEIVED BACK FROM THE
OTHER ESTATES -

THE EXTRA COSTS INVOLVED
IN MOVING BACK IN &
- INCREASED RENTS

- INCREASED POLL TAXES
- COST OF NEW HOMES TO
EITHER LEASE OR FREE HOLD

~~YOU~~ YOU WILL NEED TO ASK
THIS TO YOUR "NEW" RESIDENTS
AS MANY WILL NOT BE ABLE
TO AFFORD TO RETURN HERE

- NO TO DEMOLITION -

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

I HAVE LIVED ON THIS "ESTATE" AS ITS NOW REFERED TO FOR ALMOST 20 YEARS. I HAVE BEEN VERY HAPPY HERE OVER THAT TIME - HOWEVER THE PAST TWO YEARS HAVE BEEN VERY STRESSFUL NOT KNOWING WHAT "UNDERHAND" PROCESSES ARE BEING MADE BETWEEN CIRCLE MERTON PRIORY HOMES AND MERTON COUNCIL FOR THE FUTURE OF MY HOME AND ~~THE~~ COMMUNITY I LIVE IN -

THE WHOLE CONSULTATION PROCESS HAS BEEN HANDLED IN SUCH AN AWFUL, UNPROFESSIONAL AND CONFIDENTIAL WAY THAT HAS LEFT RESIDENTS FEELING ANXIOUS, FRIGHTENED AND CONFUSED.

WE ARE GIVEN CONFLICTING INFORMATION OR TOLD THEY DO NOT HAVE ANSWERS !!

I AS A FREEHOLDER AM TOLD THAT MY HOME MAY BE DEMOLISHED AFTER 2 YEARS OF HEARING ABOUT THE REGENERATION -

IF IT IS THEN I WILL NOT BE ABLE TO AFFORD ITS REPLACEMENT AS I AM FORCED TO MOVE AWAY OR TAKE ANOTHER MORTGAGE.

I BOUGHT MY HOME BECAUSE I CHOSE TO LIVE THERE, I FEEL THAT HAS BEEN TAKEN AWAY FROM ME FOR THE GREED OF PROPERTY DEVELOPERS AND THE COUNCIL PUSHING TO MAKE ITS TARGETS -

— NO TO DEMOLITION —