

Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the 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 Eastfields would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Eastfields 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

ALL TENANT PURCHASE
THEIR CURRENT HOMES
FOR SAME PRICE AND
THEN THROUGH ERA
WE WANT A MORE CREDIBLE
COMPANY TO TENDER FOR
THE REDEVELOPMENT WHERE

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 Eastfields 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?

ALL TENANTS DECIDE
WITH NEW DEVELOPER
PARTNER APPOINTED BY

ALL OF US FOR A DEAL
WHERE WE WANT BE OUT OF
POCKET

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

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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



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

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Option 3: Mostly flats

Option 4: Other, please state

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.

① YES WHY WERE
FREEHOLDERS

DIS ALLOWED TO

PARTAKE IN THE TRANSFER
OF STOK.

② CRUMP HAVE ALREADY

DEVALUED THIS ESTATE

DUE TO ITS PATHETIC

SUB STANDARD MAINTENANCE

AGENDA SINCE ACQUIRING

THIS AND THE OTHER 2

ESTATES

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

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

Taller buildings fronting the school to the north

Taller buildings towards Eastfields train station

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.

People and spaces

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

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



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.

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



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

This 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

MORE OF A VILLAGE

FEEL SMALLER MAIN

OPEN WITH BREAKOUTS DIVIDING

REST

Children's play equipment



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 kick-about and picnicking.



Other, please state

MIX OF COMMUNAL GARDENS
CHILDRENS AREAS AND
SEMI PRIVATE BREAK
OUT OPEN AREAS

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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

Create traditional street forms

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character.

Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

Other, please state

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.

THE ROAD RUNNING NEXT TO SCHOOL SHOULD NOT BE A THROUGH ROAD IT SHOULD REMAIN BLOCKED IN CURRENT LOCATION. SAFETY FOR SCHOOL CHILDREN AND ESCAPEES CHILDREN A MAIN PRIORITY, ACCESS ROADS SHOULD SERVE AS A SHORT WAY INTO AND OUT FOR A DIVIDED PROPORTION OF THE DWELLINGS BUT NOT CROSS THE ESTATE AND NO ACCESS OF ROAD SHOULD CHANNEL OR CUL DE SAC RESIDENTS MOVEMENTS AROUND AND ACCESS THE ESTATE.

CHINA RECENTLY EMPLOYED A COMPANY THAT SAVAGED ALL THE LOVELY PLANTS THAT SURROUNDED THE ESTATE, MY IMPRESSION WHEN IT HAD OCCURED WAS THAT A WELL ORGANISED GANG HAD STOLEN ALL THE PLANTS THE SURELY WAS DOACTR AND

THIS IS THE MAIN ISSUE FOR NEGATIVE IMPACT ON THE ESTATE

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

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.

YES NO THROUGH
 ROAD BETWEEN SCHOOL
 AND ESTATE AND NO
 LEGAL RUNNING ACCESS
 ESTATE. ASIDE FROM CHILD
 RENS SAFETY, A LARGE
 PERCENTAGE OWN PETS
 WITH LITTLE OR NO
 EXPERIENCE OF FAST CARS
 AS MOST ENJOY A TRANQUIL
 EXISTANCE WITHIN THE
 SAFETY OF THE INNER
 OPEN SPACE.

Local facilities and economic opportunities

14 Should new community facilities be provided within Eastfields 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

A SMALL SUPERMARKET
FORMING THE GROUND FLOOR
OF THE HIGHER STOREY
BLOCKS ON ESEMEARY SIDE

- Option 2: No, the existing local community facilities 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

REGENERATION WOULD
ONLY LIVE THE PROMISES
OF CHAD & CIRCLE ANGLIA
FOR THE REST IT WOULD
BE SHORT LIVED.
AGREE SOME ADDITIONAL
HOME REQUIRED TO PROVIDE
FOR MORE HOUSING.

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.

ALL GOOD IF IT BRINGS
MONEY IN TO THE LOCAL
COMMUNITY BUT MOST
ASSETS ARE OWNED BY
CONCERNS OUTSIDE OF
THIS BOROUGH.

I AS A FREEHOLDER
SHOULD NOT BE OUT OF
POCKET AT END OF THIS
REGENERATION OR
AQUIRE ADDITIONAL
EXPENSE ON HIGHER
MORTGAGE. LIKE FOR LIKE
IF IT GOES AHEAD. PLUS
RETAIN FREEHOLD.

IT MUST BE A FAIR DEAL
FOR ALL. I SHOULD NOT
BE STEALTH TAXED OR
FINANCIALLY PENALISED
FOR SOME OTHER MAJOR
PROPERTY OWNERS FINANCIAL
GAIN

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

THE CONSULTATION PROCESS FROM START TO
FINISH HAS BEEN SHAMBOLE. IT IS MY OPINION
THAT CHMP HAVE LIED THROUGH THEIR TESTS
AT ALL STAGES TO BOTH MERTON COUNCIL AND
US RESIDENTS, THEY CLAIM OVER 95% TENANT
RESPONSE & ENJOYMENT WHEN A CONSIDERED
EFFORT BY THEIR OWN APPOINTED AND AAO
FOR INDEPENDANT ADVISORS WHO SPECIALISE
IN THIS TYPE OF ISSUE COULD ONLY MUSTER
AROUND 20% AFTER A CONSIDERED EFFORT.
COULD HAVE USED A STRATEGY OF SMOKE &
MIRRORS, DIS INFORMATION, BADGEING
OF VULNERABLE TENANTS. THEY ARE FAR FROM
EQUIPPED OR PROFESSIONAL ENOUGH TO BE
MANAGING THIS REGENERATION. THEY HIDE
BEHIND CONFIDENTIALITY WHICH THE COUNCIL
WOULD HAVE TO DISCLOSE WHEN WE REQUEST
THE DATA BEHIND THEIR BOGUS CLAIMS OF
THE RESULTS OF THEIR POOR ATTEMPT AT
GATHERING THE VIEWS OF RESIDENTS. EVEN
WHEN I ASK FOR ALL NAMES & ADDRESSES
BE EXCLUDED IF THEY HAD NOTHING TO
HIDE IT WOULDN'T BE AN ISSUE. THIS UMBRELLA
COMPANY/FRONT WAS SET UP PURELY TO
FACILITATE THE PLAN TO REGENERATE. OTHER
OPTIONS WERE NEVER PART OF THE PLAN
AS IT HAS BEEN LOOKED AT BEFORE A
NUMBER OF TIMES AND DISCARDED. PTO

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

CAMP SHOULD DELIVER A GOOD FAIR SOLID OFFER TO FREEHOLDERS.

- ARRANGE FOR RESIDENTS THROUGH BANKS A PLAN FOR EXISTING MORTGAGE HOLDERS SO THEY DON'T END UP PAYING MORE
- PROPERTY VALUATION BASED ON WHAT WE COULD BUY A SIMILAR PROPERTY IN THE SURROUNDING AREA OF SAME FLOOR AREA, NO OF ROOMS AND OPEN AREA GARDEN PLUS PARKING.
- COST OF MOVE OUT AND BACK IN
- COST OF ACCOMMODATION TO SAME SIZE AS CURRENT IS LIKE FOR LIKE (UNLESS MORTGAGE AGREED) FOR DURATION OF BUILD.
- COST OF REPLANT OF TREES & MASH MACHINES
- PERSONALLY I'VE SPENT A SMALL FORTUNE RENOVATING MY HOME OVER LAST 12 YEARS AND THEY WANT TO KNOCK IT DOWN
- 10% COMPENSATION OF MARKET VALUE OF A SAME SIZE LIKE FOR LIKE PROPERTY IN THE LOCAL AREA (IF I STAY AND CARRY ON AS I AM NOW I DON'T INCURE ANY ADDITIONAL EXPENCE, LOSS OF MONEY, A RENOVATION OF THE MOVE OUT AND BACK IN, FINDING ACCEPTABLE ACCOM OVER DURATION. THE STRESS OF THIS WHOLE ENDEAVOUR TO DATE IS EXTREMELY UNWANTED AND HAS HAD A MAJOR IMPACT ON MY SENSE OF SECURITY AND WELL BEING THIS SHOULD HAVE BEEN DONE SO MUCH MORE PROFESSIONALLY WITH ALL RESIDENTS BEST INTEREST IN MIND AND IT HAS BEEN SO FAR REMOVED FROM THAT