

High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?

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

Q2. What size of homes should be provided?

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

The housing and facilities should replicate like for like. that should include free parking, adequate storage, same storage availability inclusive of Pram shed, reasonably priced service charges, same facing flat ie North, 100% equity and should not put any extra financial constraints on the Leaseholders and Freeholders. The room sizes should match like for like.

Q3. What type of homes should be provided?

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

Q4. How should building heights be distributed across the estate?

Taller buildings towards the centre of the site

Q5. Are there any other issues or options we should consider regarding new homes?

Refurbishment should be an option. and costs provided. I have already put a number of years of my own personal income to bring my home up to meet the decent homes regulation. CHMP should now live up to their promise of bringing the tenanted homes to this standard. They got the stock transfer on this economic promise. I purchased this home due to its location, size of rooms, close to my employment (I work for a local company in Mitcham) . By purchasing my home on High Path it has allowed me to participate in the local community and access the local resources. By redeveloping this land, they are forcing me into a situation that is financially disadvantageous to me and may infringe on my rights to my current access to the local facilities and resources. I bought this flat due to materials used, type of facing, parking facilities, affordable charges, length of lease. The new homes if built should be offered on " like for like".

Q6. What type of outdoor spaces would you prefer to see within the estate?

Other: Mirror existing outdoor space

Q7. What types of play areas and open spaces would you prefer to see?

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

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

Children's play equipment

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Making easy connections within the estate and to the surrounding area AND

Retaining the historic street pattern and create traditional street forms

Q9. Are there any other issues or options we should consider regarding open spaces and streets?

There are different requirements for Pedestrians and vehicles. The layouts need to reflect both of these categories. Adequate lighting should be provided. A policy should be given to residents on frequency of traffic management. The facilities should be both economical and accessible to all residents. Parking facilities should be provided outside the properties as well as cycle racks.

Q10. How should greater use of public transport be encouraged?

Other: The transport should be adequate to service all the residents adequately.

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

Provide safe and convenient crossings of busy roads and junctions AND

Provide secure and convenient cycle storage AND

Provide cycling training and support, to help people to switch to cycling

Q12. How should parking be managed?

Introduce parking controls - see below for more details

Q13. Are there any other issues or options we should consider regarding transport?

The new development should provide the same ratio of parking availability and reflect the current pricing structure for the residents. It should also reflect loading bays and type of enforcement.

Q14. Should new community facilities be provided within the estate?

Yes, With the increase of the proposed new building earmarked for the High Path estate, there will be a need to increase this resource. These will also need to be marketed so that the facilities are available for the mass of residents

Q15. How could refurbishment or regeneration support existing and new employment?

Other: I am not in support of regeneration. The resources utilised in such programmes are non-regional. Regeneration does not provide new employment but the latter. Refurbishment, however, can offer this.

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?

The new development should be affordable even to single households on modest incomes. There should be funds and grants available for local businesses.

Other comments:

Regeneration programme is going to disadvantage me rather considerably on both a financial and social front. I do not understand that as to why Refurbishment was never going to be considered or offered. I work for a local firm and have all my friends here in this community. This is going to put undue pressure on me with the threat of CHMP making me homeless. I live in a mortgaged property and on a modest income. I never had any intention of buying back into the London Housing Market after 10 years. I worked extremely hard to raise my deposit 10 years ago by doing two jobs. By regenerating, CHMP will force me out of this area as they said that the market price they will offer will fall short of the new pricing structure on the new houses offered. I am of the opinion that the service charges will double and I will be incurring additional financial expenses that I can ill afford ie capital gains, stamp duty, early repayment charges, new Bank loan applications as well as taking a % of equity in my home. Please councillors do not approve this application as this is disadvantageous to the masses. There are other alternatives with out destroying the existing community at High Path.