

Better places to live: high quality residential areas

1 Should all the homes on the High Path 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 High Path, 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 High Path would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path 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

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 High Path 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?

20% one bedroom

20% two bedroom

60% 3-4 bedroom

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

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path 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

Better places to live: high quality residential areas

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

Option 3: Mostly flats

Option 4: Other, please state

4 How should building heights be distributed through the High Path estate?

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. 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 High Path 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 High Path 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 should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

towards Merton High Street to the north of the estate.

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.

~~the~~ with the current layout some buildings don't get any sunlight during the winter, while others are in the shadows of taller buildings. ~~The build~~ The new Estate plan should take this into account (sun light & path of the sun) into account. Everyone should have sunlight - winter & summer

People and spaces

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

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs 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 individual groups of flats

This would be communal gardens available for groups of flats and not open to 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 a public open space.

Option 3: Other, please state

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.



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



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

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 Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

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. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

Current layout encourages increased volumes of traffic on Pincott & Abbey Road, which affects how

older residents & children get to and from areas such as, crossing busy Road!

New layout should make the Pincott Road & Abbey Road less accessible to traffic from Merton High St & A24 (Merton High St & A24)

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.

→ it's courage 'rat running' on Pincott & Abbey Road.

I am surprised no child has been injured when they cross Pincott Road to play in the park!

→ I have also been nearly knocked off my bike by speeding driver along High Path & Abbey Road. (this has happened 3 times in the last 3 years and that is just on the High Path Road!)

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 to rail, tube, tram stations, shopping areas, open spaces 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

I think transport links
in the area are very
good.

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.

Definitely better cycling
facilities for cycle storage!
I have two bikes stolen in
Wimbledon, in general, but
I worry about keeping my
current bike on the estate
in open. Not from our own
residents, but rather from
residents from other neigh-
boring estates who 'visit'.
Alan

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path 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

(Age friendly) neighbourhoods
(to all ages)
Better spaces, well-lit streets,
Having a say in local decisions

- 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

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.

• Providing training & employment of people from the estate ~~estate~~ on the refurbishment or regeneration project.

• Providing equal opportunity for both women and men in the project (women can be electricians & plumbers etc)

• In terms of Q. 14, I would like to add that there used to be great support from the core teners when the estate was run by the council. This personal touch has disappeared when MPH took over.

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

An option not touched upon in this survey is ~~what~~ leaseholders' options are with a) selling of existing flat/house/dwelling to MPH; b) options available to buy into new estate.

With regards to point a) above, I have been told by MPH (one of their open days on the estate) that leaseholders would be offered 'fair market value' for their homes. I have asked MPH & counsellors what does this actually mean in reality?

A recent story by BBC one's Inside Out programme (aired 8 September 2014 at 8pm) highlighted the plight of leaseholders on the Aylesbury Estate (Southwark Council, London). Many of the leaseholders had their properties valued by estate agents at the 'market value'; however Southwark Council offered a third of the estate agents estimate. Southwark Council argued that this is what they think the flats are worth. Many of the leaseholders now face financial ruin because of Southwark Council's actions.

So, when MPH says they will offer the leaseholders a 'fair market value' - what does this actually mean? What concrete assurances can the council give us that the High Path leaseholders won't be treated in the same manner by MPH - as the Aylesbury Estate leaseholders are being treated? Will we also have to go to the media to get our voices heard on this matter?

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

~~Not knowing~~ where, we, as leaseholders, sit ~~in terms of~~
 The uncertainty of this is causing anxiety and fear for me personally. It has been over 3 years now since we were made aware of MPT to regenerate, and I still don't know where I sit financially (i.e. what they will offer us for our homes).

Will we be left financially ruined? I ~~want to~~ ^{need} know what I will be offered!

This is important as I would need to plan if I need to take the financial offer further legally, if it is not 3 times market value offer (like the Aylesbury Estate leaseholders are working to do).

b) I have been told (or 'sold') the options available to leaseholders on the new estate (lets face it, we know this is what is going to happen anyway). I feel like there won't be much of a choice financially but to go for 'equity share'. This feels unfair. I have worked hard to own the majority of my flat (small mortgage now). But I will have to give this up, as the new flats will be far from financial reach, so equity share is the only option for me. Is not fair at all?!