

Eastfields Estate

A public consultation was carried out between September and November 2014 in relation to potential works to the estate. A total of 477 letters were sent out to residents within the estate. The total number of responses received was 101. A summary of the data is presented in this document.

Question 1: Should all the homes on the Eastfields Estate be redeveloped?

Question 1 sought to understand the **appetite for regeneration** within the estate. The question read as follows: **'Should all the homes on the Eastfields Estate be redeveloped?'** The question was a multiple choice one with a choice of four answers as follows:

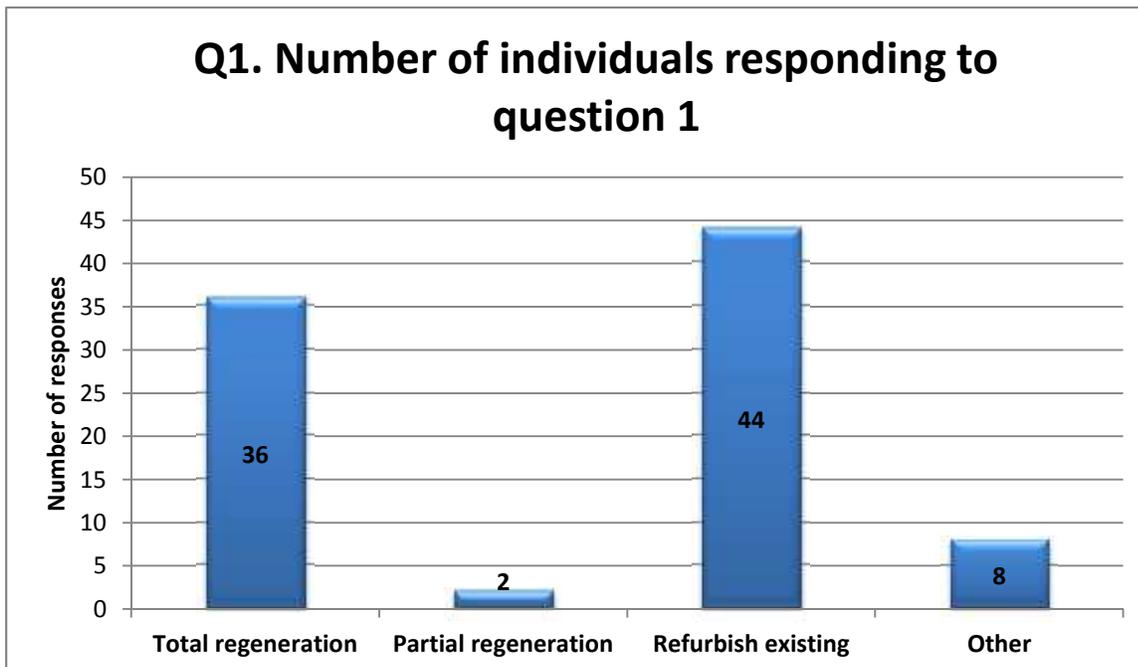
Option 1: Demolish and redevelop the entire Eastfields Estate

Option 2: Partial redevelopment

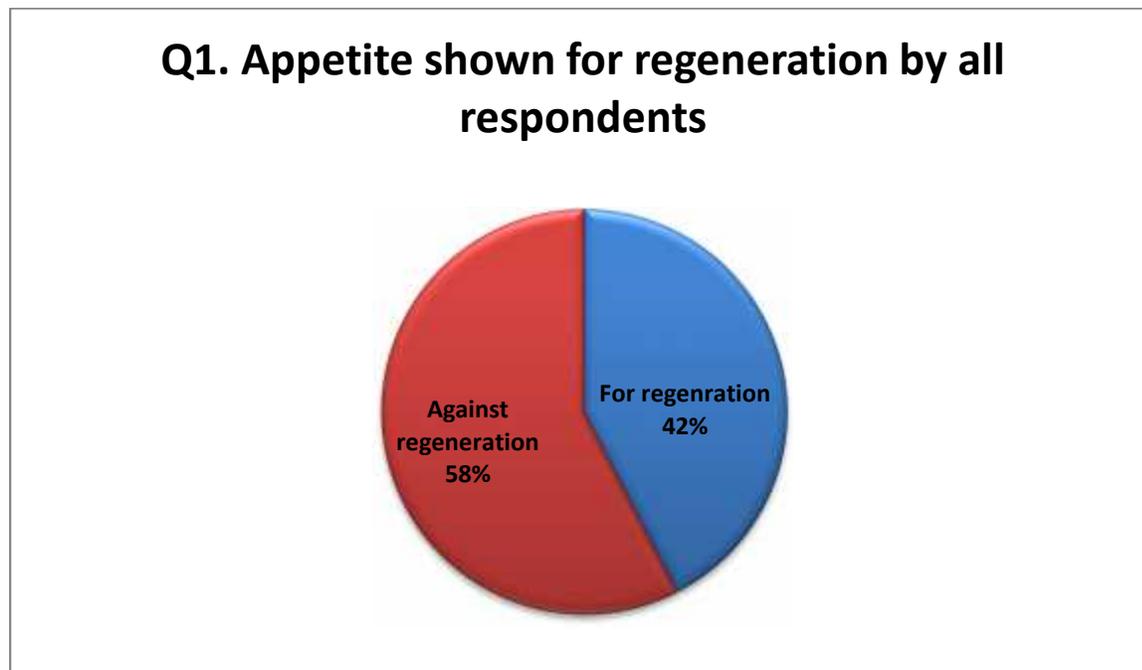
Option 3: Invest in existing properties to bring them to minimum modern standards

Option 4: Other

The responses to this question are shown in the bar chart below. It is noted that not all responses had the specific question answered, whilst some responses did not take the form of the questionnaire. Any difference between the total number of responses received and the total responses to question 1 below is due to a non-response to question 1.



Option 4 gained 8% of the responses, whilst 11 people did not explicitly answer the question. The respondents that selected option 4 generally fell into those people who want to see refurbishment at no cost to residents (option 3 requires a cost for all leaseholders) and those people who would like to see no changes to the estate. Some were undecided. In some instances, the respondents who did not explicitly answer question 1 have, upon further analysis, provided an idea of whether they would like to see refurbishment or not. The pie chart below shows whether people are in favour of regeneration (partial or complete) or not. The figures relating to 'for regeneration' have been reached by adding together those who selected options 1 and 2, as well as any responses which had selected 'other' but upon further analysis would indicate a desire for some regeneration. The 'against regeneration' data consists of those who selected the 'refurbish only' option, and those who selected the 'other' option but upon further analysis indicated a resistance to regeneration.



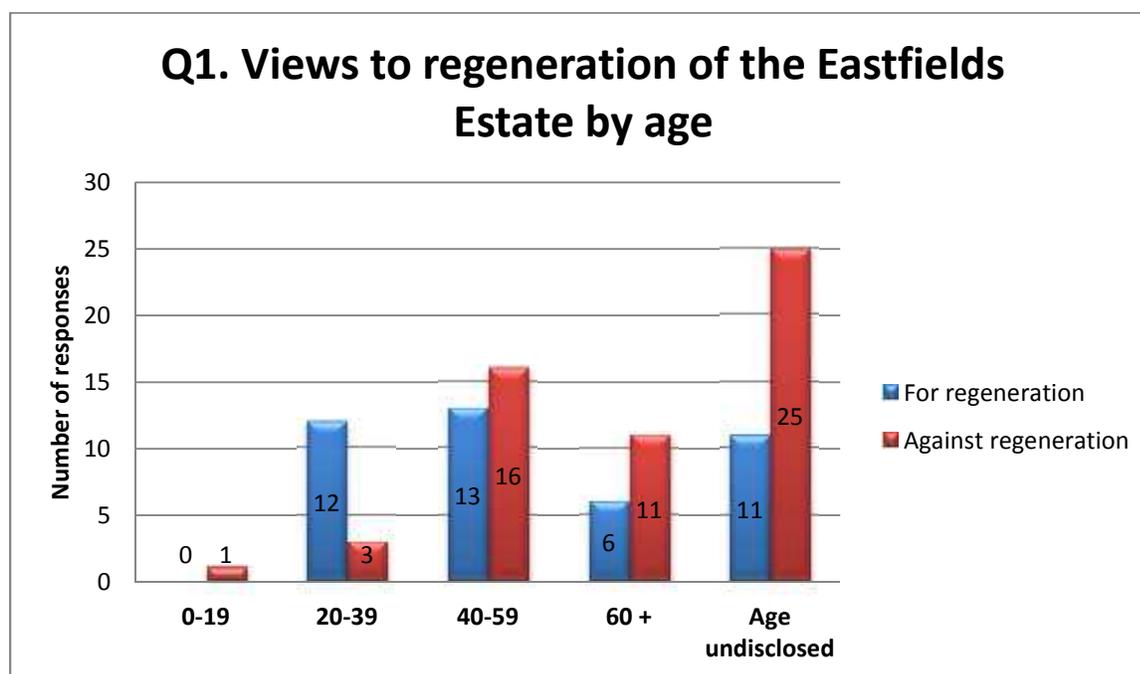
The chart above demonstrates a relatively even split between those wanting to see regeneration of the estate, and those who do not.

There are a number of factors which could influence the selection made by respondents. Among these are age and tenure. The following charts and graphs explore these in more detail.

Age:

	Total regeneration	Partial regeneration	Refurbish existing	Other	Total
0-19	0	0	1	0	1
20-39	12	0	3	3	16
40-59	10	1	10	5	26
60 +	5	1	10	2	18
Age undisclosed	9	0	20	0	29

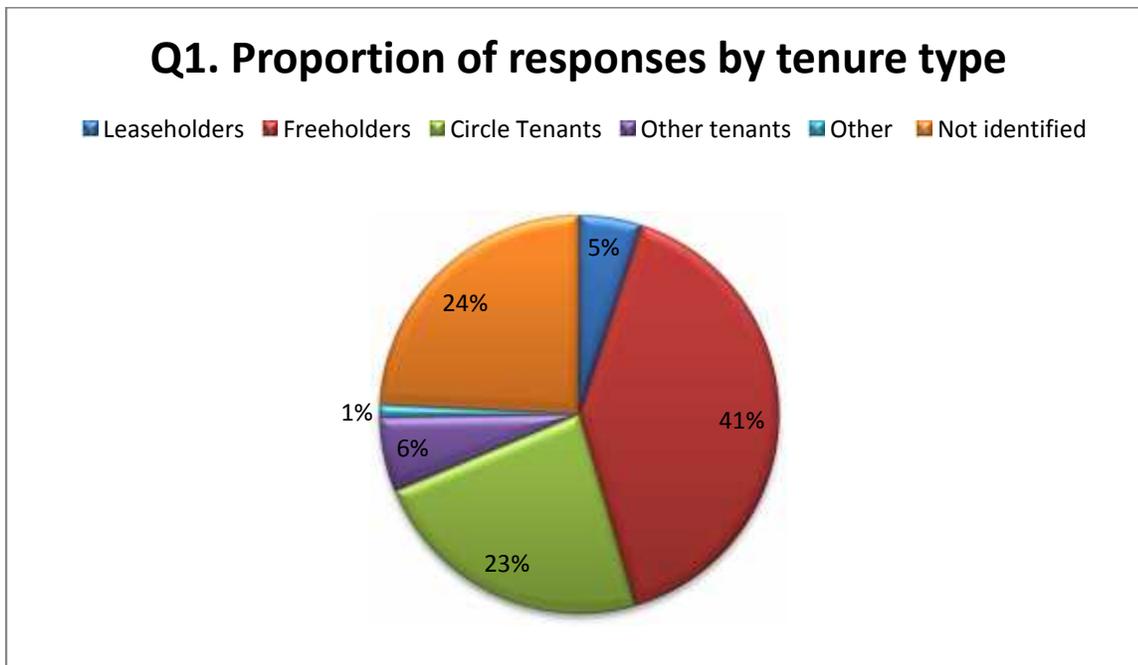
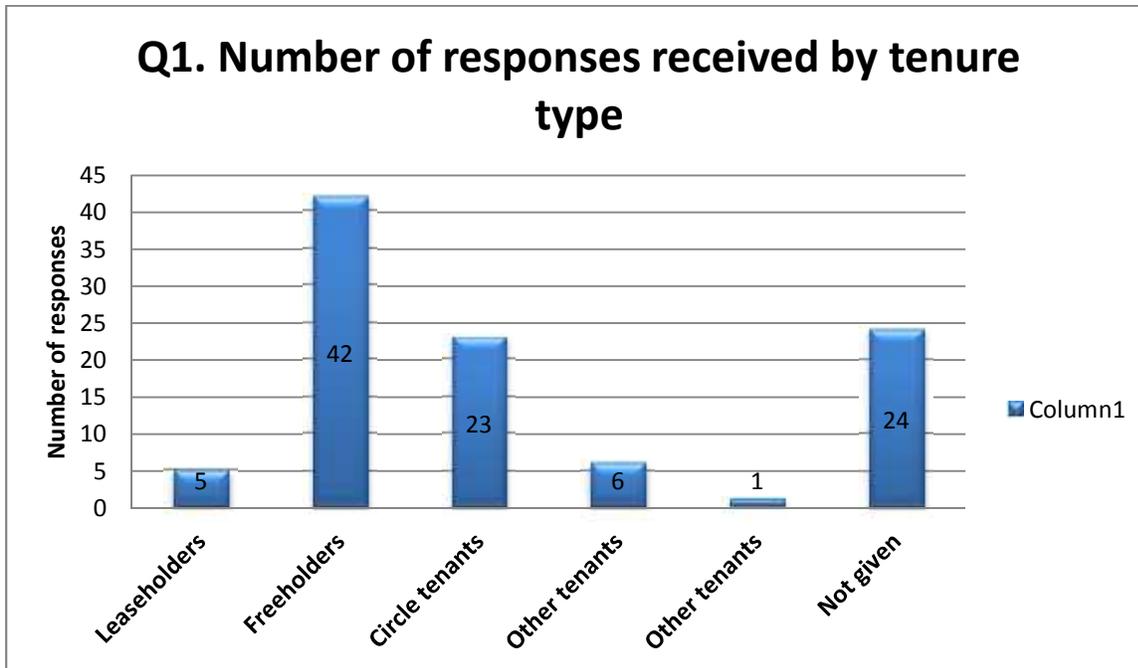
As with the overall data, the numbers of responses to question 1 result in less than the total number of responses. The chart below shows whether people support regeneration of the estate, having further analysed the responses of those who selected option 4 and those who did not select an option.



The above chart demonstrates greater desire among younger residents to see regeneration happen on the estate. The evident trend in the data is that the desire for regeneration decreases significantly among the age groups.

Tenure type:

The tables and charts below explore the Responses to question 1 by tenure type. The 'other' category relates to other interested parties/bodies.

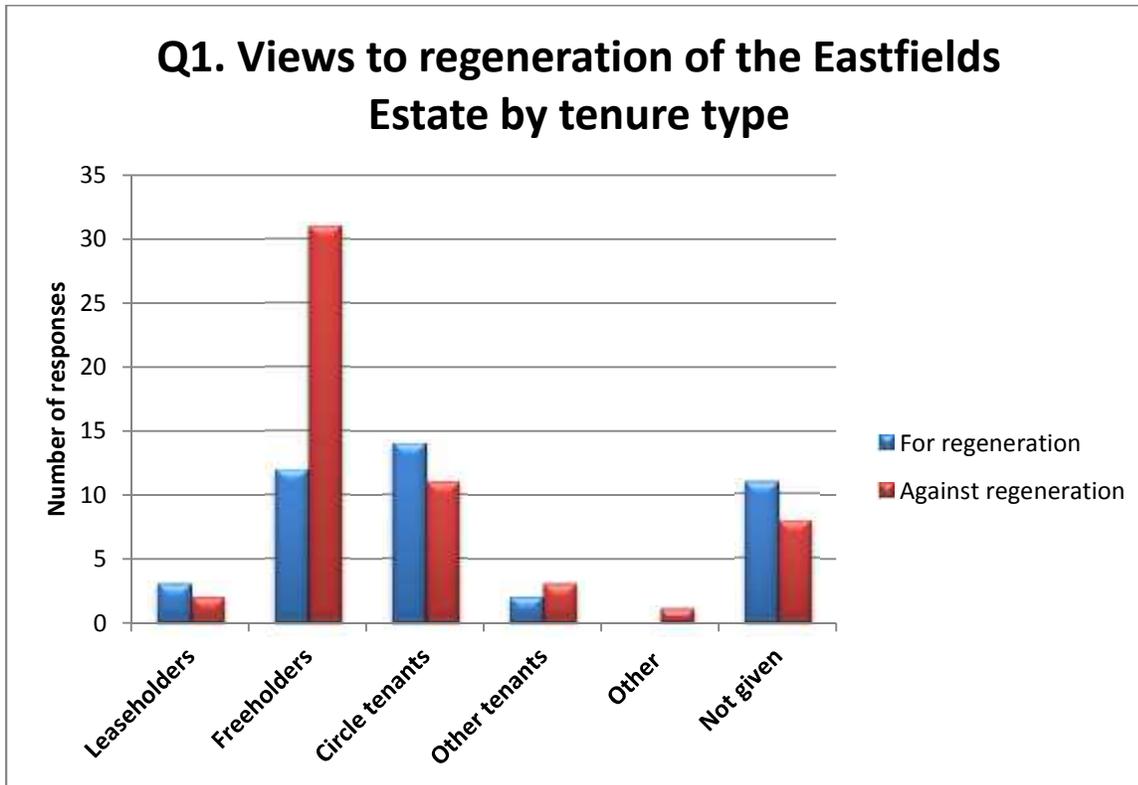


The data above shows that nearly half of all responses came from Freeholders. Circle tenants make up less than a quarter of all responses. 24% of respondents did not identify their tenure.

The table below shows the breakdown of selections by tenure type.

	Total regeneration	Partial regeneration	Refurbish existing	Other
Leaseholder	3	0	2	0
Freeholder	12	0	22	3
Circle tenant	8	2	9	3
Other tenant	2	0	3	1
Other	0	0	1	0
Not given	11	0	7	1

The chart below shows whether people support regeneration of the estate, having further analysed the responses of those who selected option 4 and those who did not select a specific option.



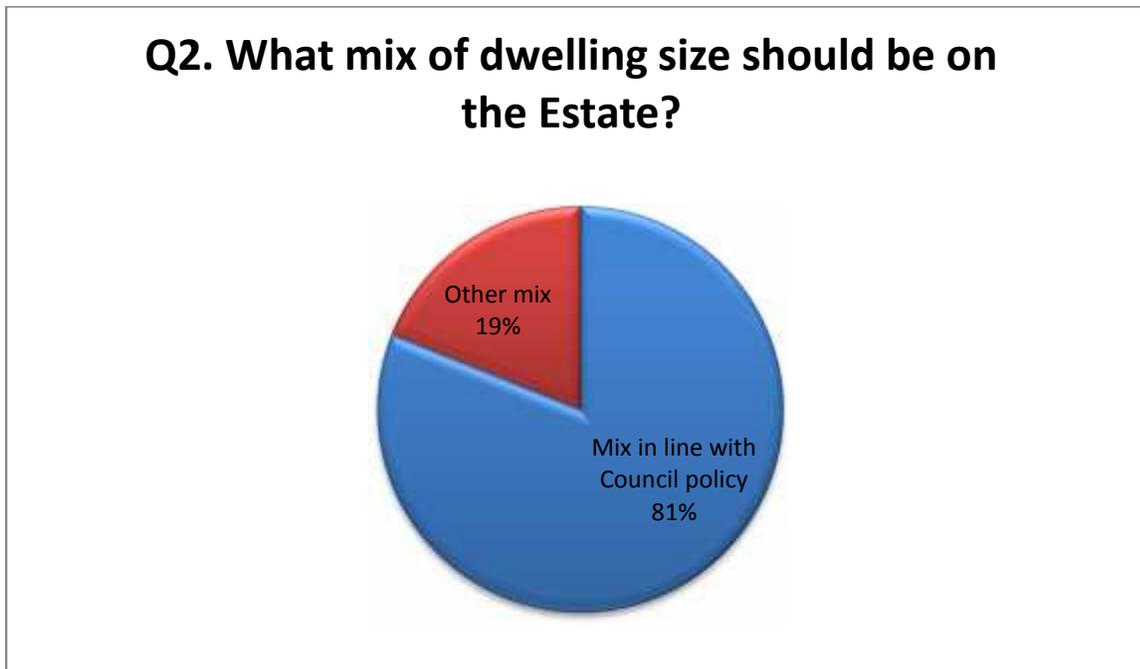
Question 2: What size of homes should be provided within the Eastfields estate?

Question 2 seeks to understand the **size** of homes that people would like to see on the Eastfields Estate. The question provides two options as follows:

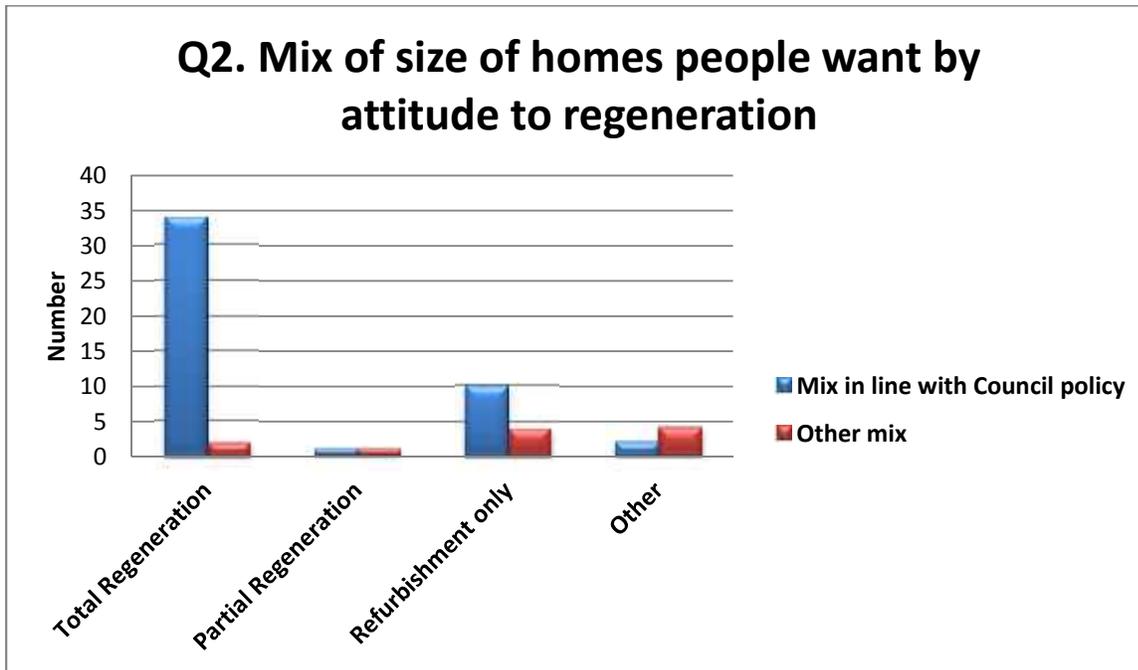
Option 1 - mix of different size of homes: provide a mix of different size of homes consisting around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

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

The Pie chart below shows which option respondents selected.



It is worth noting that respondents were encouraged to answer all questions, even if their answer to question 1 was not in favour of regeneration. The following bar chart shows the size of property wanted by respondents based on how they feel regarding regeneration.



It is noted that more than three quarters of respondents chose a mix of housing size in line with the Council's policies, and this view was broadly shared across those who sought regeneration of any sort and those who selected the refurbishment only option. Those who had selected 'other' for type of redevelopment sought bucked this trend with most respondents wanting things to be left as they are.

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

Question 3 seeks to understand the **types** of homes that people feel should be provided across the Eastfields Estate. This question had four possible options as follows:

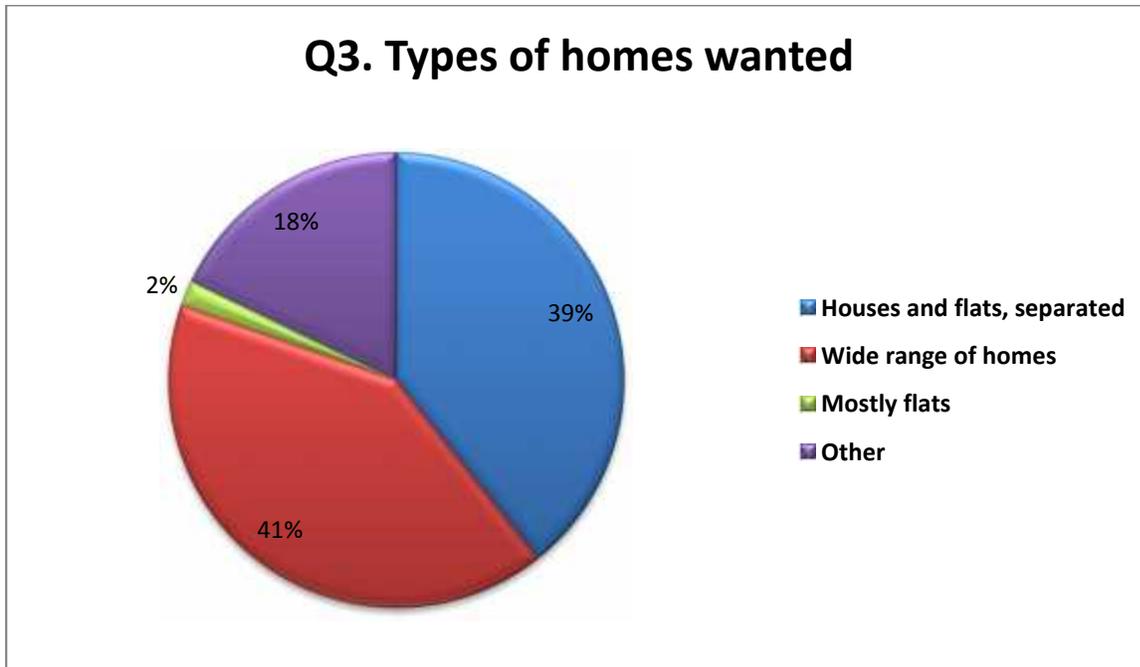
Option 1 - A mix of mainly houses and flats on different parts of the estate.

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

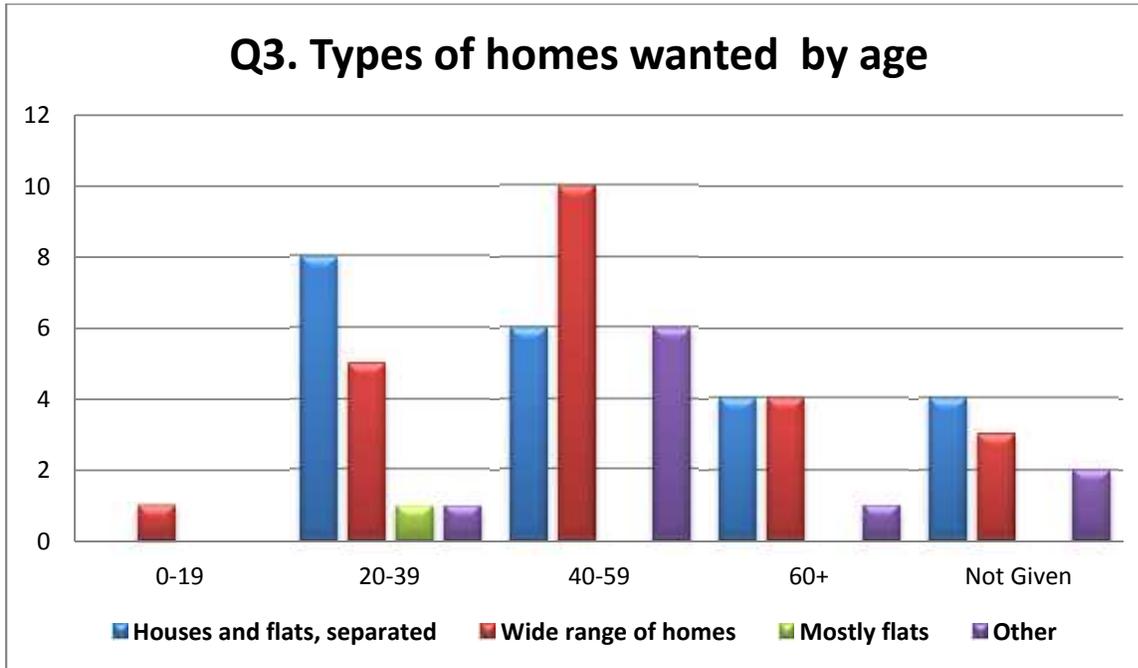
Option 3 - Mostly flats

Option 4 - Other, please state

The following pie chart shows how people responded to this question.



The following bar chart breaks the above information down by age of respondents.



There is a fairly even split between respondents who opted for a mix of dwelling types across the estate, and those who wish to see house and flats in separate parts of the estate. Of the respondents who chose the 'other' option, the most common opinions given were to leave the estate as is, and some wish to see the provision of houses only.

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

Question 4 tries to identify what **height** buildings on the Eastfields Estate should be. This question had a range of choices as follows:

Option 1 - Evenly across the estate

Option 2 - Taller buildings around the edges. This option has three sub options as follows:

a) taller buildings fronting the cemetery to the south-east

b) taller buildings fronting the school to the north

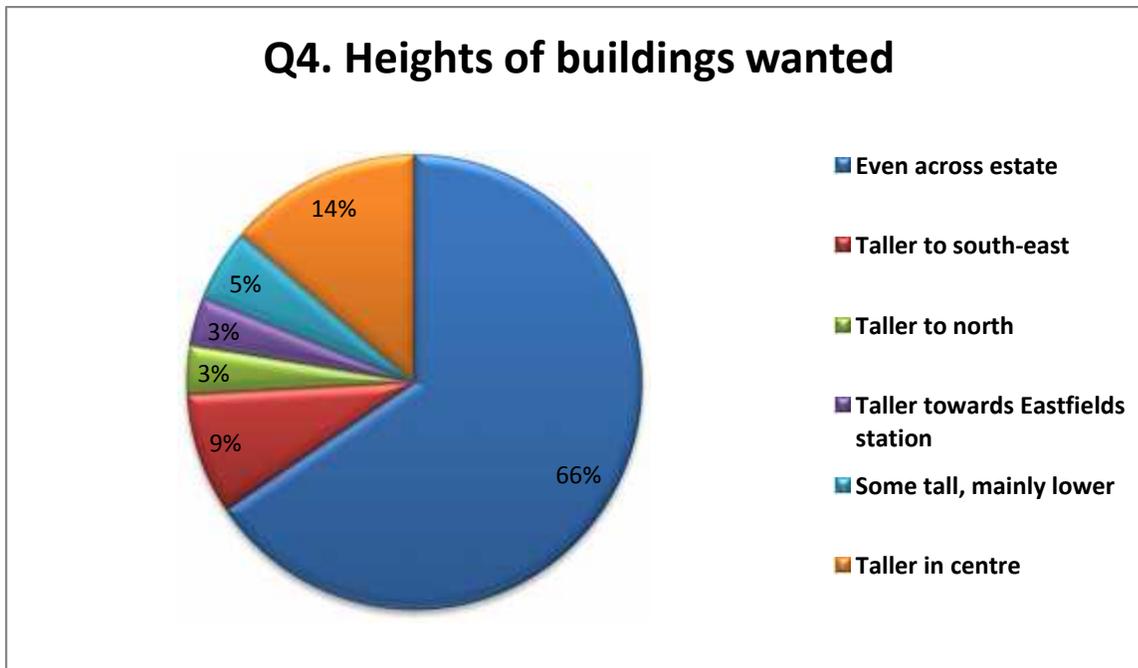
c) taller buildings towards Eastfields train station

Option 3 - Variety across the estate. This option had two sub options as follows:

a) some taller buildings evenly spread across the estate in general, amongst mainly lower buildings

b) taller buildings towards the centre of the site

The pie chart below shows how people responded to this question.



Nearly two thirds of respondents have opted for building heights to be even across the estate. The next most popular choice was for taller buildings towards the centre of the site, gaining 14% of the respondent's choice.

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

Question 5 provided space for free text regarding thoughts on **other considerations regarding new homes**. The most common issues raised are as follows; consider communal areas, larger room sizes, low rise buildings, energy efficiency, private gardens and security.

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

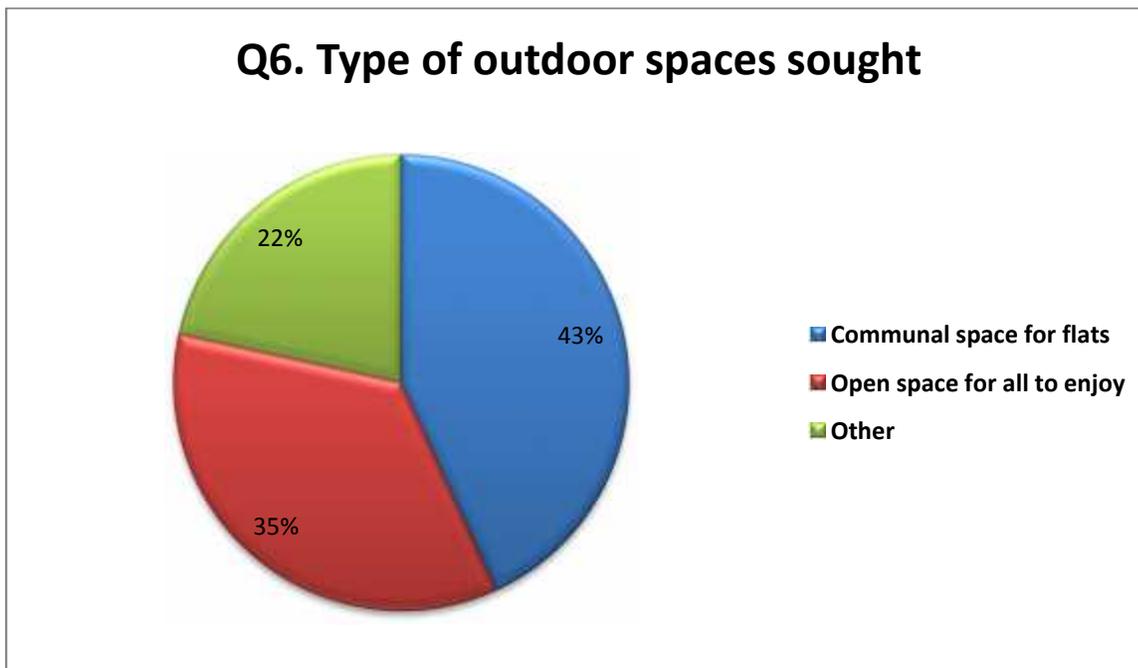
Question 6 looks at the **types of outdoor spaces** that respondents would prefer to see within the Eastfields Estate. Three options were provided, as follows:

Option1 - Concentrate on providing communal space for flats

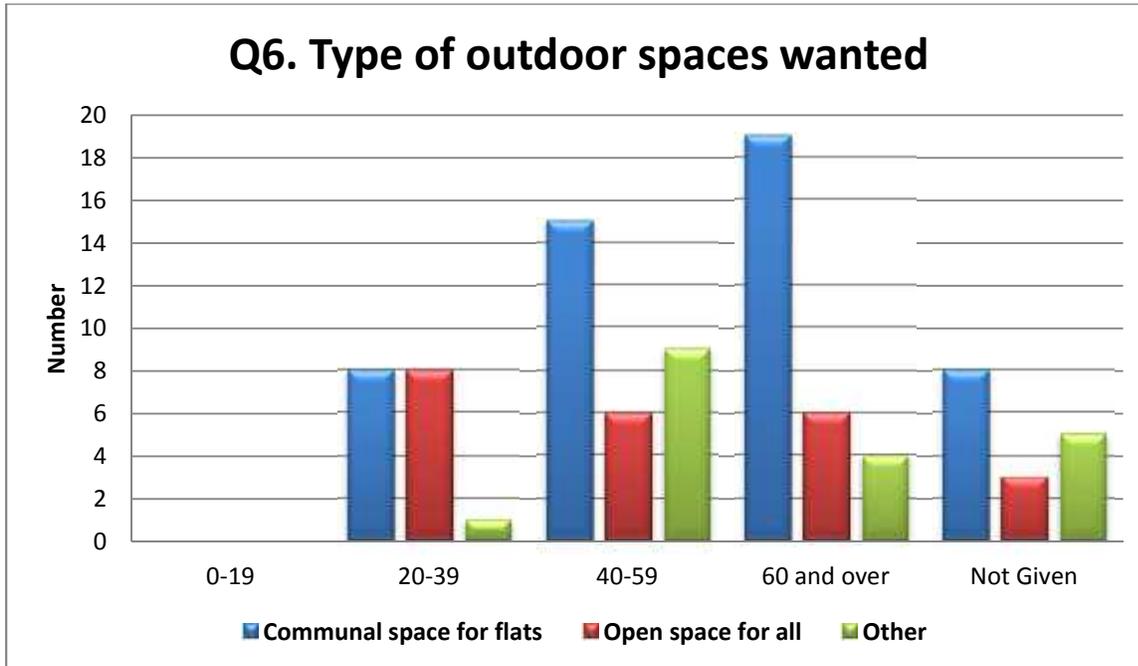
Option 2 - Provide a single public open space for everyone to enjoy

Option 3 - Other, please state

The bar chart below show how people responded to this question.



The following bar chart breaks the above information down by age of respondents.



There was a relatively close split between those who want communal areas for flats (43%) and those who want open spaces for all to enjoy (35%). The 20-39 year old respondents were split 50/50 in relation to these options. 22% of respondents selected 'other' with some of the most common requests being for things to be left as they are. Some respondents did not elaborate.

Question 7: What types of play areas and outdoor space would you prefer to see?

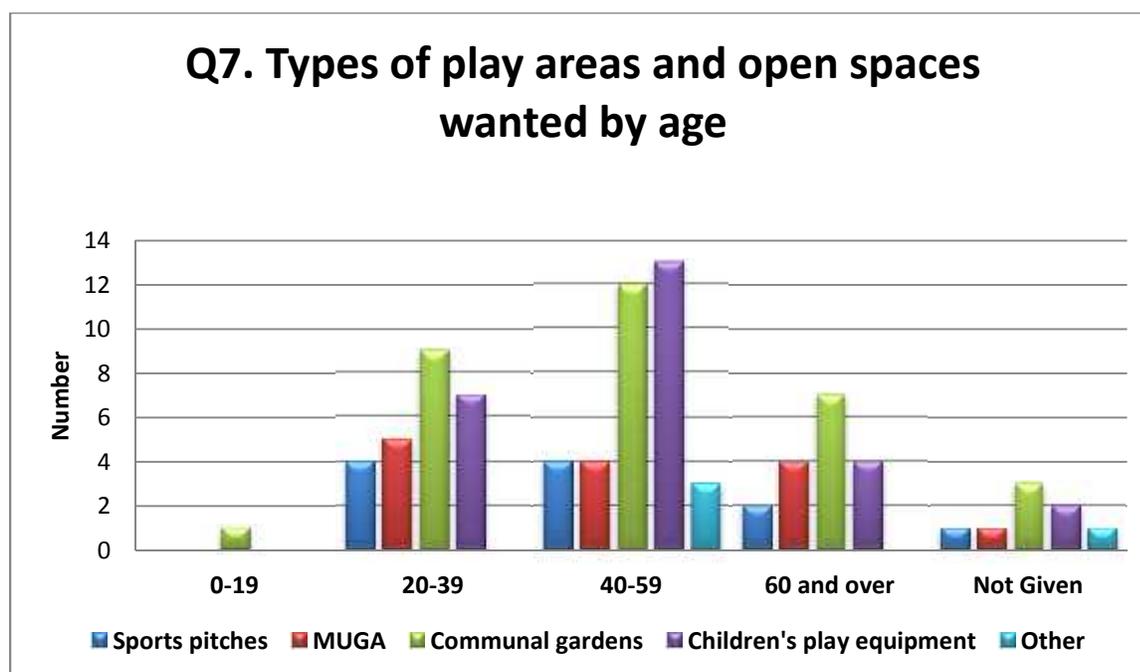
Question 7 asks what **types of play areas and open spaces** people would like to see within the Eastfields Estate. This question provides five options, and specifies a maximum of two choices per respondent. The choices given are as follows:

- Option 1** - Sports pitches
- Option 2** - Multi-use games areas (MUGA)
- Option 3** - Communal gardens
- Option 4** - Children's play equipment
- Option 5** - Other, please state

The Pie chart below shows how people responded to this question



The bar chart below breaks this information down further by looking at responses by age group.



Communal gardens are the preferred option by more than 1 in 3 respondents. Children’s play equipment was selected by 30% of respondents. All age groups have a majority choice of communal gardens except for 40-59 year olds who mainly want children’s play equipment. Of those people who selected ‘other’, the most common suggestions include open spaces that can be enjoyed by all ages and leaving the existing arrangement.

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

Question 8 seeks to explore what respondents feel are important in deciding the **layout of buildings, spaces and streets** on the Eastfields Estate. This question provided four options, and specifies a maximum of two choices per respondent. The choices given are as follows:

Option 1 - Making easy connections within the estate and to the surrounding area

Option 2 – Create traditional street forms

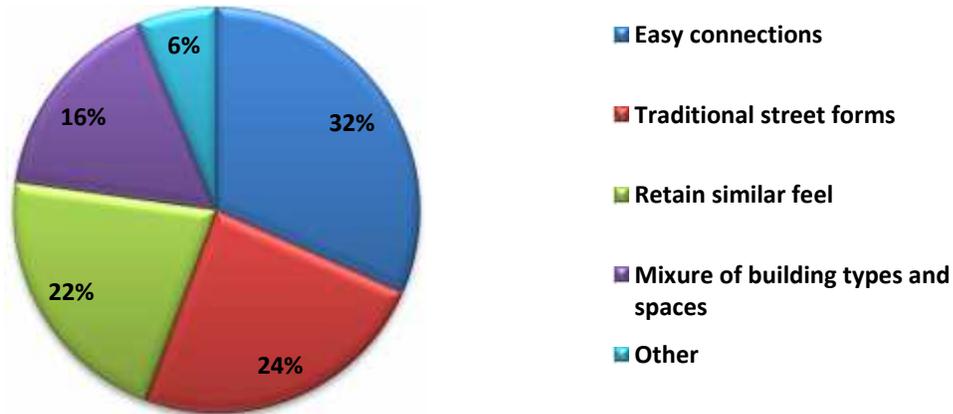
Option 3 – Retain a similar feel to the current character of the area

Option 4 – Creating a mixture of types of buildings and spaces

Option 5 - Other, please state

The pie chart below shows how people responded to this question.

Q8. Layouts of building, streets and spaces wanted by respondents



Making easy connections with the surrounding area was the choice of 32% of respondents, more than any other option. Nearly 1 in 4 respondents opted for the traditional street forms whilst 22% opted for a similar feel to the existing. The majority of respondents who selected 'other' would like things left as they are, whilst security and bigger garden sizes are other considerations suggested.

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

Question 9 provides an opportunity for respondents to provide their views on any other issues or options which should be given consideration regarding the estate's open spaces and streets. The most common issues raised are as follows; losing cul-de-sacs, lighting, landscaping, and safety.

Question 10: How should greater use of public transport be encouraged?

Question 10 asks how **greater use of public transport should be encouraged**. The question provides a choice of five options, with 'one or more' selections allowed. The options provided are as follows:

Option 1 - Provide better bus facilities

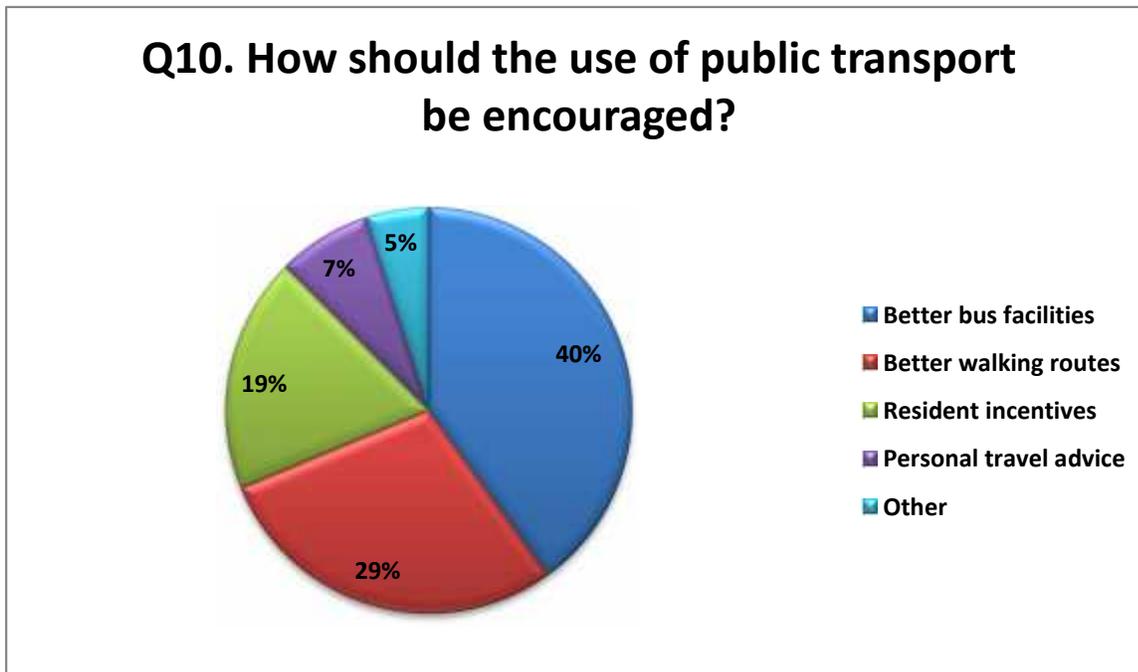
Option 2 - Provide better walking routes, bus and tram stops, shopping areas, parks and community facilities

Option 3 - Provide incentives to help residents use public transport more

Option 4 - Provide personal travel advice

Option 5 - Other, please state

The pie chart below shows how people responded.



40% of respondents want better bus facilities whilst 29% would like to see better walking routes. 7% would like to see personal travel advice provided. Of the respondents who selected the 'other' option, the most common suggestions were to leave things as they are, consider disable users, and consider parking restrictions.

Question 11: Walking and cycling are healthy lifestyle choices. How can we support this?

Question 11 asks how the Council can **support the choice of walking and cycling as modes of transport**. The question provides a choice of four options with 'one or more' selections allowed. The options provided are as follows:

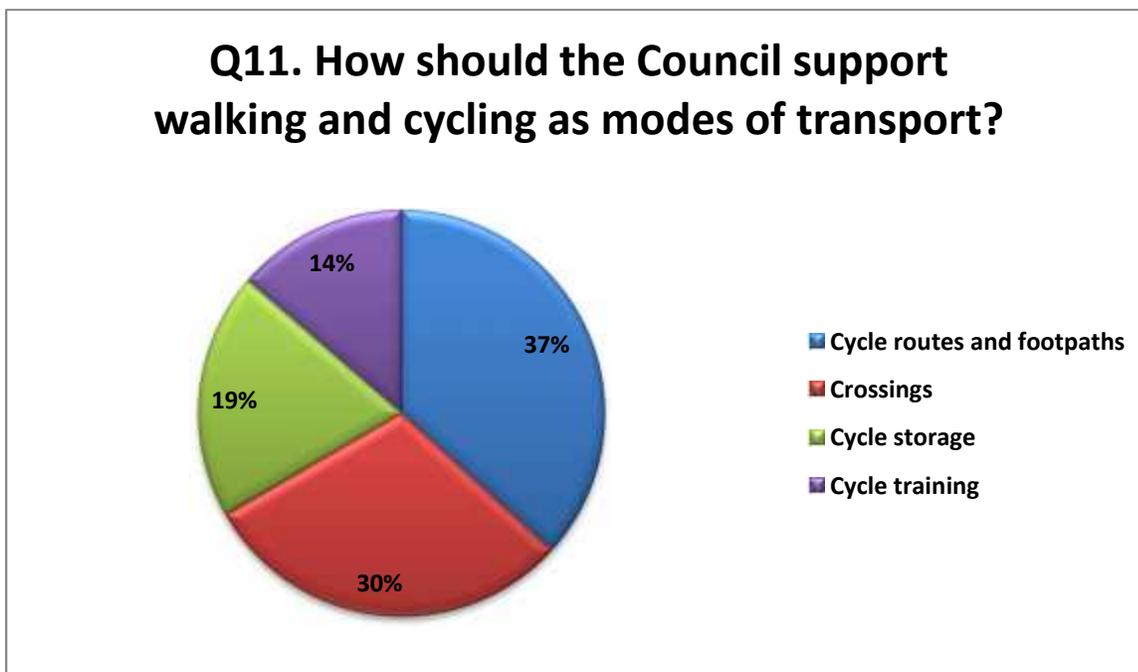
Option 1 - Provide well-connected, attractive and safe cycle routes and footpaths

Option 2 - Provide safe and convenient crossings of busy roads and junctions

Option 3 - Provide secure and convenient cycle storage

Option 4 - Provide cycle training and support, to encourage people to switch to cycling

The pie chart below shows how people responded.



This question has brought a fairly close split, with 37% of respondents wanting well-connected, attractive and safe cycle routes and footpaths, with 30% wanting safe and convenient crossings of busy roads and junctions.

Question 12: How should parking be managed?

Question12 asked how people think that **parking should be managed** on the Eastfields Estate. The question provides three options, with 'one or more' selections allowed. The options provided are as follows:

Option 1 - Introduce parking controls

Option 2 - No parking restrictions

Option3 - Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed

The bar chart below shows how people responded to this question.



22 people want to see parking controls introduced whilst 30 wanted no restrictions at all.

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

Question 13 provided a space for respondents to identify any **other issues or options which should be considered regarding transport**. The most common themes identified are as follows; better bus routes/reliability, traffic calming measures and access for emergency services.

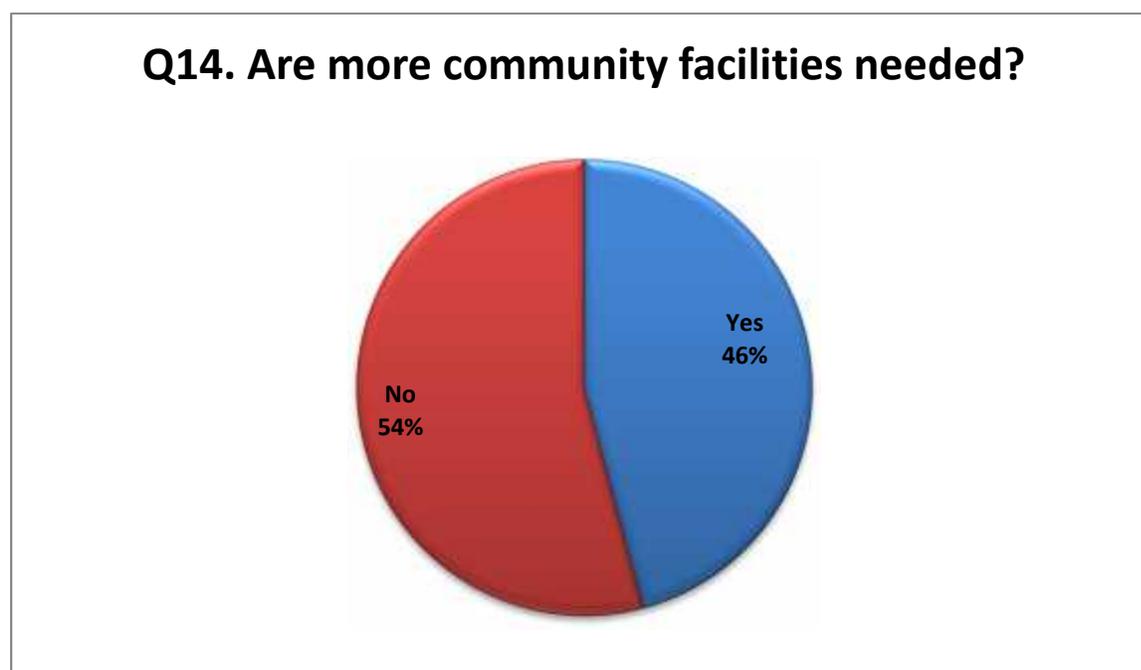
Question 14: Should new community facilities be provided within Eastfields estate?

Question 14 seeks to identify whether people think there are sufficient **community facilities** on the Eastfields Estate, and if not what should be provided. The question provided two options, as follows:

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

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

The pie chart below shows how people responded.



This question left respondents divided, with 46% of respondents wanting to see more community facilities whilst 54% feel the existing situation is adequate.

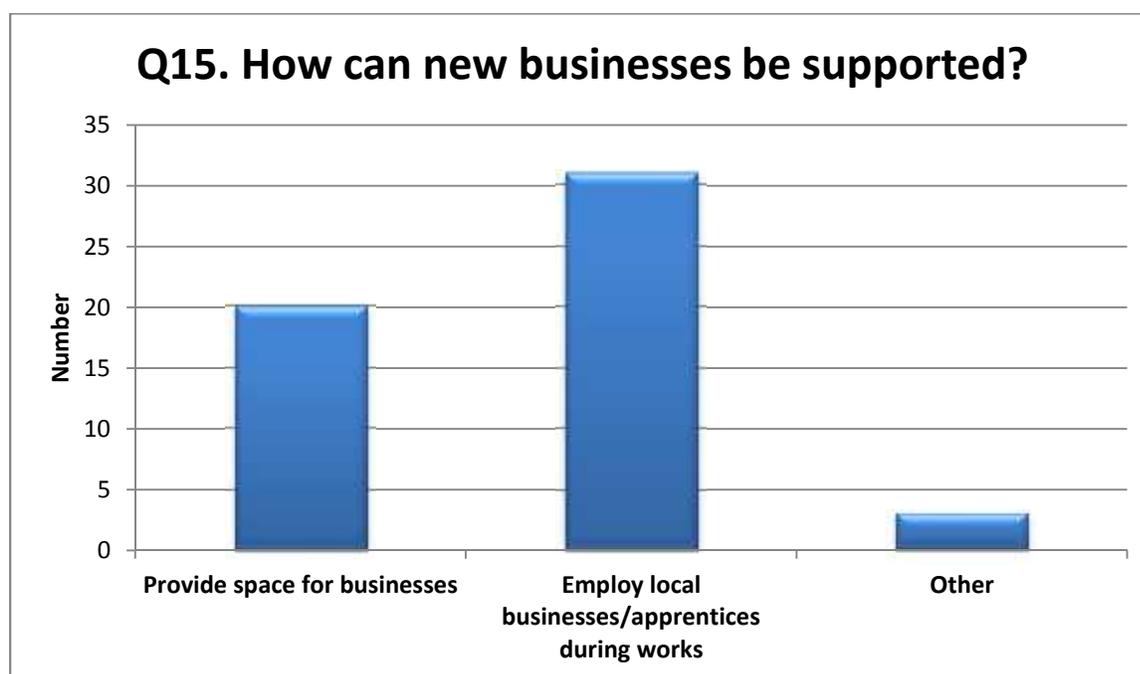
Question 15: How could refurbishment or regeneration support existing and new employment?

Question 15 asks how regeneration or refurbishment could **support new and existing employment**. The question provides three options with 'one or more' answer sought. The options are as follows:

Option 1 - Provision of space for businesses on or near the estate

Option 2 - Employ local businesses and apprentices through the refurbishment or regeneration process

Option 3 - Other, please state



31 respondents want to see local businesses and apprentices employed through the refurbishment/regeneration and this is the most selected option. The next most popular option received 20 selections and this is for the provision of spaces on the estate for businesses.

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

Question 16 allowed respondents to provide their views on any **additional issues or options that should be considered regarding social and economic opportunities**. The most common themes raised are as follows; support local businesses, employ local people, provide training opportunities for residents, and better use of the existing community centre.