

Summary of consultation undertaken by Circle Housing Merton Priory (now Clarion Housing Group)

As at December 2016

In 2010 Circle Housing Merton Priory began consulting with residents about the future of High Path, Eastfields and Ravensbury.

2013 - Feasibility studies and summer consultation

The Regeneration Team began consultation events that encouraged residents to *join the conversation*. These centred on long-lasting improvements and introduced the idea of replacing homes on the three neighbourhoods.

Five events were held on each neighbourhood between July and September. These gave residents the opportunity to tell us what they like and don't like about where they live.

Winter 2013 - Decision to explore regeneration

Based on feedback from consultation events the Circle Housing Board decided that regeneration would be the best way of delivering long-term improvements.

2014 - Design stage

Architects were selected to support the proposed regeneration of the three neighbourhoods:

- PRP Architects LLP – High Path
- Levitt Bernstein Associates – Eastfields
- HTA Design LLP – Ravensbury

Residents were involved in the appointment of NewmanFrancis, an independent advisor to support residents affected by the regeneration proposals.

In summer 2014 a series of consultation events were held including coffee mornings, drop-in events, design workshops, community events and one-to-one meetings. These events were held locally and focussed on:

- Getting to know the architects and what their role would be
- Walkabouts so the architects could get a better understanding of the neighbourhood from the residents' point of view
- Visits to regeneration schemes in London
- Gathering and presenting feedback from residents on the design ideas

Landlords, homeowners and tenants were provided with specific information about what regeneration would mean for them and the various options available.

September 2014 – 10 Commitments

Councillor Stephen Alambritis, Leader of Merton Council and Sir Robin Young, Chairman of Circle Housing signed up to 10 commitments to the residents of the three neighbourhoods. The commitments cover a range of issues, including considering residents' interests at all times, offering current homeowners at least the market value of their homes should they wish to sell to Circle Housing, continuing to maintain residents' homes and ensuring high-quality responsive repairs.

October 2014 - draft master plans revealed

Residents were shown potential layout for neighbourhoods and homes should regeneration go ahead. Over 400 people attend these events to view the plans and look at the wide variety of housing types proposed.

Three drop in events were held on each neighbourhood (Saturdays and weekday evenings) and the Regeneration Officers carried out home visits to the elderly and vulnerable.

May 2015 - Master plans and Residents Offer

Revised master plans were presented to residents based on the feedback that had been provided on the drafts. A variety of media was used to explain the master plans to residents. These included exhibition boards, newsletters, summary cards and animated films.

The Residents Offer was published setting out the guaranteed package of financial support residents would be entitled to if regeneration goes ahead. Three consultation events were held for residents of each neighbourhood. Support was also provided in the form of a dedicated member of staff from the Citizens Advice Bureau to provide residents with free, impartial and confidential advice.

June 2015 - Independent residents' survey

Residents were given the chance to help shape the decision on whether regeneration should go ahead. An independent survey was carried out by Membership Engagement Services (MES) who visited homes across all neighbourhoods to gather anonymous feedback about the regeneration, the proposed master plans and Residents Offer. Five attempts were made to make face to face contact with each affected household. Separate arrangements were made for vulnerable residents and those with language requirements.

There was a 52.5% response rate achieved with the views of 634 residents collected. Overall 50.5% of respondents agreed that regeneration is for the best for their household and 58.4% agree that the regeneration is for the best for their neighbourhood overall.

October 2015 - decision to proceed with initial planning applications

Circle Housing's Management board gave its approval for the submission of initial planning applications.

January 2016 - consultation on draft designs for first new homes

Residents of High Path and Ravensbury were invited to a series of events throughout January to view proposals for the first new homes on their neighbourhoods. These applications will focus on land that is not currently being used for housing. On Eastfields there isn't an area of land available that isn't currently being used for existing homes.

Residents have been written to and assured that Eastfields is still very much a part of the regeneration plans.

April/May 2016 – consultation on revised designs for first new homes

Residents of High Path and Ravensbury were invited to a series of consultation events to view revised proposals for the first new homes.

On Ravensbury this was the final exhibition before planning applications for the first new homes and parking suspensions were submitted. Residents were encouraged to contact Merton Council with any comments on the planning application following submission.

On High Path the consultation materials included additional homes as part of the Old Lamp Works site.

July 2016 – updated plans for the first new homes on High Path

This was a chance for High Path residents to see how the plans for the first new homes (including housing for the Old Lamp Works site) were progressing. There was more information available including design layout and revised models for the different types of homes.

September 2016 – final exhibition for the first new homes on High Path

This exhibition, held over two evenings, was a chance for residents to view the final designs for the first new homes at High Path before a planning application was submitted to Merton Council. Residents were encouraged to comment on the planning application.

October to December 2016 – master plan consultation

Consultation events will take place on each neighbourhood to discuss the latest master plan proposals. These will include the designs for the neighbourhoods, house types and phasing plans, ahead of outline planning applications being submitted in December.