

Better places to live: high quality residential areas

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

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury 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 Ravensbury 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?

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

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

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.

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

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 Ravensbury 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 Ravensbury 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 facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

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.

People and spaces

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

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.

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 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 kickabouts and picnicking.



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

King Georges new ball court - 10/05/06



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 Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

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.

LEAVE AS THEY ARE.

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.

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury 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

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.

MERTON COUNCIL AND THE MET POLICE
HAVE WORKED VERY HARD OVER THE
PAST YEARS I FEEL THIS WILL
TOTALLY RUINED IF THE AREA
IS REDEVELOPED, THERE WILL BE
MORE HOMELESS MENING MORE
FAMILIES SOME OF WHICH WILL
BE PROBLEM FAMILIES.

Ravensbury Residents Association

WWW.RAVENSBURYGROVE.WORDPRESS.COM

FACEBOOK/RAVENSBURY

NEWSLETTER SEPTEMBER 2014

NEXT MEETING: THURS 2ND OCTOBER 2014

Dear Resident,

Merton Council have attempted to spin the benefits of the regeneration by starting their own consultation, which has to be returned by Tuesday, 28th October 2014.

This document asks if you approve the destruction of all of Ravensbury Village! That includes Hengelo Gardens, Ravensbury Court, Ravensbury Grove, Rutter Gardens, Hatfeild Close & Morden Road! Please object to the new proposals by completing the consultation document and returning it to Merton Council ASAP!

In our recent poll : 90% of the residents here at Ravensbury were against their community being razed to the ground. Unyet the Circle Housing regeneration team continue to distort the views of the community by saying many residents were in favour!

Circle have prevented us from seeing the full draft proposals throughout their consultation process and they have made many enemies in the residents of Ravensbury & Merton generally through their cloak and dagger consultation methods.

If you are against the wholesale destruction of your community & against the heavy handed tactics employed by Circle, we implore you to say so on the consultation document! You can use the document as your official opportunity to voice your protest against the big business methods employed by Circle Housing and the shocking lack of accountability demanded for by both Merton Council and your elected councillors. Circle Housing Merton Priory (CHMP) have repeatedly refused to allow residents full transparency over their pursuit for regeneration; refusing to reveal the architectural sketches for the future of Ravensbury and refusing general openness. Merton Council has repeatedly allowed Circle to push ahead despite Circle's appalling record.

If you are in favour of regeneration because you expect your home to be refurbished to the decent standard, we still implore you to stand up and support your community. If we allow Circle to go ahead with a travesty of this magnitude, the future may well contain several blocks of 5 storey flats that change Ravensbury Village forever, the rents could well soar, the sense of fear and resentment by the residential community will quadruple, and the appalling record of CHMP will go from bad to worse because we will not have stemmed the lack of accountability to residents.

Right now, Circle has chosen to keep everyone in the dark until the start of November 2014, when they say they will publish their first draft of the

The agenda of each meeting is set by the residents. Please feel free to email us to put your question onto the agenda : RAVENSBURY.GROVE@GMAIL.COM

WWW.RAVENSBURYGROVE.WORDPRESS.COM

*[FACEBOOK/RAVENSBURY](https://www.facebook.com/RavensburyResidentsAssociation)

Ravensbury Residents Association

www.RAVENSBURYGROVE.WORDPRESS.COM

[FACEBOOK/RAVENSBURY](https://www.facebook.com/RAVENSBURY)

masterplan. So far, they have refused to let anyone see any draft layouts. Many residents are up in arms about their behaviour. Head of Merton Council and your own ward councillor, Stephen Alambritis practically admitted that it was CHMP Paul Quinn's job to twist his words during consultation, preventing proper consultation by the residents and thereby push ahead with the regeneration. Circle Housing will try to put a price on our community. That's a price on the head of every member of our RAVENSBURY VILLAGE community.

Stand up for proper level of service that you pay for day-in, day-out, in your rent & service charges. Stand up for your rights as tenants to be spoken to in a fair & decent manner. Do not accept such poor standards & performance set by your landlord Circle Housing!

Demand better treatment & accountability!

OUR AREA IS AT RISK OF DEMOLITION! SPEAK OUT!

FUTURE MEETINGS:

WEDS 15th OCT 2014

WEDS 29th OCT 2014

WEDS 12th NOV 2014

WEDS 26th NOV 2014

DOORS OPEN: 6.30pm

MEETING STARTS: 7PM

**WE MEET EVERY WEDNESDAY FORTNIGHT
IN RAVENSBURY MEETING HALL.
PLEASE VISIT OUR BLOG & MAKE COMMENTS...**

The agenda of each meeting is set by the residents. Please feel free to email us to put your question onto the agenda : RAVENSBURY.GROVE@GMAIL.COM

www.RAVENSBURYGROVE.WORDPRESS.COM

[*FACEBOOK/RAVENSBURY](https://www.facebook.com/RAVENSBURY)