

Consultation questions

Tell us what you think of the council's draft Estates Local Plan

1) Having read and considered the council's draft Estates Local Plan and supporting documents please indicate your preference at this stage for regeneration.

Please tick **one** of the following options:

Option 1: Demolish and redevelop the entire Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

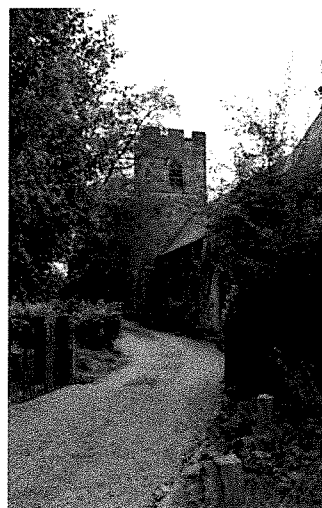
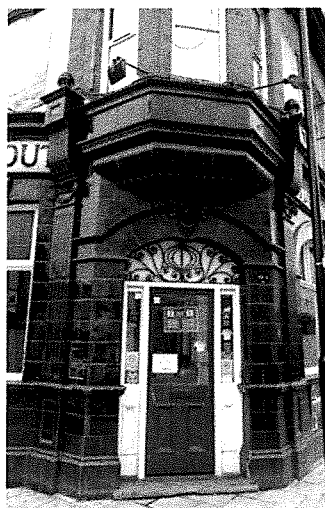
Option 2: Partial redevelopment

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.

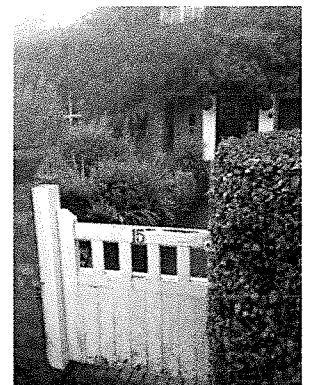
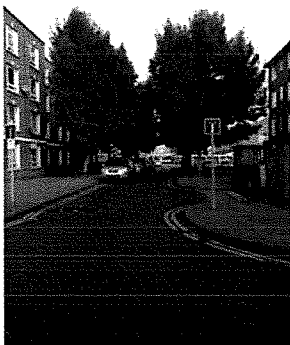
Option 3: Invest in existing properties to bring them to minimum modern standards

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.



2) To what extent do you agree or disagree with the following aspects of the council's draft Estates Local Plan? Please select one of the following ratings for each topic area:

Draft Estates Local Plan	Ratings				
	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Townscape - How your neighbourhood looks and feels					✓
Street Network - Where the streets will go			✓		
Movement and access – How people will move around			✓		
Land use – What uses can go in the new neighbourhood					✓
Open space – How much and what sort of open space will there be			✓		
Environmental protection - How design will help to achieve a sustainable e.g. reduce flooding, encourage wildlife and provide energy efficient homes			✓		
Landscape – How open space, trees and planting should be provided				✓	
Building heights – How high buildings should be			✓		



3) Please tell us if you have any other comments about the council's draft Estates Local Plan?

(Please include details of the page number(s) and paragraph number(s) of the council's draft plan to which your comments relate. Please continue on a separate sheet and attach to this form clearly indicating the question you are writing about.)

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

- | | |
|--|--|
| <input type="checkbox"/> Email | <input type="checkbox"/> Newspaper |
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Other
(please specify) _____ |
| <input type="checkbox"/> Website | _____ |

5) How well did you understand the council's draft Estates Local Plan?

Please select one

- | | |
|--|---|
| <input type="checkbox"/> Very well | <input checked="" type="checkbox"/> Not very well |
| <input type="checkbox"/> Reasonably well | <input type="checkbox"/> Not at all |

6) Do you have any other comments about the council's consultation process that you would like considered?

Received 30/03

/16

Feedback on High Path - Circle Housing Merton Priory research * as per following link:

www.merton.gov.uk/environment/planning/planningpolicy/localplan/estatesplan.htm

The revised UK Sustainable Development Strategy (March 2005), Expands further on what sustainable development means in terms of the following five principles of sustainable development are identified in 'Securing the Future':

- ☑ Living within environmental limits
- ☑ Ensuring a strong, healthy and just society
- ☑ Achieving a sustainable economy
- ☑ Promoting good governance
- ☑ Using sound science responsibly

: Appraising the effects of the plan.

Land use. To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.

Housing Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home

Social deprivation and poverty to contribute to reducing poverty and encouraging social inclusion.

Health and wellbeing improve the health and wellbeing of residents and reduce health inequalities.

Crime to reduce crime and the fear of crime.

Economic growth and business development Support local economic growth.

Considering ways of mitigating adverse effects and maximising beneficial effects (Task B5)

3.6 Sustainability appraisal report must include measures to prevent, reduce or offset significant adverse effects of implementing the plan. The measures may include proactive avoidance of adverse effects. Ideas for the mitigation of adverse effects and maximisation of benefits are given

Ensuring a strong, healthy and just society

*High Path - Circle Housing Merton Priory research

Case for regeneration

Housing needs

Socio-economic analysis

Urban design review

Circle Housing is extremely selective and biased in producing above reports and we do not agree with all their findings and recommendations.

Measuring techniques and methods used for properties, gardens and garages sizes are highly controversial, manipulative ambivalent in nature and extremely misleading in representing facts.

Energy Centre will limit market competition and freedom of choice for gas and electricity. Also energy centre and under street bins will attract new service charges and at some stage energy centre replacement/renewal cost. All these will wipe out any financial savings and increase poverty and burden on Council Tax and Housing Benefit claims. Same is true for carbon print and pollution (knocking down all properties and rebuilding them will have the same negative effect and financial burden on all residents).

On High Path 40% residents are lease and freeholder of flats and houses of different types with facilities such as large garage and front and rear gardens. Some house owners have no service charge of any description and are 100% freehold owners with higher housing standards and facilities than the rest of the properties on High Path and enjoying their prime site living conditions.

There is no mention of above high quality living conditions enjoyed by these residents and also how they would be better or worse off in terms of replacement housing accommodation, **any upgrade options for overcrowded families and facilities** as well as their jobs, physical and mental health and their immediate financial and future wellbeing as a result of this housing regeneration project.

Circle Housing resident offer to tenants is an extremely positive offer when they are not the true financial stakeholders in terms of property ownership. Also if the Housing Bill is adopted than there will be an extra lottery for them and good luck to them.

On the other hand resident offer made to freehold house owners is criminal in nature that they are forced to give up their current ownership rights, force to accept replacement houses which they do not like or be cleansed out of the area by design or omission, impose financial penalties for 11 years if they were to sale their property, accept unjust new service and admin charges and become leaseholder instead of their current freehold status and turn into debtors when they are totally debt free. It would appear that the housing association is only interested in designing properties for the sake of attracting service charges and **not to improve the living conditions by building new suitable houses with upgrade options for any overcrowded family.**

Our terrace house in historic Pincott Road is of high quality build and there is nothing wrong with it. There is no need to demolish these houses at all or to turn them into an open space when a pub next to it will remain standing.

All we are asking is for a suitable replacement house with the same size space and facilities which we are enjoying now and preferably build at least **some bigger suitable houses for us with an upgrade option as we are an overcrowded family.** We will pay the reasonable

difference in price for upgrading as long as it is within an affordable criteria and not at the international investors open market value price.

As a last resort we must be given the same size prime site plot of land which is 6.5 metres x 25 metres and we will try to self-build.

To date housing association has not provided any core material facts related to property designs, sizes and ownership rights for comparison and the feedback purposes or to make an informed choice regarding future residence etc.

We cannot afford to be in a worse off position than we are now in terms of our housing facilities and interlinked financial security with it.

If we are cleansed out of the area by design or omission the only place we will be able to move into with the Circles Housings open market value will be crime ridden areas where no law abiding citizen would like to live.

Our future is no longer a secure future until and unless Circle Housing shows some positive proof of meeting our suitable housing needs with an upgrade option and the Merton Council protecting our house ownership rights which they sold to Circle without our consent.

NB: Circles resident offer to tenants has taken care of all the above issues and they are fully protected from any adverse effect of this housing regeneration **but the same is not true for 40% of the owners particularly long term resident freehold traditional street terrace house owners who are at a total loss as stated above.**

Circles replacement housing plan and residents offer cannot be separated from this Estate Plan. This is because the monopoly housing association which will have your approval without any built in safeguards for us will build new houses of their choices only. It will also have unchecked power to improve or destroy our lives by imposing its will on us as explained above.

Merton Council has a variety of powers to safeguard our rights against such misuse of housing regeneration opportunity which will be conferred to Circle Housing as a result of this exercise.

Please make housing regeneration a positive experience for everybody and not just the Councils finance section and the Circles tenants only.

Please use above for the draft local plan as well.

Thank you.

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MORTGAGE-FREE FREEHOLDER