

received
26.02.2016

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.)

ARCADE & MULHOLLAND CLOSE SHOULD NOT BE A MAIN ROAD THROUGH. IT WOULD BE UNSAFE FOR CHILDREN THE FACT ITS CURRENTLY BLOCKED IS FAR SAFER FOR THE SCHOOL CHILDREN TRAFFIC WOULD INCREASE AND BE A PROBLEM. ALL WE WANT IS LIKE FOR LIKE AND AS A FREE HOLDER NO PERIOD OF TIME BEFORE I REOWN MY CURRENT FREEHOLD. IT SHOULD BE A FAIR DEAL. I SHOULD NOT BE OUT OF POCKET IN ANY WAY.

CHMPA HAVE CAUSED MUCH STRESS AND EMOTIONAL CARNAGE OVER THEIR POOR, SMOKE AND MIRRORS LYING THROUGH THIS ENTIRE PROCESS.

THE VALUES OF THE PROPERTIES HAVE DROPPED DUE TO POOR MAINTENANCE OF THE ESTATE AND THE SYSTEMATIC LACK OF UPKEEP TO THE LANDSCAPING.

WHEN THIS IS DONE AND IF REGEN (REBUILD) IS NOT AN OPTION THIS IT SHOULD BE PUBLICALLY ANNOUNCED SO THIS DARK WAREHA IS LIFTED AND THOSE WISHING TO SELL CAN DO SO WITHOUT LOSS OF OMM. CURRENTLY RCIS VALUATION AND CHMPA CLAIM THAT WE GET OMM ON OUR EVALUATION IS AT ODDS AND COMPLETELY UNFAIR, THERE IS CLOSER TO DISCRIBE THE DEAL

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

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

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

Please select one

- | | |
|---|--|
| <input checked="" type="checkbox"/> Very well | <input 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?

YES A MUCH BETTER DEAL FOR FLESHOLDERS
CONSIDERING HOW MANY MORE PROPERTIES
TO GO ON EAST FIELDS I DONT WANT ANYTHING
ELSE OTHER THAN MY FLESHOLD RETAINED
LIKE FOR LIKE AND SUITABLE COMPENSATION
FOR SOME THING I DONT REALLY WANT OR
NEED BUT PREPARED TO GO THROUGH THE
OR DEAL AS IT SHOULD PROVIDE ADDITIONAL
HOMES BUT NOT WHEN IT IS A LOSS TO
MYSELF

Hi My name is David Rose and I am a free holder on Eastfields estate and I hope someone takes the time to read all of my ramblings .

I'm writing this as a general response to the current "Have your say on proposals for Eastfields estate as i happen to be a freeholder there.

Firstly I am beyond exasperated with the sly, underhanded , unprofessional , shoddy treatment that Circle Housing have systematically dealt with the residents of the Eastfields estate, to the point that most, if not all, have lost complete faith in them and the management of the Estate since the hand over of stock of this Estate.

They have been failing the resident even before regeneration arrived at our doors.

General maintenances has been well below standard with some resident waiting weeks in some cases months before repairs have been carried out. They have driven the Estate into disrepair as it has helped bring down the valuations freeholders and lease holders might have received if they had invested and maintained the properties and grounds that were conditions for acquiring the housing stock for a pitiful sum.

which i would like to add was paid for by (yes very curious as to who's pocket this all came out of to build this in the first place) i'm sure that also needs to be made available to the public. So in essence they acquired the land as well.

I would also like to know the value of this site and what it would cost if someone had to buy it at current market value for such a large piece of land this close to the centre of London .

Back to the Estate and Chmp 's handling of it . We used to have good plants and vegetation it was well established and looked great. I arrived home one day to find some workers tearing this out and its all looked terrible ever since . It did cross my mind the next few days and weeks that the estate had been duped by persons pretending to be workers and had sold off everything they had dug out as a tidy profit could have been made from the amount of plants that had been removed. Circle then proudly told us they had organised it. they obviously had never come to see the work and if they had at all cared would have realised that there was now a vast difference to the before and after. it made the estate poorer aesthetically after that. This coupled with the lack of maintenances over the years makes this estate look old and run down

all these years later. Suits circle down to the ground as they can use this as a pretext for regeneration . however some of their reasons they presented to Merton Council have since proven false. Asbestos , structurally unsound etc etc unsafe for residents . Yes would say in some cases but most of those have been through circles own orchestration .

They started the consultation under the guise of home improvements for residents with no mention of regeneration . It was a tent on the grounds behind the homes in Mulholland close poorly advertised to the residents and therefore poor attendance .

they however claimed over 90 percent of residents had been consulted . made me laugh at the audacity of the claim, especially as the ERA was been set up and we were getting feed back from residents from members who were going round posting news letters to all residents they could get access to . most hadnt even heard about the events. the next one

they had they moved the tent round the corner. Most of the meetings and events circle put together never reached tenants in spite of how much circle claimed they had contacted.

Their entire handling of this process in my eyes has been devious and calculated.

We as the committee of the Eastfields Residents Association were due funds to help organise , print letters , hold meetings etc but before Circle would acknowledge our validity they wanted proof of our support and members by means of residents names and addresses. we the committee bought this up and one of our first meetings and most tenants that were not freeholders or lease holders did not want to provide circle with this option as they felt it would work in their disfavour and would be used against them. We gave them the vote and listened to our residents and kept our word and have not presented them with a list of names. We have done everything to date by our own means printing leaflets to name one aspect. When ever we have requested proof of their claims to consultation numbers and responses they hide behind confidentiality clauses , we have even asked for copies of the results with members names and addresses removed but they refuse. In some cases 6 people of their choice

have been the total of a survey and then represented as a majority representation.

so enough about their poor recorded and bad mismanagement of all to date.

lets look at the offer the y put on the table, just for free holders in my case.

on their site under The residents offer we find this Market value plus 10%

but in the booklet they distributed after the wording has changed to "open market value plus 10% two completely different valuations if you ask me.

This is meant to be a fair deal to all residents. even the disturbance offer is lower for residents , why ? it should be the same for all as the inconvenience is the same.

is this therefore to prompt non freeholders and lease holders to buy into the scheme more easily. yet some of these residents have been scared by CPO's from the start by circle, especially some of the more vulnerable residents that we get feed back from.

They state the valuation needs to be by a registered RICS chartered surveyor but is there not a guidance note about the seller been under duress and terms of best practice in their mandate about the needs and best interests of the home owner.

i'm also dismayed at circles claim that this is a non profit venture,. if one looks at the value they can sell a new build for, and the amount of new 1,2,3 and 4 beds they will be trying to sell added to the fact they didnt have to pay for the site, the build cost and the value this will bring to their property portfolio . yet they still want to fleece us home owners. this applies to circle and who ever buys them out .

all we are looking for is a fair deal , to be able to get like for like with no term of years before the property is again rightfully ours . retention of the free hold. and if they want us to move on then to purchase so we can get a similar sized property in the same area.

ive enclosed a map with an area that could be used for phase 1 . residents could be made an offer to move into homes already empty and home owners in this part could be offered a decent sum , an amount that would encourage them to move on . we are after all not

wanting any of this at all but if its going to happen money talks and they could with the right offers empty the area indicated to create phase one of the new build. i for one would be happy to then sell if i could buy a similar sized in the area.

I did get an evaluation done and did ask the surveyor , how mine fared compared to those of a similar nature he had already seen and was told mine was in the top few he had surveyed . he obviously couldn't give me a figure but this should also be transparent but when i got the amount cicrcle were offering i was shocked as it was

about £50 000 less than the open market an estate agent would put it on the market for and this was about a year ago.

we need resolution . either a good plan with fair deals to all so no one is out of pocket if it goes ahead or a complete stop to the process and its publically announced that regeneration is finished and those that want to move on can sell at proper market value. A refurbishment to non free holders and leaseholders will be far more expensive to achieve . so cicle or who ever takes over will still have high maintenance costs if the estate is leaf as is. its in alls best interest to rebuild but

there a wrong way and a clever way maybe i should say well planned way rather than clever where all are happy with the outcome .

thanks



