

Better places to live: high quality residential areas

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

Please select **one** of the following.

^{POSSIBLY} **Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

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

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Option 3: Mostly flats

Option 4: Other, please state

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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

Taller buildings fronting the school to the north

Taller buildings towards Eastfields train station

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.

Taller buildings towards the centre of the site.

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 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 kick-abouts and picnicking.



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



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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

Create traditional street forms

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character.

Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

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.

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

Transport facilities
are fine

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.

Be aware of cars

using "Rat runs"

troughs to rotate

(Barrier installed in

Acacia/Cray Ave

to prevent turn)

Local facilities and economic opportunities

14 Should new community facilities be provided within Eastfields 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 are enough.

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.

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

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

- At a public meeting in July (attended by ^{Stephen Alambonin} leader of Council) CHMP admitted they had not consulted properly with Eastfields Residents - therefore we have had no consultations.
- As homeowners, regeneration will push us into debt. (Shared equity is still a debt)
- At public meeting Cllr Geraldine Stanford stated that "no resident on Eastfields would be disadvantaged if regeneration goes ahead". Our understanding is that this means we will not be pushed into debt, and will have a property "like for like".

During consultations we have been told by CHMP advisers/consultants that

- we are lucky we haven't got a mortgage (as adviser will still be paying theirs when they are in their 70s!)
- Shared equity is a debt
- We'll have to downgrade as we won't be able to afford a house of a similar size. (we do not want to take on a massive mortgage)

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Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

- Option 1. We would only consider this option if we have confirmation that
- (a) we would not be pushed into debt (including ~~repaid~~ shared equity)
 - (b) we would not have to downsize - currently there are 5 adults and 1 toddler living in our 3 bedroom house.
 - (c) we would have a property of 'like for like' size to accommodate our family
 - (d) our family would not be made homeless.
 - (e) Residential Offer is dismissed and meets our needs.