

## **Eastfields Estate – online responses**

### **Q1. Should all homes on the Eastfields Estate be redeveloped?**

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

### **Q2. What size of homes should be provided?**

Option 1: you agree with a mix of different sizes of homes as set out above

### **Q3. What type of homes should be provided?**

Other: I do not support regeneration

### **Q4. How should building heights be distributed across the estate?**

Buildings should be broadly similar heights across the estate.

### **Q5. Are there any other issues or options we should consider regarding new homes?**

I do not agree with regeneration. I think CHMP Should refurbish or repair their home stock. If they are doing any refurbishment that will affect the external aspect of the estate e.g. changing the flat roofs to traditional roof types, changing the outside panels to concrete etc that will affect the leaseholders and freeholders then they can ask the freeholders and leaseholders to make a contribution to the work .I am against regeneration because of the following: 1. Regeneration will push Homeowners on the estate ( freeholders and leaseholders)and their families including their children, grandchildren and great-grandchildren out of the property ladder for good. They will loose their homes and land( freeholders). This will push some homeowners out of London to somewhere where they don't have any jobs, family, friends or social support network. 2. The open market price for their homes that CHMP have committed to pay home owners will not be sufficient for them to buy similar size property ( 3 or 4 bedroomed houses) in the open market in Mitcham or anywhere else. This will force them to downsize or go into debt to maintain their present standard of living. This will also cause overcrowding especially if they have adult children that cannot afford a deposit to purchase their own homes. Some home owners have lived in their homes for more than a decade and are no longer in the age band to get a mortgage so they cannot get a mortgage to close the gap between what CHMP are offering and the actual price of the size of their homes. 3. Homeowners will have to sell their homes against their wish and incur additional unplanned expenses. Some have already written their WILL and will have to make changes to their wills, pay surveyor, legal fees , removal fees, disconnection and reconnection fees, early termination of insurance and contract fees, temporary accommodation/ rent fees etc to name a few. 4. Circle Housing Merton Priory(CHMP)wants to use compulsory purchase or

### **Q6. What type of outdoor spaces would you prefer to see within the estate?**

Other: Gardens for everyone

### **Q7. What types of play areas and open spaces would you prefer to see?**

No response

**Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?**

Retaining a feel similar to the current character of the estate

**Q9. Are there any other issues or options we should consider regarding open spaces and streets?**

CHMP should have consulted the residents to get their views as to whether they want regeneration or refurbishment of their estate before they draw up their masterplan. They need to do a questionnaire survey and give each resident to complete it before making decisions about their homes. If the majority of the residents of the estates decide that they want regeneration, then they need to discuss and agree the Residents offer with the residents before they go on to master planning. But as of now it seems as if they have already decided to go ahead with their plans to regenerate the estate without the approval or agreement with homeowners who will loose their homes and lands if the regeneration goes ahead. The timescale for the regeneration is too long, over 12 years of living in a building site with complete disruption to the whole community at Eastfields. The estate is convenient placed for access to the train station and buses. Many residents that still work will be inconvenient and might have to pay more for commuting to work if the regeneration goes ahead causing them to be forced to move out of the area. I don't think it is fair for CHMP to offer Freehold home owners the 3 options they are offering as this will change their rights from land owner to non freeholder. They will now go back to paying rent to the same people who have forced them to sell their house to them against their wish. CHMP says that they are non profit organization but they are not doing this for a loss. If regeneration goes ahead the home owners will be the losers and CHMP will be the winners as they will gain all the land from the freeholders. I am strongly against the regeneration and will strongly urge Merton Council to do a survey/ questionnaire on all home owners on the estate and get their written views before any more planning for regeneration. A big organisation like CHMP should not bully homeowners into grabbing their land and property from them because they have millions to spend

**Q10. How should greater use of public transport be encouraged?**

Provide better bus facilities, for example, increased bus stops and bus frequencies, improved bus stops travel information

**Q11. Walking and cycling are healthy lifestyle choices. How can we support this?**

Provide cycling training and support, to help people to switch to cycling

**Q12. How should parking be managed?**

No parking restrictions

**Q13. Are there any other issues or options we should consider regarding transport?**

Increasing the frequency of the bus service will be good. Also providing a tram stop at Mitcham Eastfield will give alternative transport system to residents.

**Q14. Should new community facilities be provided within the estate?**

Yes, GP Health centre, pharmacy, convenient store, community centre for residents

**Q15. How could refurbishment or regeneration support existing and new employment?**

Other: use local tradesmen to refurbish the estate

**Q16. Are there any other issues or options we should consider regarding social and economic opportunities?**

Using local companies to refurbish and improve the estate. Cut down the trees on the streets that are overgrowing and blocking the street lights, add more street lightings, employ a known caretaker for the estate, increase the frequency of emptying bins, add more enclosed bin sheds for the estate, lock gates at times that they are not needed for bin collection, get cleaners to clean external panels to improve their look. The estate has so many facilities and opportunities for improvement that needs to be maintained and refurbish to bring them back to the days when they were run by the council. Since CHMP took over service charge has increase but the estates has not been serviced well with the money. It has been left to run down so that they can have reason to execute their original plan of forcing homeowners to hand over their land and property over to them for chicken change only for them to rebuy it from them for 2 to 3 times the original price that it was sold for. They want to use our own fat to fry us ( buy our homes for cheap and resell it to us for exorbitant prices)

**Other comments:**

No response