

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.

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 as promised in the Transfer Document!

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.

- Why not? That was what we were promised in the pre transfer consultation document!

Option 4: Other, please state

Do what was promised in the pre transfer consultation document! or look at pollards hill solution

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?

- what ever mix meets the needs of existing residents - including the freeholders who all have 3-4 Bedroom homes now

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

enough freehold (houses) to
meet current residents needs +
(mostly flats implies leasehold
= not acceptable)

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 - how tall? blocking views.

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.

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.

- Surely what they are to be made of (construction) + longevity energy efficiency / underfloor heating / insulation etc more

important than how tall / varied they all are. ^{Look at your own Eastfields / Clay Avenue document - it advocated scope for adding to} The town houses now have character

large rooms 'Parker Morris standard'

but the design proposals CHMP have offered so far shave 2ft² off the dimensions of most rooms + seem to sacrifice indoor space to provide private outdoor space. Freeholders should be entitled to a freehold property of equal size + Affordability is key!! "current valuation" would not enable freeholders to afford a new home (not necessarily better as

our homes already meet Merton standard!) = offers of share equity / share ownership are

degrading + amount to

degrading + amount to

degrading + amount to

degrading + amount to

X Missens of Mitcham rule is max 3 stories - respect this! Around

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, play spaces 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

Houses to have balcony and small private garden (as they do now) - small shared garden for flats is reasonable (+) and larger open space for all to enjoy (like we do now)

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.



concordsportscentre.co.uk/football

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.



girlings.co.uk/development/100517-pembroke-court

Children's play equipment



thehills.nsw.gov.au/defaultimageLibrary

Other, please state

Flexible open spaces! I wouldn't picnic on a "sports pitch" - the flexibility of space on fastfields now is perfect! a variety of community seating areas good +. ALSO a space that can

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. *(this is already easy!)*

- 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**

*if CHMP maintained lighting + installed proper gates then access across estate would be convenient + safe already -
- I fail to see how traditional street forms would strengthen the community or the estate's identity -*

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.

*Affordability + versatility!!!
- As a freeholder I enjoy a large balcony (with lovely views of trees + sky + not over looked) + lots of afternoon sun. I have a paved court yard where my child can play safely + hang my washing which gets morning sun - I don't want to have to mow a lawn - but like having access to wonderful trees + green spaces beyond my gate -
- perhaps areas where 'no dogs allowed' should be established to tackle areas of dog fouling as opposed to designated 'dog walking areas'
Ensure you retain the beautiful trees - not the twigs chmp planted in 2012!*

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 *- Bike routes! off main Rds!
+ more bus routes would be*

good + if public transport was more regular + reliable + affordable more people might use it - I don't drive but find public transport disappointing

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 *- sufficient for the residents - some*
- Provide cycling training and support, to encourage people to switch to cycling

*- This could be addressed now - without demolition!
1 space per property should be provided + residents should be allowed a 'permit' card for visitors -*

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 *(don't think this would work!)*

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.

- There is plenty of parking on this estate! CHMP have reduced the amount of spaces by the silly bin storage/fox holes they installed... It is absurd to suggest that demolition is the only way of addressing 'problems' with parking! / bid storage - Cycle storage (under cover/lighting) for flats would be useful - affordable public transport that was more regular + reliable + safer bike paths would also help -

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
maybe a youth/training centre
- to learn gym / ~~coffee~~ cafe
+ build core skills -- community
run -

Option 2: No, the existing local community facilities are enough.
St Marks, + Acacia centre --
Eastfields residents should
get priority access to these facilities

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

Great idea to use local people
Training -- so why did CHMP
outsource all its repairs +
end up with awful repair
maintenance records --
Who is scrutinizing whether
their actions follow their
words?
The councillors have had to set up
a dedicated link to get them to respond

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.

"improving local facilities" - this
implies that they are not adequate
now -- why? We have a good
corner shop with fresh fruit, Acacia
centre + Mitcham town centre a
short walk away - A small
cafe +/- Dr surgery might work
+/- community run - but none
of this should be at the
expense of owner occupiers!
(who will be forced out of homes)
They were excluded from vote
to gift properties to CHMP +
LBM assured them they would
have nothing to lose + lots to
gain -- You have a moral
obligation to ensure we are
not materially worse off if
these plans go ahead! The
current 10 premises is inadequate
is no reassurance for our streets

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

- LBM are well aware CHTMP are not doing repairs maintaining lighting etc on Eastfields (so you have a direct route for Councillors to chase them ~~for~~ for repairs on cw behalf!) The ITRA acknowledge that CHTMP may have the financial means to deliver on this project ^{but} they too seem to doubt whether they have the practical people skills/competence to deliver such an ambitious project. Trust is at an alltime low + yet CHTMP have done nothing to build this in the last 12 months. It baffles me why they cant provide booklets of their vision/ clear before + after examples of "their good work" - [perhaps none exist?]. They took us to view the old Ferriers estate + didnt like me asking the whereabouts of the previous residents " (best you ask Greenwich Council)" - but learning that the £250,000 I might get for my 3-4 bedroom home (already at Merton standard) wouldn't even buy me a studio flat there kind of answered the question anyway!!! Whilst your promise to ensure we get 'market value' for our home might be better than Southwicks disgraceful treatment of owner occupiers on the Ayelsbury estate--- to avoid confirming E.R.A's fears about social cleansing/ gentrification in our area-- you need to compell CHTMP to offer affordable options - I can only just afford my mortgage now + expect to own it outright in 20 years + for my daughter to enjoy it unencumbered - "Shared ownership" is not acceptable (such schemes just inflate cost of housing look at SHOUT website for truth!) - share of equity if passes on to next generation or option to buy equivalent sized home in the area now (+ avoid the hell of 10yrs on a building site) is the kind of thing I expect LBM to be demanding from CHTMP - It is hard to engage in how the estate might look if I am not sure I

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

On page 3 of this questionnaire you mention surveys done to see what would be needed to bring homes up to the 'Decent' homes standard-- I understood that the 'benefit' of gifting these properties to CTHMP was to ensure the 'Merton Standard'--- it is worrying that CTHMP + LBM seem to think the terms are interchangeable / disregard the difference in quality - or was this just another missprint?

- As a freeholder very happy with the standard of my home as it is - it is insulting + paternalistic to suggest that demolition is the only way of addressing things such as - inadequate parking, bin cupboards + lighting

- Also admit that the notion of "affordable rents" (80% market value) is nonsense + totally unaffordable -

Have a good look at income of nurses + teachers - (the backbone of society - education + health) - if they can't afford to live in London / commute there their services will crumble.