

## Better places to live: high quality residential areas

### 1 Should all the homes on the High Path 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 High Path, 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 High Path would not be included.

Please select **one** of the following.

**Option 1: Demolish and redevelop the entire High Path 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**

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**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 High Path 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?**

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### 3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path 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**

## Better places to live: high quality residential areas

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

Option 3: Mostly flats

Option 4: Other, please state

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towards Merton High Street to the north of the estate.

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.

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### 4 How should building heights be distributed through the High Path estate?

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. 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 High Path 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 High Path 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 should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

## People and spaces

### 6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs 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 individual groups of flats**

This would be communal gardens available for groups of flats and not open to the general public.

- Option 2: Provide a single public open space for everyone to enjoy**

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 a public open space.

- Option 3: Other, please state**

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### 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-about and picnicking.




- 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.




- Children's play equipment**




- Other, please state**

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## 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 easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

**Retaining the historic street pattern and create traditional street forms**

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

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. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

**Creating a mixture of types of buildings and spaces**

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

**Other, please state**

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**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.

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## 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 to rail, tube, tram stations, shopping areas, open spaces 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

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### 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.

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## Local facilities and economic opportunities

### 14 Should new community facilities be provided within High Path 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

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- Option 2: No, the existing local community facilities on the estate and nearby 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.

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### 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**

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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.

I have selected option 3 of Q1 as I'm totally opposed to the idea of the regeneration of the high path estate on the basis that my long term partner is an outright homeowner of a freehold property. If this scheme goes ahead she will have to relinquish ~~her~~ her very hard earned rights as a sole owner of a freehold and will be forced to have CHMP as a joint owner of the new property that she would have to buy on the newly built estate. My partner has lived on the estate since 1972 and for the last 22 yrs she has had her own freehold property on pincott road. Having just ~~finished~~<sup>finished</sup> paying off her mortgage earlier this year she could choose without any financial ties to sell her home and move off somewhere else, but this not the case as she has no plans whatsoever to sell up and move. She is very happy in the home she currently lives in and enjoys substantial living space with a front and rear garden and an on site garage for our car. If CHMP's plans are approved by yourselves she and the other freeholders who undoubtedly have the most to lose through this regeneration will have to sacrifice their homes that they currently enjoy - and they are their homes in the proper sense of the word, not just somewhere to live, be forced to buy elsewhere on the new estate and most importantly be grossly out of pocket. My partner will lose her status ~~as~~ as an outright homeowner to that of someone who has shared ownership with a partner that is CHMP - a housing association. This scenario is a huge step backwards for freeholders who own outright and should not even be considered as it is grossly unfair to people who like my partner have quite likely sacrificed luxuries like holidays for example to be able to purchase and keep up repayments on a property that they bought in good faith for their own ownership.

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

I like others feel the only ~~pe~~ residents that are going to gain through this regeneration project are the social tenants, what do they have to lose, what sacrifices will they have to make in all of this. Hardly anything I suspect. With CHMP promising them a new property of a bigger, better build and totally new in the bargain how many of them are going to voice their concerns / fill out this questionnaire selecting the option of CHMP investing in bringing their properties up to a MINIMUM modern standard when they could have a brand new home to live in. What I truly believe is CHMP's "vision" is for them to demolish this estate and to build the 600 or more new properties as they've said they are looking to and put them up for private sale and private rental. To do this they need the might of the social tenant sector to vote for the regeneration and as I've said they're not going to turn the idea of a home to live in down are they? Point to ponder, of the 600 odd new <sup>extra</sup> properties that would be built ~~are~~ none are for social tenants they are all for private rental / sale. Paul Quinn was quoted as saying "There's no money to be made in social housing", how right he is, but there's PLenty to be made by increasing your property portfolio for the private ~~tenant~~ sector isn't there?

This whole regeneration scheme is solely for CHMP's benefit with a considerable amount for social tenants and absolutely NOTHING for the freeholder.

I ask that you put an end to this unfair proposal as it's not even for the "greater good" of all residents, it is only for the benefit of Circle Housing / Meridian Priority.