Ravensbury Estate

A public consultation was carried out between September and November 2014 in relation to the possible regeneration of the estate. A total of 207 letters were sent out to residents within the estate. The total number of responses received was 59.

Question 1: Should all the homes on the Ravensbury Estate be redeveloped?

Question 1 sought to understand the appetite for regeneration within the estate. The question read as follows: '**Should all the homes on the Ravensbury Estate be redeveloped?**' The question was a multiple choice one with a choice of four answers as follows:

> **Option 1: Demolish and redevelop the entire Ravensbury Estate**
>
> **Option 2: Partial redevelopment**
>
> **Option 3: Invest in existing properties to bring them to minimum modern standards**
>
> **Option 4: Other**

The responses to this question are shown in the bar chart below. It is noted that not all responses had the specific question answered, whilst some responses did not take the form of the questionnaire. Any difference between the total number of responses received and the total responses to question 1 below is due to a non-response to question 1.
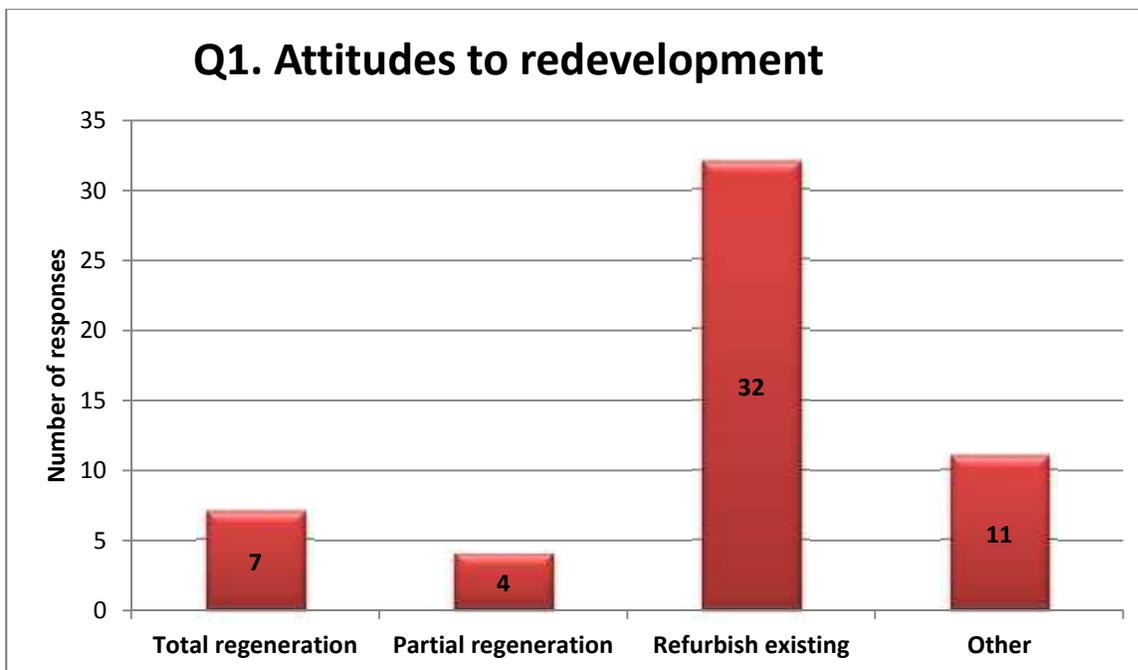
Option 4 gained more than 20% of the responses, whilst 5 people did not explicitly answer the question. The responses that selected option 4 generally fell into those people who want to see

refurbishment at no cost to residents (option 3 requires a cost for all leaseholders) and those people who would like to see redevelopment of the orlit homes only. In some instances, the respondents who did not explicitly answer question 1 have, upon further analysis, provided an idea of whether they would like to see refurbishment or not. The pie chart below shows whether people are in favour of regeneration (partial or complete) or not. The figures relating to 'for regeneration' have been reached by adding together those who selected options 1 and 2, as well as any responses which had selected 'other' but upon further analysis would indicate a desire for some regeneration. The 'against regeneration' data consists of those who selected the 'refurbish only' option, and those who selected the 'other' option but upon further analysis indicated a resistance to regeneration.

Q1. Appetite shown for regeneration by all respondents

For regenration 29%

Against regeneration 71%
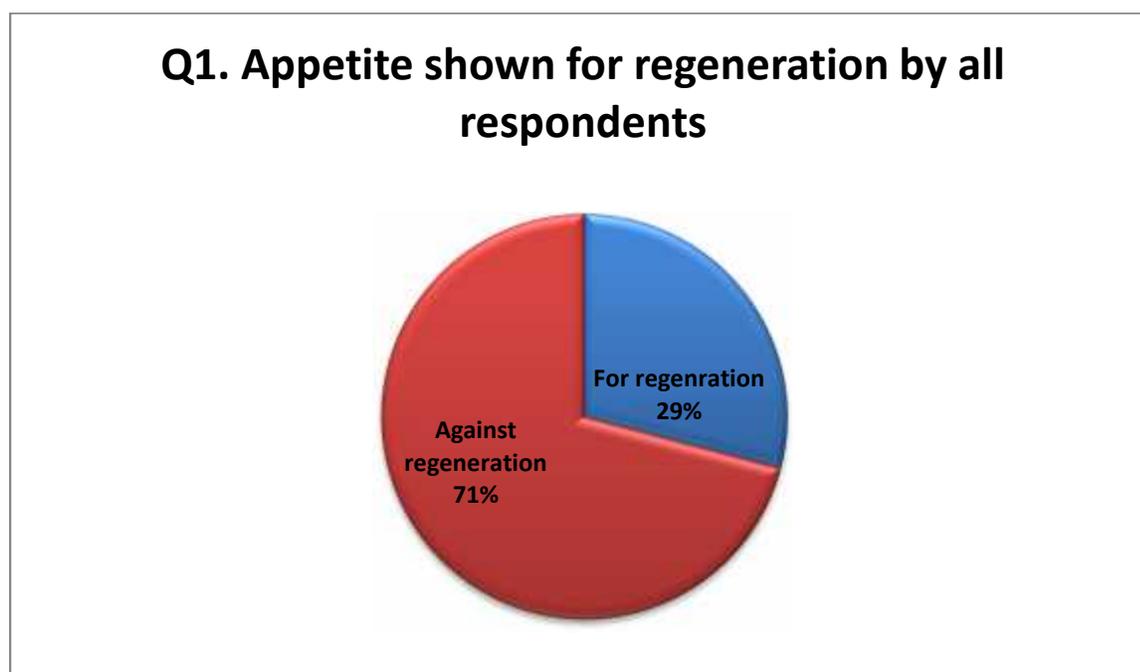
The chart above demonstrates that less than a quarter of respondents selected total or partial regeneration, with the vast majority against regeneration. Many would like to see refurbishment of the existing housing stock.

There are a number of factors which could influence the selection made by respondents. Among these are age and tenure. The following charts and graphs explore these in more detail.

Age:

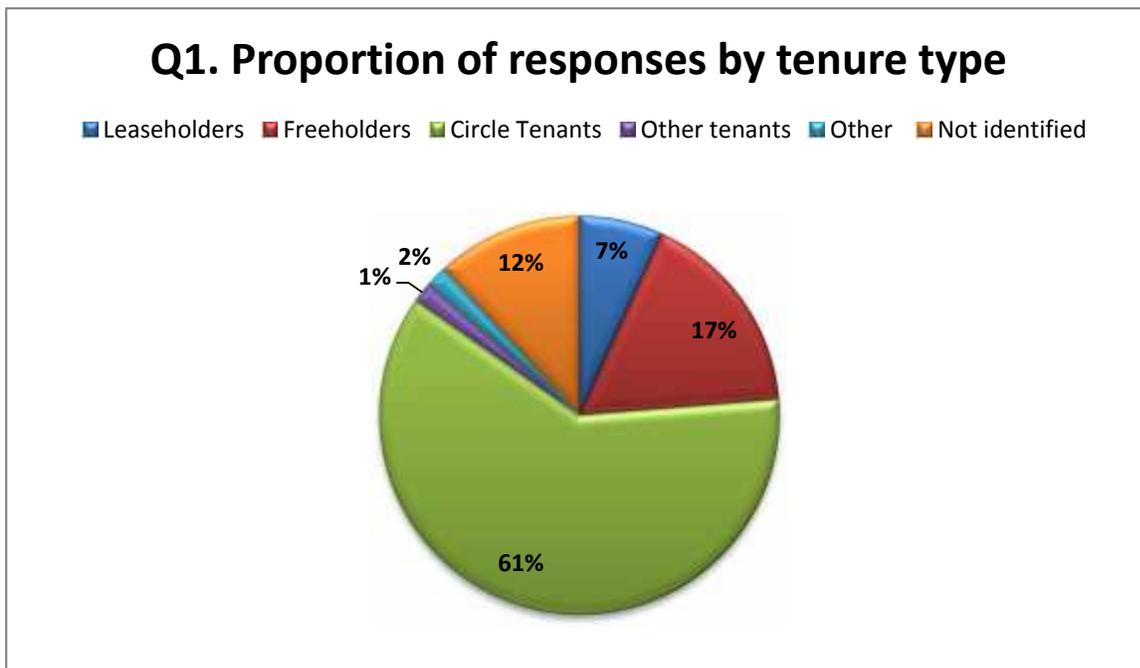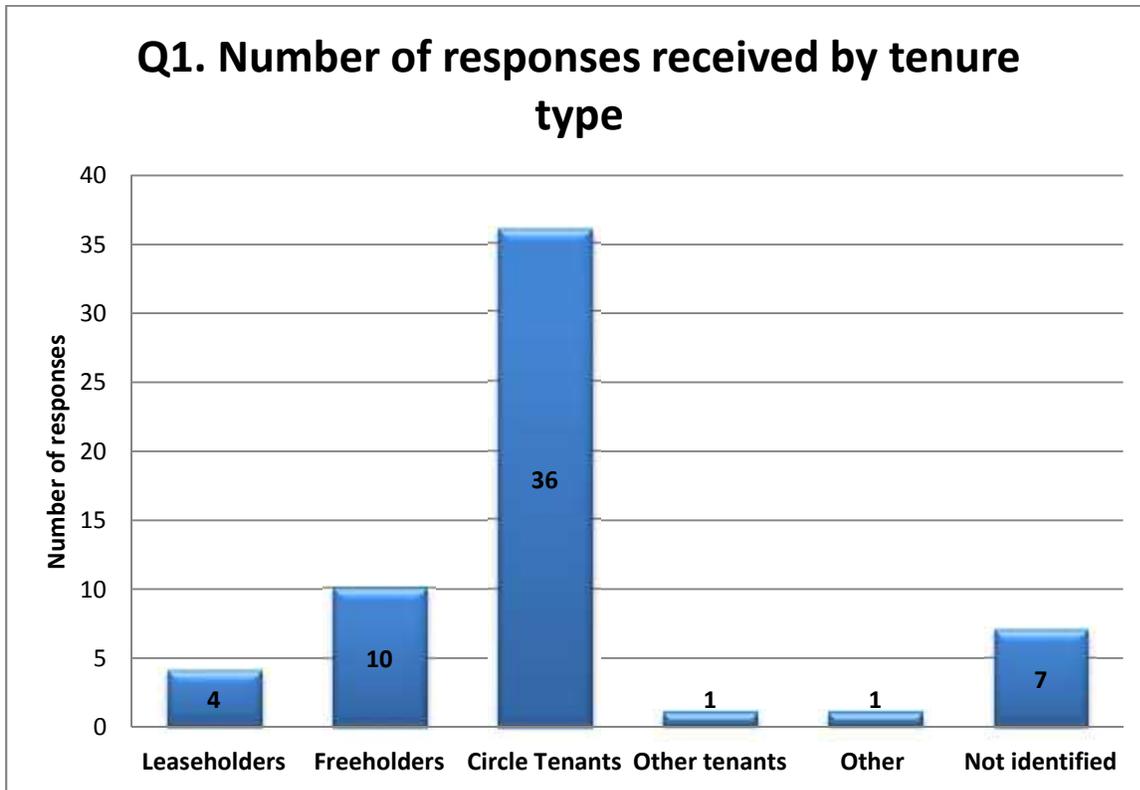|	Demolish/redevelop	Partial regeneration	Refurbish existing	Other	Total
0-19	0	0	0	0	0
20-39	3	1	10	3	17
40-59	4	2	14	3	23
60 +	0	1	5	2	8
Age undisclosed	0	0	3	3	6

As with the overall data, the number of responses to question 1 results in less than the total number of responses. The chart below shows whether people support regeneration of the estate, having further analysed the responses of those who selected option 4 and those who did not select an option.

Q1. Views to regeneration of the Ravensbury Estate by age of respondent
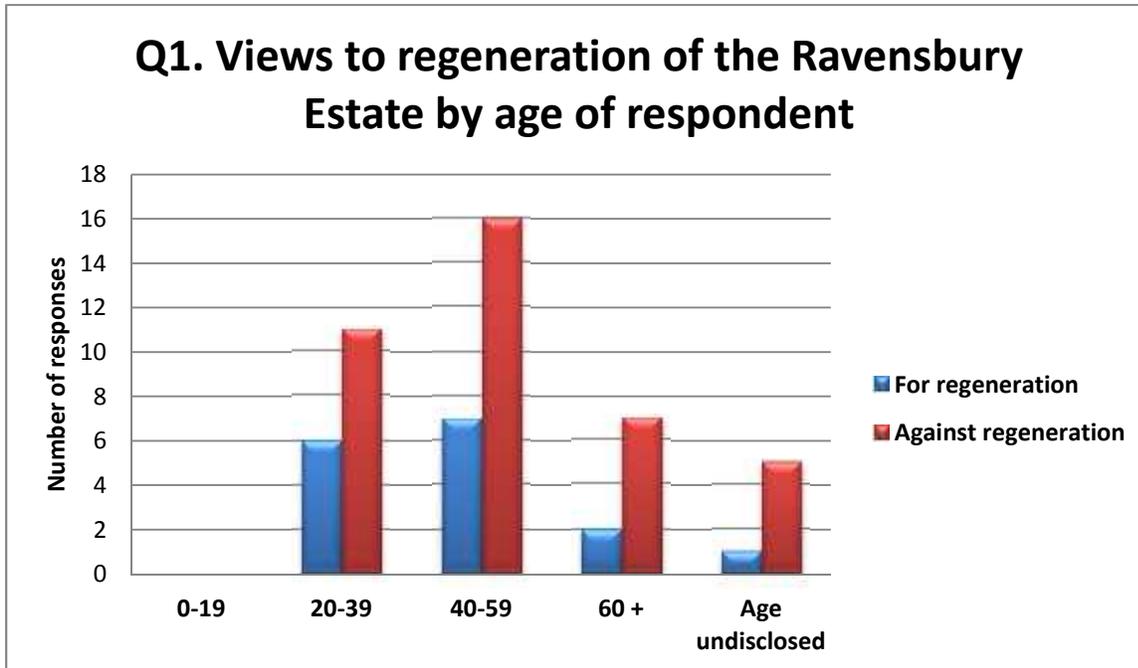
The above chart demonstrates that, across all age ranges (except for 0-19 where no responses were received), regeneration is not supported.

Tenure type:

The tables and charts below explore the Responses to question 1 by tenure type. The 'other' category relates to other interested parties/bodies.

Q1. Number of responses received by tenure type

Number of responses

| Leaseholders | Freeholders | Circle Tenants | Other tenants | Other | Not identified |
| 4 | 10 | 36 | 1 | 1 | 7 |

Q1. Proportion of responses by tenure type

■ Leaseholders ■ Freeholders ■ Circle Tenants ■ Other tenants ■ Other ■ Not identified

7%
17%
61%
12%
2%
1%

The data above shows that the majority of responses came from tenants of Circle Housing. Leaseholders and Freeholders make up less than a quarter of all responses.

	Demolish/redevelop	Partial regeneration	Refurbish existing	Other
Leaseholder	1	1	1	1
Freeholder	0	1	5	4
Circle tenant	5	2	22	5
Other tenant	0	0	1	0
Other	0	0	1	0
Not given	1	1	2	0

The table above shows the breakdown of selections by tenure type. The chart below shows whether people support regeneration of the estate, having further analysed the responses of those who selected option 4 and those who did not select a specific option.


Q1. Views to regeneration of the Ravensbury Estate by tenure type
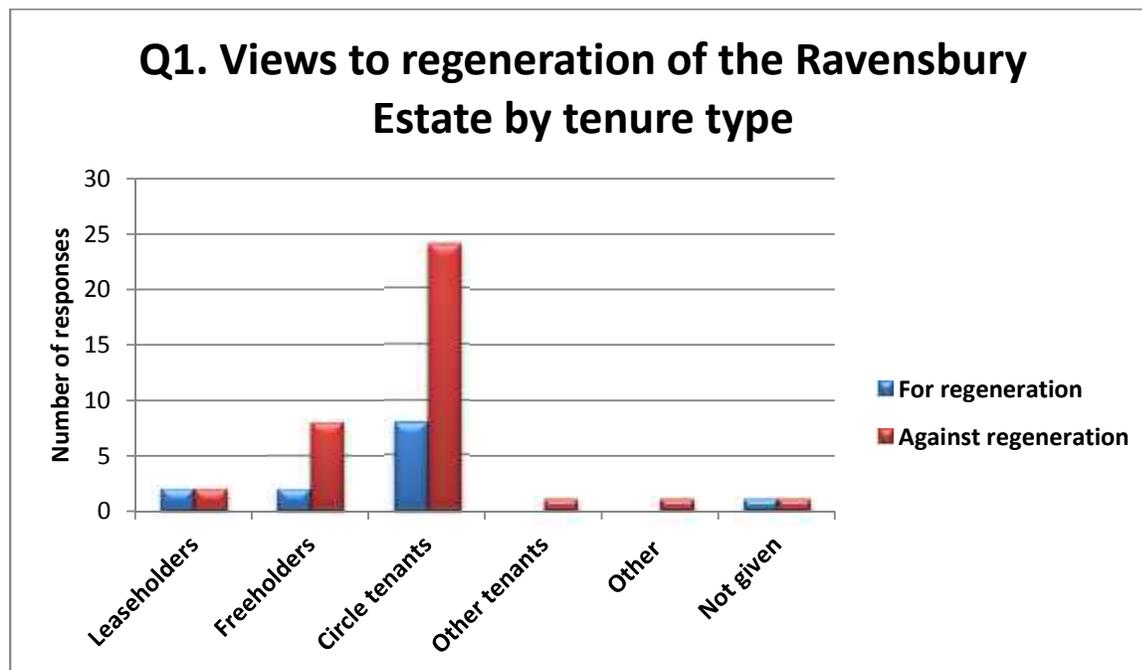
Question 2: What size of homes should be provided within the Ravensbury estate?

Question 2 seeks to understand the **size** of homes that people would like to see on the Ravensbury Estate. The question provides two options as follows:
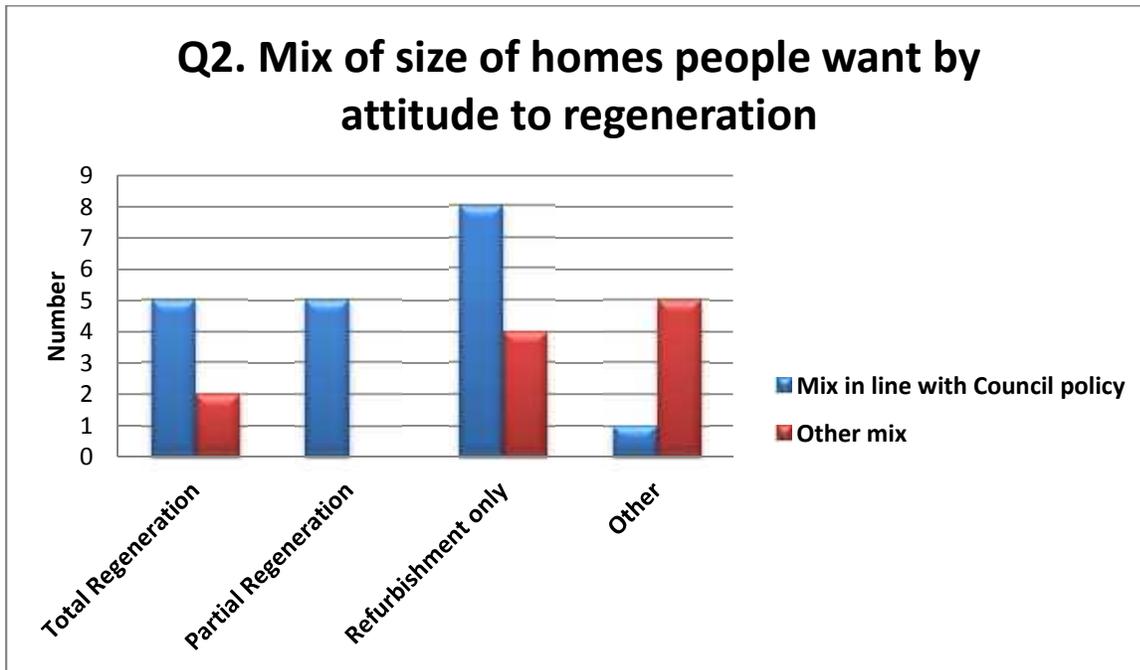
> **Option 1** - mix of different size of homes: provide a mix of different size of homes consisting around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.
>
> **Option 2** - If you do not agree with this mix, how would you change it?

The Pie chart below shows which option respondents selected.

Q2. What mix of dwelling size should be on the Estate?

Other mix
37%

Mix in line with
Council policy
63%
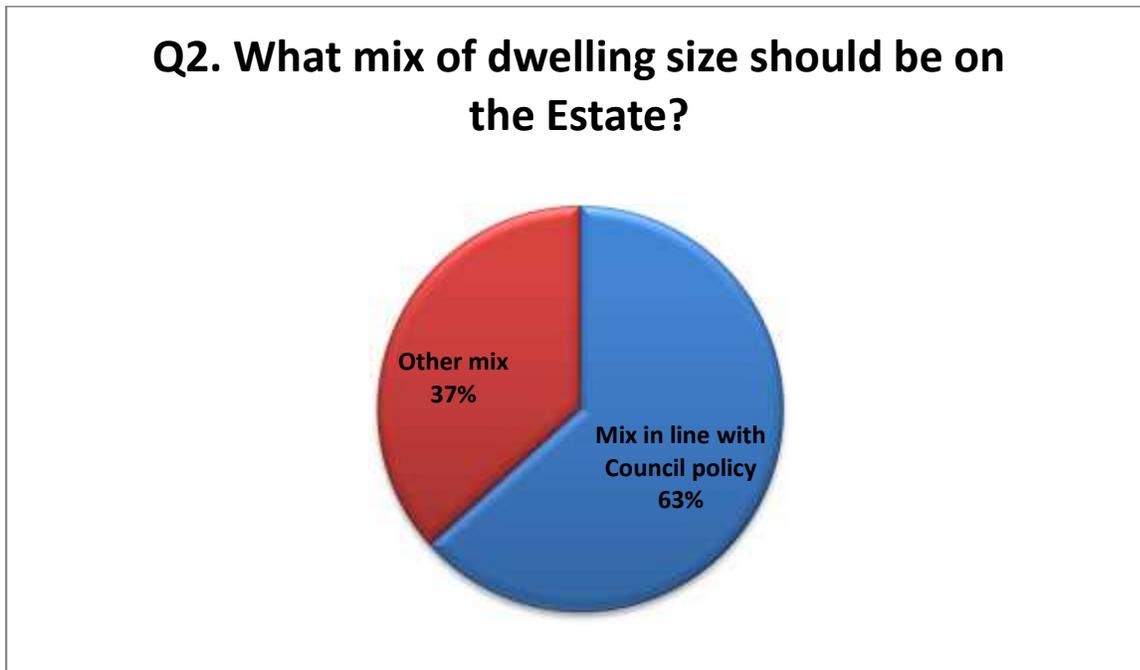
It is worth noting that respondents were encouraged to answer all questions, even if their answer to question 1 was not in favour of regeneration. The following bar chart shows the size of property wanted by respondents based on how they feel regarding regeneration.

Q2. Mix of size of homes people want by attitude to regeneration

Bar chart showing "Number" on the y-axis (0 to 9) by attitude to regeneration categories: Total Regeneration, Partial Regeneration, Refurbishment only, Other.

- Total Regeneration: Mix in line with Council policy = 5, Other mix = 2
- Partial Regeneration: Mix in line with Council policy = 5, Other mix = 0
- Refurbishment only: Mix in line with Council policy = 8, Other mix = 4
- Other: Mix in line with Council policy = 1, Other mix = 5

Legend:
- Mix in line with Council policy
- Other mix

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

Question 3 seeks to understand the **types** of homes that people feel should be provided across the Ravensbury Estate. This question had four possible options as follows:
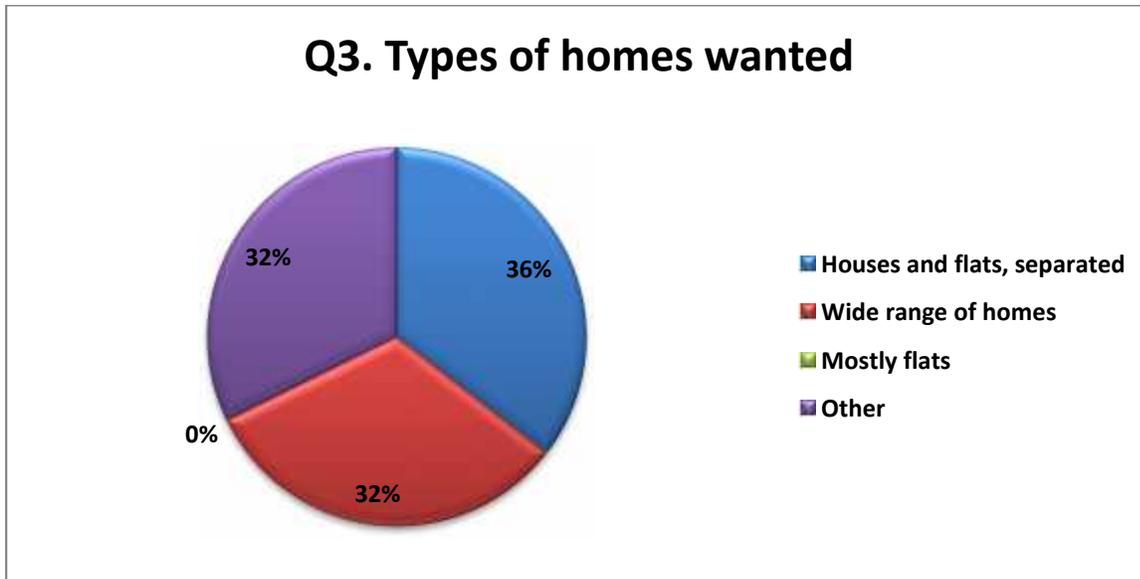
> **Option 1** - A mix of mainly houses and flats on different parts of the estate.

> **Option 2** - A wide range of homes including a mix of houses, flats and maisonettes
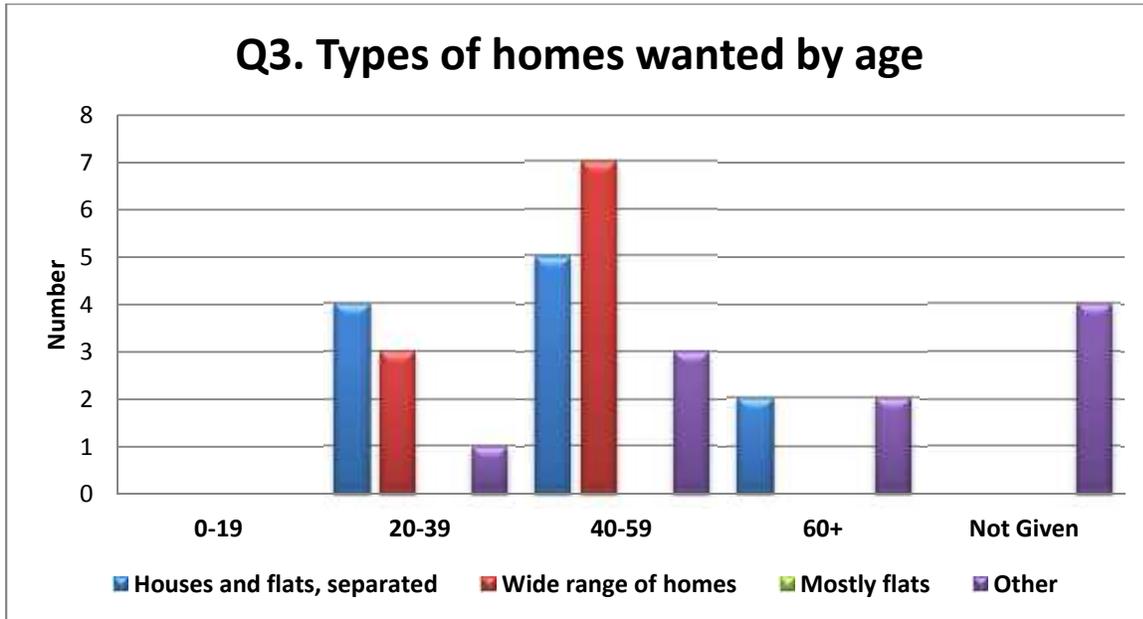
> **Option 3** - Mostly flats

> **Option 4** - Other, please state

The following pie chart shows how people responded to this question.

Q3. Types of homes wanted

36%	Houses and flats, separated
32%	Wide range of homes
32%	Mostly flats
0%	Other

The following bar chart breaks the above information down by age of respondents.

Q3. Types of homes wanted by age

Houses and flats separated, a wide range of homes and 'other' secured a similar proportion of responses. Interestingly, nobody opted for mostly flats. Of the respondents who chose the 'other' option, the most common opinions given were to leave the estate as is, provide houses only and to provide buildings no greater than two storeys in height.

Question 4: How should building heights be distributed through the Ravensbury estate?

Question 4 tries to identify what **height** buildings on the Ravensbury Estate should be. This question had a range of choices as follows:
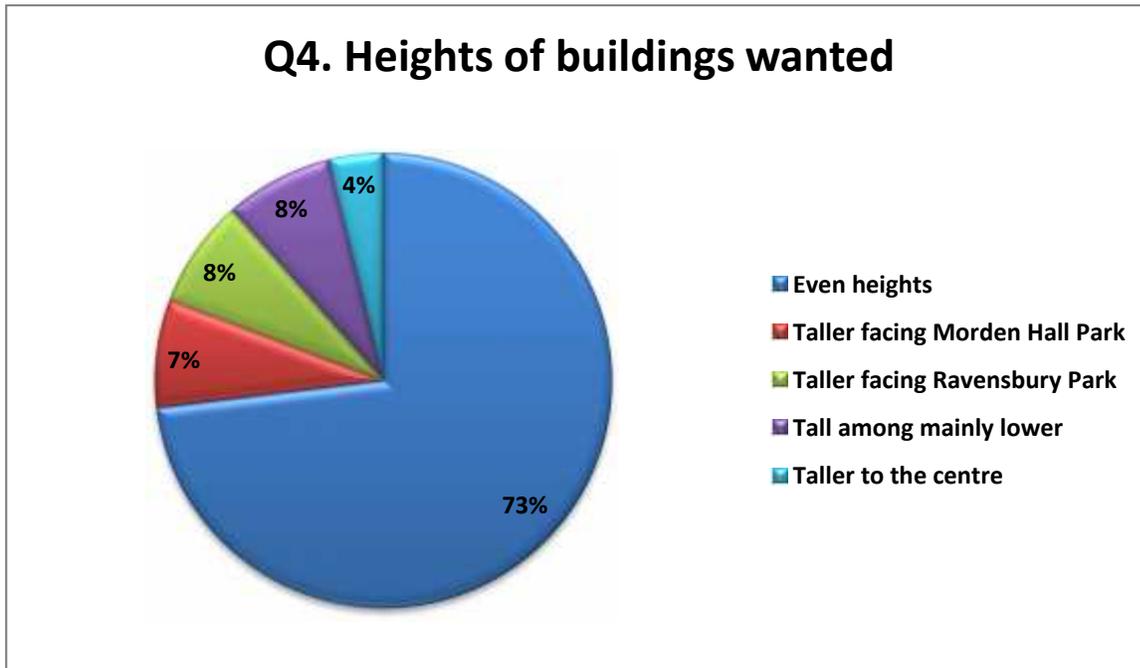
Option 1 - Evenly across the estate

Option 2 - Taller buildings around the edges. This option has two sub options as follows:

a) taller buildings facing Morden Hall Park

b) taller buildings facing Ravensbury Park and the River Wandle

Option 3 - Variety across the estate. This option had two sub options as follows:

a) some taller buildings evenly spread across the estate in general, amongst mainly lower buildings

b) taller buildings towards the centre of the site

The pie chart below shows how people responded to this question.

Nearly three quarters of people have opted for building heights to be even across the estate. The next most popular choices were for some taller buildings evenly spread across the estate in general amongst mainly lower buildings and taller buildings facing Ravensbury Park and the River Wandle, both gaining 8% of the respondent's choice.

Question 5: Are there any other issues or options we should consider regarding new homes?

Question 5 provided space for free text regarding thoughts on **other considerations regarding new homes**. The most common issues raised are as follows; consider communal areas, concentrate on orlit homes only, heights of buildings, provide gardens for all properties, and the noise/disturbance during construction. Many respondents have expressed a desire for the estate to be left as is.

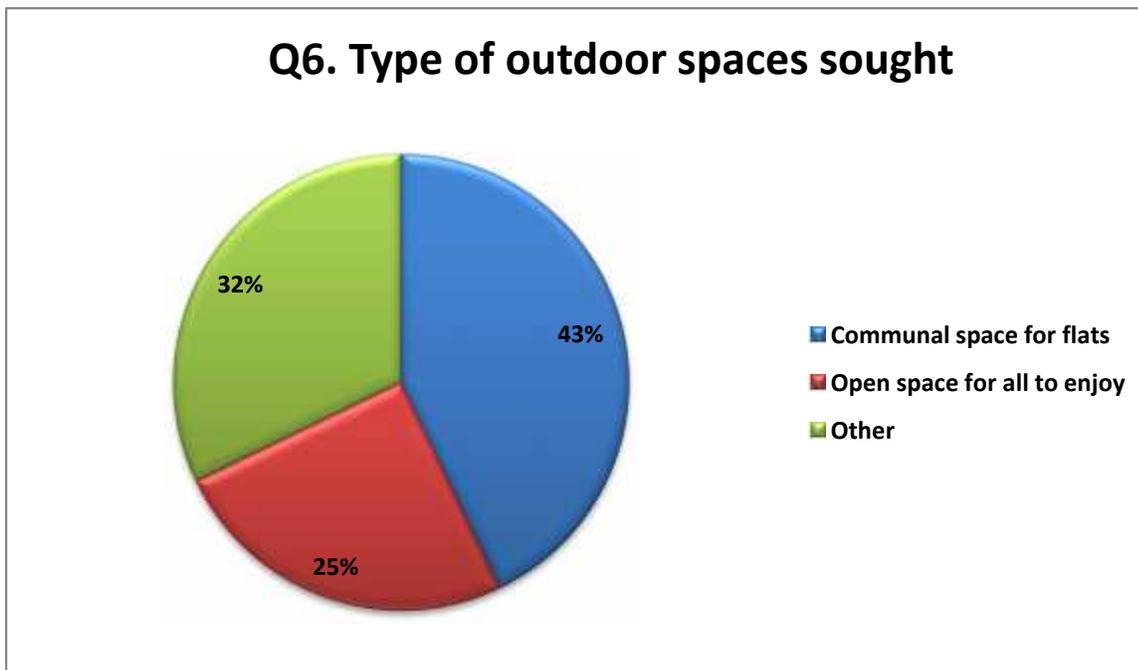**Question 6: What type of outdoor space would you prefer to see within the estate?**

Question 6 looks at the **types of outdoor spaces** that respondents would prefer to see within the Ravensbury Estate. Three options were provided, as follows:

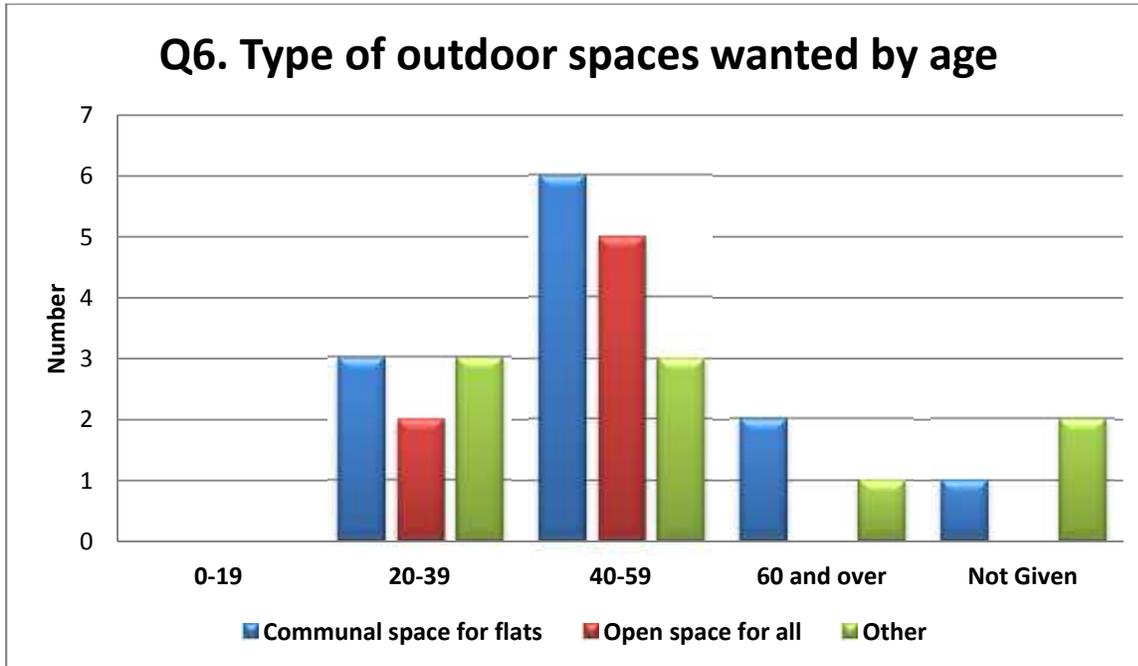 **Option1** - Concentrate on providing communal space for flats

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

  Option 3 - Other, please state

The bar chart below show how people responded to this question.

Q6. Type of outdoor spaces sought

43% Communal space for flats
25% Open space for all to enjoy
32% Other

The following bar chart breaks the above information down by age of respondents.

Q6. Type of outdoor spaces wanted by age

A bar chart titled "Q6. Type of outdoor spaces wanted by age" with the y-axis labelled "Number" ranging from 0 to 7. The x-axis shows age groups: 0-19, 20-39, 40-59, 60 and over, Not Given. The legend indicates: Communal space for flats (blue), Open space for all (red), Other (green).

- 0-19: no bars
- 20-39: Communal space for flats = 3, Open space for all = 2, Other = 3
- 40-59: Communal space for flats = 6, Open space for all = 5, Other = 3
- 60 and over: Communal space for flats = 2, Other = 1
- Not Given: Communal space for flats = 1, Other = 2

43% of respondents have chosen the option for communal areas for flats. In no age group was another option more popular, although the 20-39 year old respondents wanted chose 'other' equal measure. 32% of respondents selected 'other' with the most common request being for things to be left as they are. Some respondents did not elaborate.

Question 7: What types of play areas and outdoor space would you prefer to see?

Question 7 asks what **types of play areas and open spaces** people would like to see within the Ravensbury Estate. This question provides five options, and specifies a maximum of two choices per respondent. The choices given are as follows:
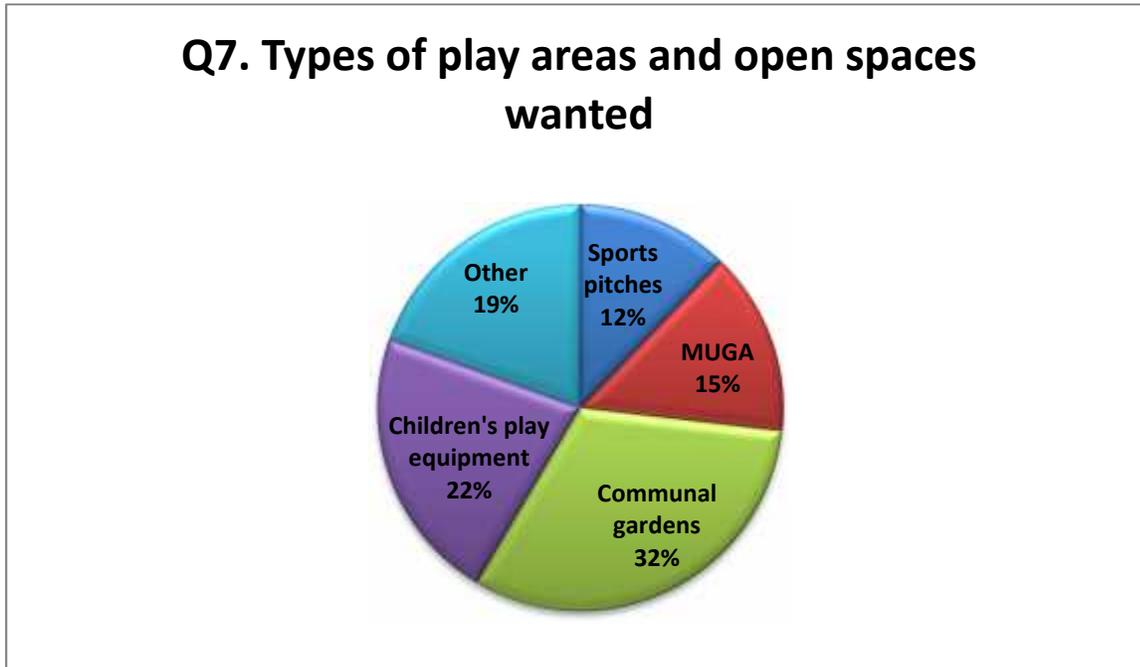
Option 1 - Sports pitches

**Option 2** - Multi-use games areas (MUGA)

Option 3 - Communal gardens

Option 4 - Children's play equipment

Option 5 - Other, please state

The Pie chart below shows how people responded to this question

Q7. Types of play areas and open spaces wanted

Other 19%

Sports pitches 12%

MUGA 15%

Children's play equipment 22%

Communal gardens 32%

The bar chart below breaks this information down further by looking at responses by age group.

Q7. Types of play areas and open spaces wanted by age
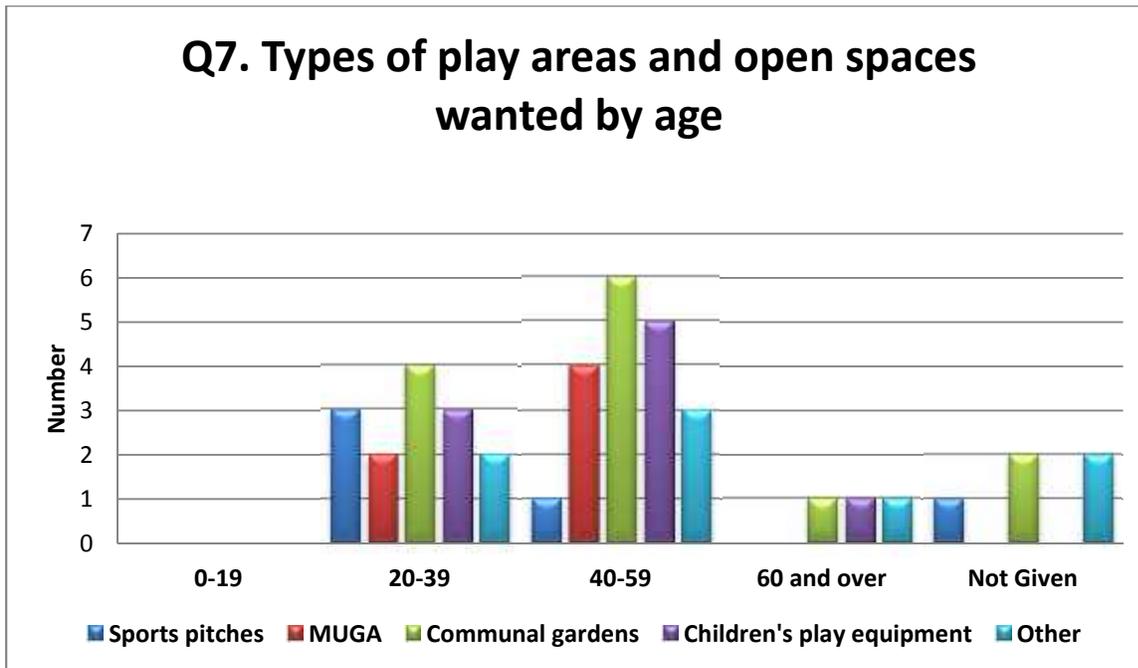
Communal gardens are the preferred option by 1 in 3 respondents. Children's play equipment was selected by 22% of respondents. No age groups selected any option more than communal gardens. Of those people who selected 'other', most responses did not elaborate. Comments made included no open spaces needed as there are two parks in close proximity and to leave things as they are.

Question 8: What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Question 8 seeks to explore what respondents feel are important in deciding the **layout of buildings, spaces and streets** on the Ravensbury Estate. This question provided four options, and specifies a maximum of two choices per respondent. The choices given are as follows:
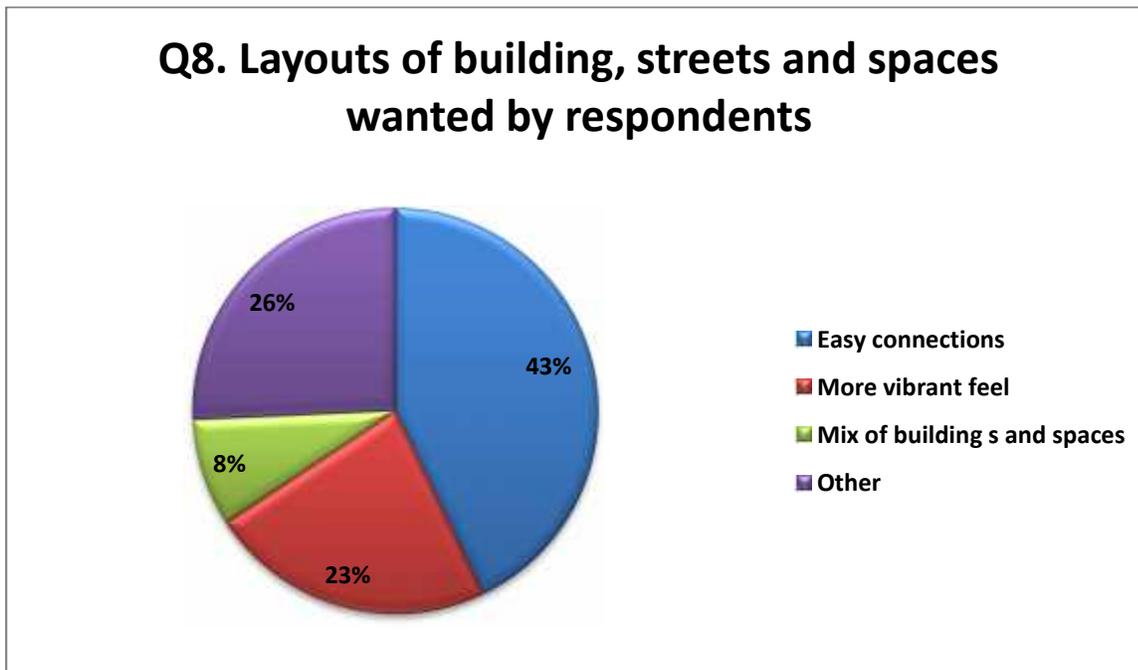
Option 1 - Making easy connections within the estate and to the surrounding area

Option 2 – Create a more vibrant feel and character to the area

Option 3 – Creating a mixture of types of buildings and spaces

Option 4 – Other, please state

The pie chart below shows how people responded to this question.

Making easy connections with the surrounding area was the choice of 43% of respondents, more than any other option. More than 1 in 4 respondents selected 'other' with comments including the retention of the existing layout, and the loss of the cul-de-sac arrangement. Many respondents did not elaborate.

Question 9: Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Question 9 provides an opportunity for respondents to provide their views on any other issues or options which should be given consideration regarding the estate's open spaces and streets. The most common issues raised are as follows; improved security, incorporate street trees/planting, street lighting, and maintenance of public areas.

Question 10: How should greater use of public transport be encouraged?

Question 10 asks how **greater use of public transport should be encouraged**. The question provides a choice of five options, with 'one or more' selections allowed. The options provided are as follows:
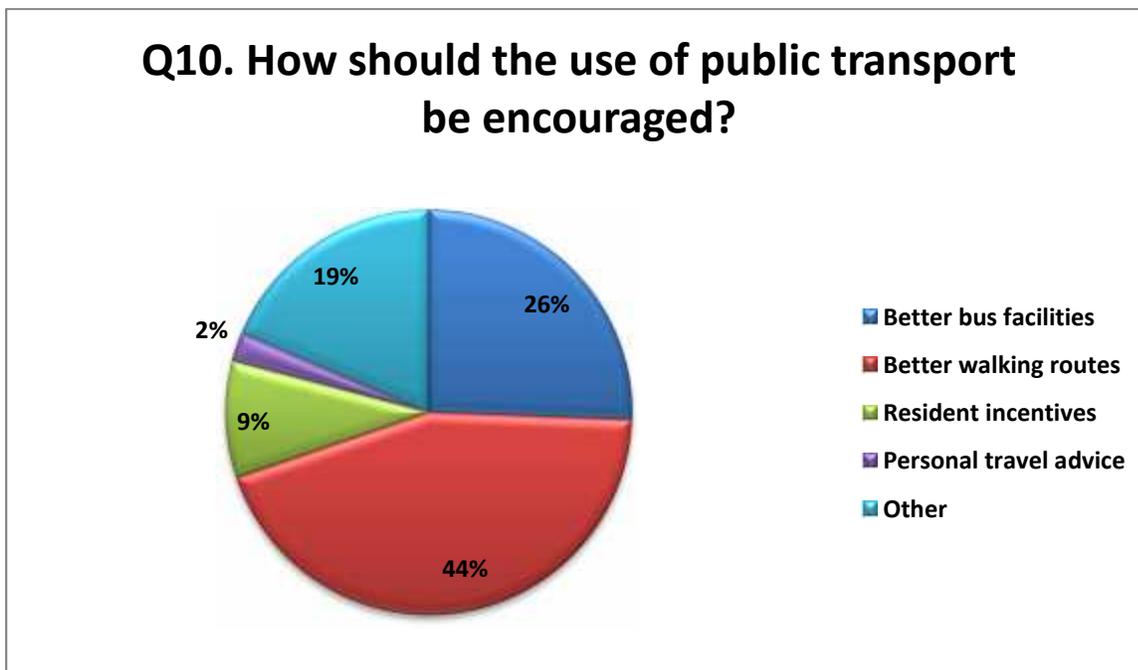
> **Option 1** - Provide better bus facilities
>
> **Option 2** - Provide better walking routes, bus and tram stops, shopping areas, parks and community facilities
>
> **Option 3** - Provide incentives to help residents use public transport more
>
> **Option 4** - Provide personal travel advice
>
> **Option 5** - Other, please state

The pie chart below shows how people responded.

Nearly half of respondents chose option 2, the provision of better walking routes, bus and tram stops, shopping areas, parks and community facilities. 26% of respondents want better bus facilities whilst only 2% would like to see personal travel advice provided. Of the respondents who selected the 'other' option, the most common suggestion was to leave things as they are.

Question 11: Walking and cycling are healthy lifestyle choices. How can we support this?

Question 11 asks how the Council can **support the choice of walking and cycling as modes of transport**. The question provides a choice of four options with 'one or more' selections allowed. The options provided are as follows:
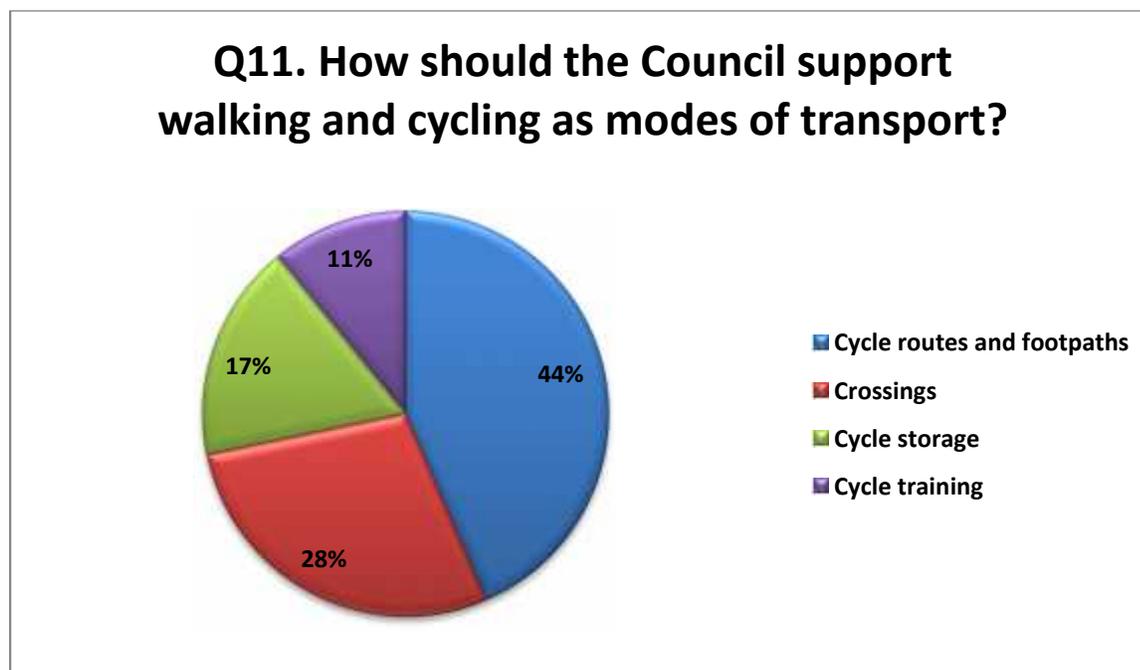
Option 1 - Provide well-connected, attractive and safe cycle routes and footpaths

Option 2 - Provide safe and convenient crossings of busy roads and junctions

Option 3 - Provide secure and convenient cycle storage

Option 4 - Provide cycle training and support, to encourage people to switch to cycling

The pie chart below shows how people responded.

44% of respondents want well-connected, attractive and safe cycle routes and footpaths whilst 28% selecting safe and convenient crossings of busy roads and junctions.

Question 12: How should parking be managed?

Question12 asked how people think that **parking should be managed** on the Ravensbury Estate. The question provides three options, with 'one or more' selections allowed. The options provided are as follows:

Option 1 - Introduce parking controls

Option 2 - No parking restrictions

Option3 - Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed

The bar chart below shows how people responded to this question.

There is an even split between those people that want to see parking controls introduced and those who want no restrictions at all.

Question 13: Are there any other issues or options we should consider regarding the transport?

Question 13 provided a space for respondents to identify any **other issues or options which should be considered regarding transport**. The most common themes identified are as follows; improving pavement widths, improve parking and leaving the existing as is.

Question 14: Should new community facilities be provided within Ravensbury estate?

Question 14 seeks to identify whether people think there are sufficient **community facilities** on the Ravensbury Estate, and if not what should be provided. The question provided two options, as follows:

Option 1 - Yes, we need more community facilities such as:

Option 2 - No, the existing community facilities on the estate and nearby are enough

The pie chart below shows how people responded.

Q14. Are more community facilities needed?

Yes
15%

No
85%
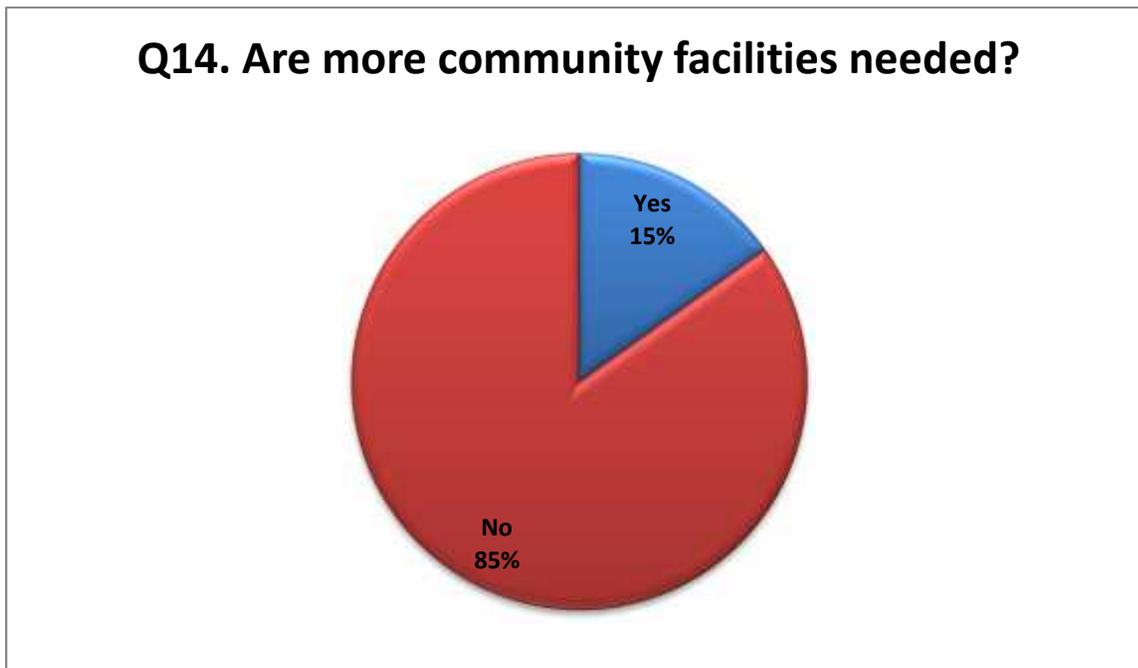
An overwhelming 85% of respondents feel the existing situation is adequate.

Question 15: How could refurbishment or regeneration support existing and new employment?

Question 15 asks how regeneration or refurbishment could **support new and existing employment**. The question provides three options with 'one or more' answer sought. The options are as follows:

> **Option 1** - Provision of space for businesses on or near the estate

> **Option 2** - Employ local businesses and apprentices through the refurbishment or regeneration process

> **Option 3** - Other, please state

Q15. How can new businesses be supported?
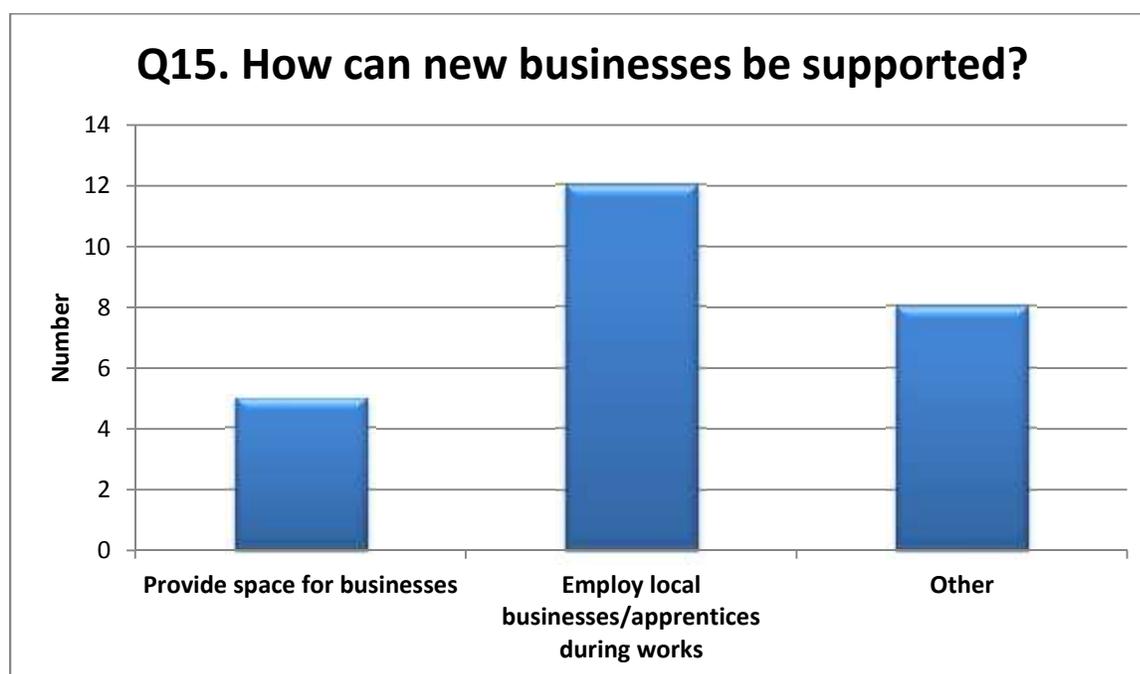
12 respondents want to see local businesses and apprentices employed through the refurbishment/regeneration and this is, by some way, the most selected option. The next most popular option received 8 selections and this is for the 'other' option which primarily consisted of people stating that things should be left as they are.

Question 16: Are there any other issues or options we should consider regarding social and economic opportunities?

Question 16 allowed respondents to provide their views on any **additional issues or options that should be considered regarding social and economic opportunities**. The most common themes raised are as follows; on-site caretaker and no need for regeneration.