

Spring 2022



CLARION
HOUSING

Eastfields

regeneration update

Welcome to the Eastfields regeneration update. In this issue you can read more about how the regeneration plans are progressing, the reserved matters planning application for phase one and what you can expect over the next few months.

We also want you to get in touch if there have been changes to your housing needs.



Planning application **submitted**



Thank you to everyone who attended the consultation events, your comments and feedback on the design plans have helped shape the final design. All Eastfields residents received copies of the consultation presentation and examples of the housing layouts. This material is also available to view on the Clarion website here: www.myclarionhousing.com/my-community/regeneration-projects/merton-london/eastfields

In phase one of the Eastfields estate regeneration project we will deliver 201 new homes for existing tenants and resident homeowners.

We submitted the detailed planning application for phase one in December 2021. Although we have outline planning approval for the regeneration of all of Eastfields, we need to submit a second more detailed planning application for each phase before construction can begin. This includes information on house and apartment types, internal layouts and the appearance of the buildings, landscaping and building materials. The phase one design has been developed following feedback from residents and input from Merton Council's planning officers.

Stages of regeneration



New office for Eastfields

You may have noticed a new portacabin has been installed on Clay Avenue. We realise that using the caretakers' office as a temporary meeting place has not been ideal and therefore the portacabin will provide a dedicated office space.

The office space will be used by the surveyors and for various surgeries. We will keep you informed about the new facility and how it will be used in the future.

Get involved – join the Resident Steering Group

Now pandemic restrictions are being relaxed the Eastfields Resident Steering group will be meeting more regularly. If you're interested in joining your neighbours to help shape your community why not get involved?

You will play an active role in shaping Eastfields regeneration including sharing views on the fixtures, fittings and finishes for the first new homes. There is also the opportunity to get involved in planning community activities for your neighbourhood.



i There will be some activities for Eastfields residents over the summer. If you'd like to help organise the events please contact your regeneration manager, **Doreen Jones** on **07584 365629** or email **Doreen.Jones@clarionhg.com**

Rehousing

You will be aware that some residents are being temporarily rehoused to allow for the construction of the first new homes. You can expect to see more activity in the coming months as we prepare for work to begin on phase one.



Your questions answered

We have included some answers below to the questions you've been asking us.



Q: I'm a tenant and want to stay on Eastfields, what does that mean for me?

A: If you are a Clarion Housing assured tenant we will build a new home for you as part of regeneration. You will be allocated a home based on your housing need.

Depending on where you live you may need to move temporarily before your replacement home is built. We will always give you plenty of notice before you need to move.

Q: I'm a resident homeowner and want to stay on Eastfields, what does that mean for me?

A: If you are a resident homeowner and you were living in your property as your main home on 27 May 2015 you can choose to stay on Eastfields and accept the offer of a new replacement home.

Q: I'm a resident homeowner and I've decided to move away from Eastfields.

A: If you decide to sell and move away we'll buy your home at market value, plus an additional 10%. We'll also pay you £3,000 to cover the cost of moving home, a payment towards Stamp Duty Land Tax and pay towards legal fees and disbursements.



If you would like more information, please contact **Doreen Jones**, your regeneration manager. You can view the Merton Residents' Offer on the website here:

myclarionhousing.com/my-community/regeneration-projects/merton-london



Update your housing needs information

If you live in phase one or you have moved away temporarily please contact us to update your housing needs and tell us about any health issues you may have that affects your mobility. We need this information to ensure your new home is built to meet the needs of your household. We will write to residents in the coming months to talk about the next steps.

Repairs and maintenance



As the Eastfields regeneration gears up you can report repairs in the usual way. This can be done in the following ways:

- through your **Clarion online account**
- by contacting customer services on **0300 500 8000** or
- via the website at: **myclarionhousing.com/repairs-and-maintenance/request-a-repair**.

The Eastfields repairs surgeries continue to be held every morning on the estate, staffed by our Technical Officers. They can be found at the temporary office located at the end of Clay Avenue, at 9.30am-11.30am Monday to Friday. You can also report any repairs directly by emailing **eastfieldsrepairs@clarionhg.com**.

Contact us

If you have any questions, or would like to arrange a meeting to discuss the regeneration please contact **Doreen Jones**, your regeneration manager on **07584 365629** or email **mertonregen@clarionhg.com**.

If you would like a copy of this newsletter in large print, Braille or any other format or language please call **0300 500 8000**.

We welcome calls from **Text Relay**. If calling from a text phone, please dial **18001** and the number you wish to connect.

Find out more about Ravensbury at: **myclarionhousing.com/eastfields**



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