



Eastfields master plan

With the help of residents we have developed a master plan to transform your neighbourhood.

Proposals include:

- 780-800 new homes
- Traditional streets with safer routes for residents
- A wide range of houses, maisonettes and flats, giving choice and flexibility
- Keeping as many trees as possible
- Central green space for all with easy access to play, seating and leisure
- A paved, well-lit public square
- Shared surfaces along Acacia Road and Mullholland Close to reduce the speed of cars
- Improving access to surrounding areas and nearby facilities
- All homes built to lifetime homes standard and 10% will be fully wheelchair accessible



Circle
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www.mertonregen.org.uk

Part of Clarion Housing Group

The vision for Eastfields



What is the timescale?

Regeneration will take up to 12 years to complete. We'll keep you informed and involved at every stage of the process.

Benefits of regeneration

Through regeneration we'll build on the many qualities of your neighbourhood, including the strong sense of community.



New homes will be the same size or bigger than their current equivalent



New community spaces and play areas with better access to St Mark's Academy



Private outdoor space for every home



Safe, well-connected and attractive streets



Training and employment opportunities for local people

Our offer to our tenants



A new home



Keep the same tenancy rights you have now



Disturbance payment of £3,000



Relocation payment of at least £5,300



Free packing and removals



Free handyperson service to help older and vulnerable tenants



Help if you need to move temporarily because of regeneration



New energy-efficient fridge freezer, washing machine, cooker and dishwasher

Our offer to resident homeowners



A new replacement home in Eastfields at no additional cost to you if you choose to stay

or



Open market value for your home plus ten per cent if you prefer to leave

Plus



A disturbance payment of £3,000 per household



Free and independent valuation of your home



Legal fees and other costs reimbursed



Payment of Stamp Duty Land Tax

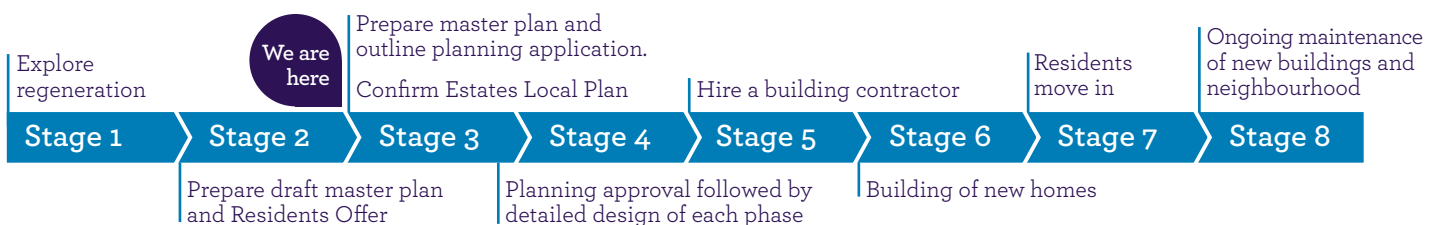


Help if you need to move temporarily because of regeneration

What happens next?

We have now submitted an outline planning application for the Eastfields master plan to Merton Council. This includes details about the number of homes, layout and vehicle access for the Eastfields master plan. Merton Council will decide whether to approve the outline planning application once the Estates Local Plan is in place.

If the planning application is approved we'll work on the detailed design of each phase and hire a building contractor.



Contact us

If you have any questions or would like to arrange a meeting to discuss what regeneration could mean for you please contact your regeneration manager, **Doreen Jones**, on **020 3784 5951** or email mertonregen@circle.org.uk



mertonregen@clarionhg.com

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