

High Path



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Existing High Path Estate

ORIGINS

High Path forms part of a wider regeneration project that will see over £1bn invested in Merton. It is one of three neighbourhoods to be extensively regenerated. Over the next 12 years 1,260 homes will be demolished and replaced with almost 3,000 homes. Plans also include employment space, new parks, and community infrastructure.

Over 3,000 people currently live in the three neighbourhoods, so the decision to regenerate has not been taken lightly.

PRINCIPLES FOR REGENERATION

- High-quality new homes
- Every social rented home replaced
- Resident homeowners offered a new home on the same leasehold or freehold basis they have now
- No home is smaller than the home it replaces
- Tackling overcrowding
- Private outdoor space for every home

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Artist's impression of the neighbourhood park



Artist's impression of the news street

Masterplan



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High Path Masterplan

Why Regenerate



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Artist's impression

Clarion Housing Group carried out a detailed analysis of the investment needs of the existing homes. At the same time we ran an extensive programme of community engagement, taking residents through the options for their neighbourhood.

The decision to regenerate was made after taking into account the standard of existing homes, levels of overcrowding and the findings of an independent resident survey.

Securing Residents' Support



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Public Consultation

The regeneration plans will have a huge impact on the lives of existing High Path residents. It was important that we confirmed we had their support before we advanced the plans.

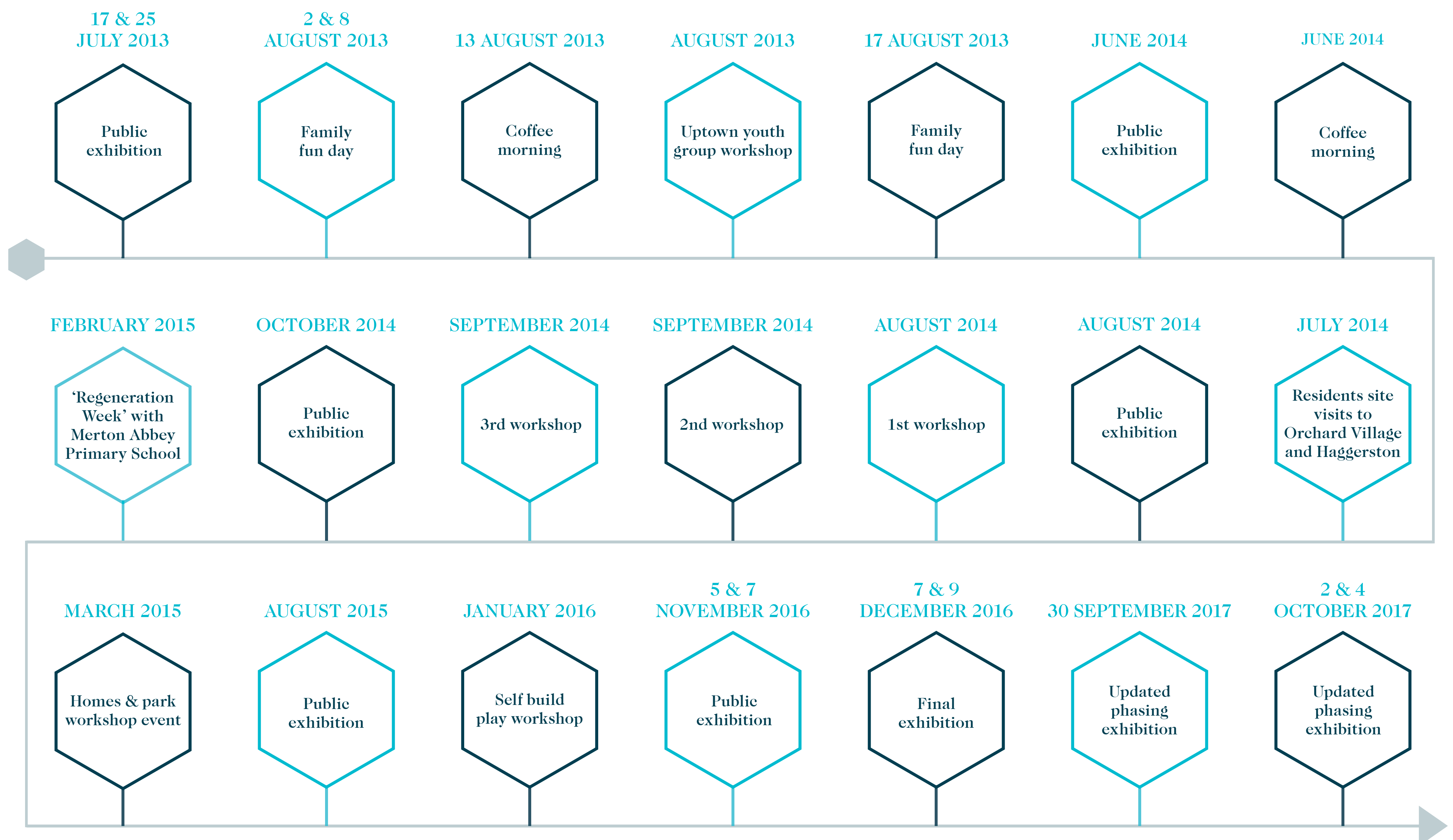
- We have held exhibitions, workshops, site visits, drop ins and coffee mornings with High Path residents
- We signed up to Ten Commitments with Merton Council to ensure that residents' interests remain at the centre of the regeneration process
- The Residents Offer was produced in 2015, confirming everyone's rehousing entitlement and the financial compensation available.

Consultation Timeline



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Public Consultation