



I'm a tenant on High Path

What does
regeneration
mean for me?

Circle
Housing™

Merton Priory

PINCOTT ROAD SW18



Last summer Circle Housing Merton Priory consulted residents about the future of High Path. Following a review of the feedback we received we concluded that regeneration should be explored further.

We've appointed architects to work with us and local residents for the rest of 2014. They've been asked to design what the new neighbourhood would look like if the regeneration of High Path goes ahead.

This leaflet provides more information for Circle Housing Merton Priory tenants about what will happen as we start to design the new neighbourhood and how you can be involved.



Our promise to you

This is a chance for the **whole neighbourhood to decide** how best to sort out the problems with High Path that you told us about last summer.

Preparing plans for a new neighbourhood is complicated so we can't answer all the questions you have straight away. The idea is that **we develop the scheme with you** and other local organisations such as the London Borough of Merton, local schools and community groups. So ideas, designs and costs will change throughout the course of the year. We promise to work with you this year to **confirm our offer to Circle Housing Merton Priory tenants**. And we promise to **update you** as soon as we have new information.

Left: Wayne Hainsworth,
Managing Director of Circle
Housing Merton Priory

Listening to you

This year is about **working together to design the new neighbourhood**. Once this has been completed you'll have a much clearer picture of what regeneration could mean for you.

During our consultation we will:

- **Put residents first** – you'll be the first to know the latest information as soon as it's available
- **Provide choice** – we'll make sure you have as much choice as possible when making decisions about the future of the neighbourhood and where you live
- **Listen to you** – at each stage of the consultation we'll share the feedback we've had
- **Provide independent advice** – you'll have access to independent advice and support about regeneration
- **Work with you** – you'll be involved every step of the way as we need your help to design the new neighbourhood

This leaflet includes a timeline to show you how the design work will progress and when we'll be able to provide more information.



What does designing the new neighbourhood mean?

By the end of the year you'll have helped us decide on the **location, layout and design** of the new homes to be built. We'll also know how the green spaces can be improved, what parking facilities are required and how access to public transport and local facilities will work.

Working with the London Borough of Merton and your elected representatives

The regeneration of High Path will need the support of the London Borough of Merton (LB Merton). Together with colleagues at LB Merton, we're looking at how regeneration could affect the commitments made by Circle Housing Merton Priory when High Path was transferred to us. We've also been speaking to your local Councillors and MP and will continue to do so.

Any major changes at High Path **will need planning permission** from LB Merton so we are working closely with them.

Between **May this year and January next year** our design team will hold a series of community consultation events including:

- A design stage launch event
- A High Path walkabout with the design team
- Resident workshops on specific parts of the design such as the new homes, buildings and public spaces
- Visits to new homes and developments in other areas to see what is possible
- Events to look at options for the design of the new High Path
- An exhibition to present a final design for the new High Path

Independent advice

We recognise that tenants need access to **independent advice and support**. We'll be asking residents to help us appoint an independent advisor who can help you to make **informed choices**. This new service will be available from May onwards.

One of the first jobs for the advisor will be to set up arrangements for **residents to meet regularly with the Circle Housing Merton Priory team** working on the regeneration project.



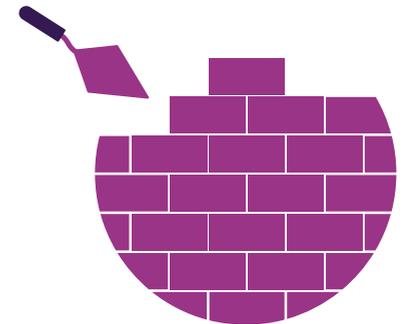
The new homes

What will the new homes be like?

The new homes will be **well designed, better insulated and will use less energy**. The architects will work with residents to draw up **detailed designs** for the new homes, buildings and open spaces.

By redesigning the whole neighbourhood in one go we can also tackle some of the problems with the layout of High Path. This will include **better access, parking, green spaces and bin storage**. We will also address areas where residents have expressed concerns about anti-social behaviour.

Left: Orchard Village, a recent development by Circle Housing



Help and support

Where will I go while regeneration is taking place?

To help minimise disruption, the regeneration of High Path will be done in phases over a period of **up to 12 years**.

We want to **build new homes first** so that wherever possible tenants can move straight into their new home. We would do this by building the first new homes on land that is not currently used for housing.

This may not be possible for everyone and some tenants may have to move away for a while until their new home is ready. We'll work hard to make sure that as few people as possible are re-housed outside High Path, even if it is only for a short time. We'll support you and **no one will have to move outside of Merton**.

What are my rights as a tenant?

You'll **keep all of your rights as a tenant** and you'll have the same tenancy agreement in the new neighbourhood as you do now.

What financial help will I be offered?

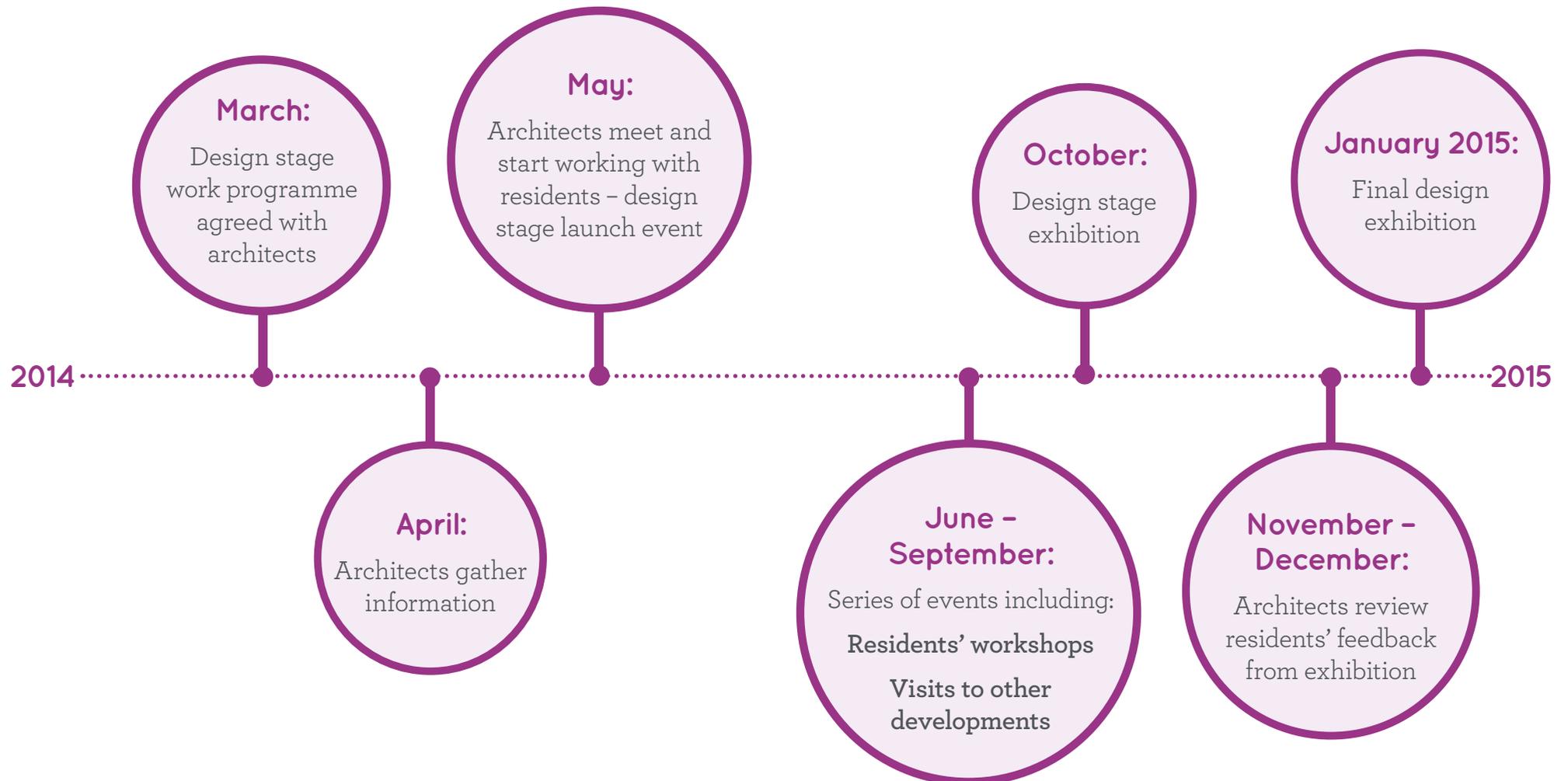
At the point when we need your home:

- You'll be entitled to a **home loss payment** of at least £4,700
- We'll also make reasonable **disturbance payments** to cover expenses such as removal costs, the disconnection and reconnection of appliances, new carpets and curtains
- We've put aside funding for moving costs so that **no tenants will be out of pocket**. Our staff will work directly with every household providing support and helping you to sort out the practicalities



Timeline

To give everyone a better idea of what the design stage will involve and how long it will take, this timeline includes opportunities to get involved:





How to contact us

Your consultation officers, **Winston Phillips** and **Donna Brown**, can be contacted on: **020 3441 8518** or email highpath@circle.org.uk

www.circle.org.uk/merton-priory

Alternative formats

If you need a copy of this newsletter in large print, Braille or any other format or language please call 020 3441 8518.



Merton Priory