

Summer 2021



CLARION
HOUSING

High Path

Regeneration update



The first residents are moving into their new homes at Rodney Place and Phoenix Court (phase one) through the summer and autumn. There will be a slight delay on handing over Phoenix Court (the large block opposite Harris Academy). We will contact you to provide a moving date once we know when your new home will be ready. By the end of Phase One almost 1 in 3 of existing households who have chosen to stay on High Path will soon be living in their new homes.

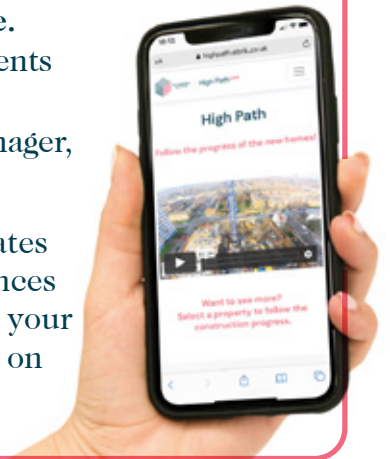


Rodney Place

High Path Live

You can follow progress on the first phase by logging into **highpathlive.com** on your phone, computer or tablet. Hundreds of High Path residents have already had a look as the new homes edge towards completion. Alternatively, you can speak to **Donna Brown**, your regeneration manager, who can provide progress updates.

If you're moving in phase one and would like to receive regular updates as the building work progresses, please update your contact preferences via your online account or call customer services to ensure we have your current email address. You can register for a Clarion online account on the website: www.myclarionhousing.com



Upcoming Consultation on Planning

Behind the scenes, we have been working closely with the London Borough of Merton to ensure we can continue the regeneration of High Path. Clarion and the Council have agreed a way forward and this is due to be heard at a Council meeting on the 15th September. We are hopeful of a positive outcome.

We will need to make some changes to the Outline Planning approval we secured in March 2018. Consultation on those changes will take place in the autumn and early winter. We will send you further details as they are confirmed.

Employment opportunities at **High Path**

The regeneration of High Path will create dozens of new jobs and training opportunities. Phase 1 has already seen **15 new job starts and 11 apprenticeships**, alongside a range of training and qualification opportunities.



There are new vacancies for experienced bricklayers and decorators.

If you are interested please contact highpathjobs@hill.co.uk



Hill's High Path team includes 11 apprentices

Recycling your white goods

As part of the Merton Residents Offer you will be provided with kitchen appliances and white goods (cooker, fridge, washing machine, etc.) when you move into your new home, which will be your responsibility to maintain. If you are moving and your existing appliances are in good working order, we are working with local charities to find a new home for them. There is always a need for good, clean equipment.



Please contact your **regeneration manager** if you think you could help.

Repairs & maintenance

While the High Path regeneration continues you can still report repairs in the usual way. This can be done:

- 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

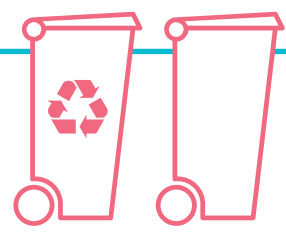
Resident homeowners, interested in moving early?

If you are a homeowner waiting to move in one of the later phases, you might be able to move early. We have a small number of completed or almost completed homes available for homeowners if you are interested in moving early.



Please contact **Donna Brown** your **regeneration manager** at donna.brown@clarionhg.com

Temporary relocation of bins stores at Marsh Court



To allow us to complete the new homes in Block C in phase one, we have temporarily moved the bin stores for Marsh Court. This will enable us to complete some drainage work.

As soon as the works are completed, the bin stores will be returned to the rear of Marsh Court. This will also involve the removal of two trees adjacent to Marsh Court, which will need to be removed in any event to make way for the new homes of phase two. However, these trees will be replaced at a later stage. By the end of phase two of the regeneration of High Path we will be planting 41 new trees. We will write to affected residents about when the drainage work will begin closer to the time.



Why we will be issuing **Section 16 notices** to homeowners

In September we will be writing to resident and absentee homeowners in phases two and three of the estate. We are committed to reaching an agreement with resident homeowners to exchange your existing property for a Clarion replacement home if you choose to stay. We are always open to buying back homes if you prefer to sell and move away. If, for any reason we are unable to reach an agreement, as a last resort, Clarion will seek to acquire the property through Compulsory Purchase.

As part of this process, we will be writing to residents in phases two and three and issuing notices under Section 16 of the Local Government Act 1979. This is because we are legally required to confirm your interest in your home (e.g. do you own the property, rent it privately etc.) and other details before the regeneration work on phase two begins. The notice requires you to declare the nature of your interest and the names and addresses of anyone else you believe also has an interest in the property. We will provide more details on how you can respond to the notice nearer the time.



An artist's impression of High Path phases one and two which will exclusively rehouse existing residents, including resident homeowners.

i Any questions?

If you have any questions, or would like to arrange a meeting to discuss the regeneration please contact **Donna Brown**, your regeneration manager, on **0300 500 8000** or email **MertonRegeneration@clarionhg.com**.

If you need a copy of this newsletter in large print, Braille or any other format or language please call **0300 500 0596**.

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

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