



Join the
conversation

Shape the future
of High Path

Circle
Housing™

Summer 2014 issue

Merton Priory



We're getting in touch about the next stage of consultation on the future of High Path. We hope you'll get involved in the events taking place this summer.

Our priority is to make sure homes at High Path meet modern standards and are the best they can be in the long term. Replacing the existing homes to create a neighbourhood that is well-designed and more energy efficient could be the most effective way to do this.

Consultation on design

As we said in our last newsletter, we're exploring how regeneration could take place at High Path and what it could mean for residents. To do this we've appointed architects to work with residents throughout the rest of 2014.

In this newsletter you'll find details of the consultation events the architects will be holding at High Path over the summer. We'll also be arranging visits to other neighbourhoods around London where regeneration has already taken place.

www.mertonregen.org.uk



Decision

We're still at a very early stage and no final decision has been made. By taking part in the consultation events you'll help shape the plans for a new High Path if regeneration goes ahead. We've also asked an Independent Tenant and Resident Advisor to join the project. This means you'll have access to independent support and guidance from an experienced advisor who was appointed with help from residents.

Investing in homes

Circle Housing Merton Priory is a not-for-profit organisation with a charitable purpose. This means we're committed to investing back into homes and neighbourhoods. We only do this by working in partnership with local residents.

At the same time as we're working on the design of a new High Path, we'll be developing the financial options for people who own their homes. We want to build on the strong community that's already here so we'll provide as much support as we can to enable homeowners to stay.

As we develop the options, we give you this promise. We're committed to putting residents first, providing choice and listening to you.

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

Meet the architects

In March PRP Architects was selected to design a new High Path by a panel that included local residents and the London Borough of Merton. Manisha Patel, Director of PRP Architects is leading the team responsible for preparing the design of a new High Path.

How are you looking to involve the community in the potential regeneration?

● **Manisha:** “We met many residents at the consultation events last year and heard about how they think High Path could be improved. We’re looking forward to having more detailed discussions and showing residents how their feedback is shaping the design. It’s very important that the local community has its say in what could be the future of their neighbourhood.”

What are you looking to achieve through regeneration?

● **Manisha:** “High Path benefits from being close to great transport connections and facilities on nearby high streets. We know you want safer streets, improved parking, new youth and community facilities and high quality homes with green spaces. Regeneration could achieve this and connect High Path to the surrounding area.”



Manisha Patel,
Director of PRP Architects

Examples of regeneration schemes

PRP Architects worked with Circle Housing on the Orchard Village development in the London Borough of Havering. This project transformed the former Mardyke Estate – known for high levels of crime and the poor condition of the homes – into a high-quality modern neighbourhood for local residents.

Residents were consulted at every stage of regeneration, including the design of the neighbourhood as a whole and the new, energy-efficient homes.

A community centre, gardens and shops are at the heart of the development and a range of facilities and services has been set up to meet the needs of residents.

Other regeneration projects that PRP has designed include Clapham Park, Wornington Green in Notting Hill, Chobham on Queen Elizabeth Olympic Park and the Oval Quarter.

Right: Orchard Village, an example of a recent development by Circle Housing and PRP Architects



Upcoming events

This summer, we'll start the consultation with a series of informal events to talk to you about different aspects of regeneration such as design, layout and open spaces. The architects will use your feedback to draw up plans. We'll then consult with you on these plans in the autumn. The final plans will be presented in January 2015 after we've taken your comments into account.

This summer's events will be held locally and focus on:

- Getting to know the architects and what their role will be
- High Path walkabouts so the architects can get a better understanding of the neighbourhood from the residents' point of view
- Finding out what themes or issues residents are interested in and holding separate themed workshops
- Visits to regeneration schemes in London
- Gathering and presenting feedback from residents on the design ideas

We'll make sure your comments are recorded and show you how we've used them at the events as well as publishing this information on our website. If you can't make it to one of the main community events there'll be plenty of other opportunities to put your points across including one-to-one meetings and coffee mornings. We'll explain how you can register for the different workshops at the early events or speak to your Regeneration Officer.

Consultation schedule

Please note: we'll write to all residents to confirm dates and times.

Week starting	Event	Description
11 June	Informal drop-in event #1	<ul style="list-style-type: none"> • Meet the team • Feedback from last year • Timetable and events • Discuss workshops
19 June	Coffee morning for older residents	<ul style="list-style-type: none"> • Meet the team • Feedback from last year • Timetable and events • Discuss workshops
28 June	Community event #1	<ul style="list-style-type: none"> • The way forward / options • Sign up for workshops and site visits • High Path walkabout
10 July	Informal drop-in event #2	<ul style="list-style-type: none"> • The way forward / options • Sign up for workshops and site visits • High Path walkabout
w/c 21 July	Site visits to regeneration schemes	<ul style="list-style-type: none"> • Details to follow
29 July	Design workshop #1	<ul style="list-style-type: none"> • Themed workshops based on residents' interests and issues
12 August	Design workshops #2	<ul style="list-style-type: none"> • Themed workshops based on residents' interests and issues
21 August	Coffee morning for older residents	<ul style="list-style-type: none"> • Review of design workshops
26 August	Design workshop #3	<ul style="list-style-type: none"> • Themed workshops based on residents' interests and issues
w/c 15 September	Site visits to regeneration schemes	<ul style="list-style-type: none"> • Details to follow
30 September	Design workshop #4	<ul style="list-style-type: none"> • Themed workshops based on residents' interests and issues
25 October	Community event #2	<ul style="list-style-type: none"> • Residents review draft design for High Path

Independent Tenant and Resident Advisor

NewmanFrancis has been appointed as the Independent Tenant and Resident Advisor (ITRA). They were chosen by a panel made up of local residents and a member of staff from Circle Housing Merton Priory. It's their job to support and advise all residents who could be affected by the regeneration proposals.

With over 20 years' experience, NewmanFrancis has an excellent track-record of achieving positive outcomes for communities and neighbourhoods.

Residents will be supported by the ITRA throughout the design stage and there'll be drop-in sessions arranged at convenient times. NewmanFrancis will also provide one-to-one advice on a range of issues that are relevant to different groups of residents.

The ITRA will act on behalf of residents and address their queries and concerns to Circle Housing Merton Priory. They will help residents to make decisions on their individual circumstances and options. They will also champion residents' views on the future layout and design of their neighbourhood as a whole.

NewmanFrancis has been appointed for a 12-month period that began at the end of May.

NewmanFrancis can be contacted on: **0208 555 2139**
or email: mertonregen@newmanfrancis.org

Regeneration website

As part of the consultation we've launched a new regeneration website. This will help you find all the latest regeneration information in one place:

www.mertonregen.org.uk

You'll be able to access:

- The latest updates on the project
- Information on upcoming exhibitions or consultation events
- Frequently asked questions and contact details for your Regeneration Officers
- An archive of documents and information for tenants, homeowners and landlords

The website will be regularly updated to provide more information as soon as we have it.

If you don't have access to the internet we can send you any information you might need.

Please contact us on: **020 3441 8518**



Why consider regeneration?

Circle Housing Merton Priory took over management of High Path from Merton Council in 2010. As a not-for-profit housing association it's our responsibility to provide high quality homes and the best possible living conditions across all our neighbourhoods.

You've told us about problems with the homes at High Path. These include poor noise insulation, condensation and dampness, a lack of outside space and safety concerns.

We believe undertaking extensive repairs will not give us homes which meet acceptable modern standards or solve many of these ongoing problems. Carrying out repairs alone would not deliver homes which will last for many years to come.

Regeneration would mean demolishing and replacing the existing homes to create neighbourhoods which are well-designed, more energy efficient and will meet residents' needs now and in the future.

Creating those new homes will be very expensive.

So we would need to include some new private housing in High Path to help pay for high-quality new homes for existing residents.

Circle Housing Merton Priory will make no profit from this. Any income we would generate by building and selling private homes would pay for new housing, open spaces and community facilities.

We're also committed to providing at least the same number of affordable homes that are currently at High Path.



Some frequently asked questions

Have you already decided to go ahead with regeneration?

No final decision has been made. Regeneration is a long-term process involving all residents who have different and specific individual needs. There are no firm plans for the new neighbourhoods yet as the architects will be developing these with residents during the summer and autumn.

The London Borough of Merton would also need to approve any plans. There is a long way to go before any decisions are taken on how or even if the regeneration will take place.

What will happen to residents during the regeneration process?

If regeneration goes ahead, a decant plan would be put in place. Demolition and rebuilding would take place in phases to help keep the community together. Wherever possible, residents would move straight into new homes before the old ones are demolished. The arrangements would depend on your individual circumstances. Some tenants may choose to move to a new neighbourhood and homeowners may sell their home during the process. All the options and the decant plan would be made very clear to residents as soon as we're able to do so.

How do you know that most residents are in favour of regeneration?

We're at a very early stage and consultation will be ongoing. We want to hear from residents and get your opinion on a range of issues. Based on the consultation we have undertaken so far we believe that regeneration is the best way to deal with the issues and problems that residents have told us about. But there's a long way to go and we want to hear lots more from residents in the coming months.

For more FAQs, please visit: www.mertonregen.org.uk

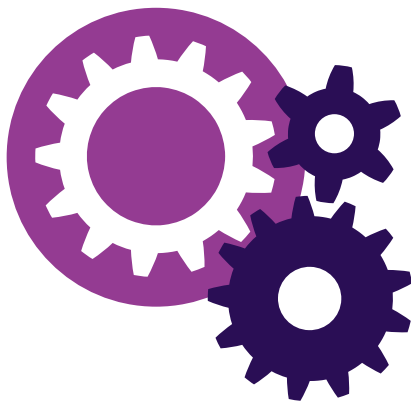


What regeneration could mean for High Path

We're interested in hearing what residents think regeneration would mean for them.

We're working to the principles that a new neighbourhood should:

- Provide well-designed homes for all residents
- Bring an end to over-crowding
- Provide better insulated homes which use less energy
- Bring new and improved green spaces to the area
- Improve safety, access, parking and bin storage



Right: Clapham Park, an example of a successful regeneration scheme



How to contact us

Your Regeneration Officer, Donna Brown,
can be contacted on: **020 3441 8518** or
email: **highpath@circle.org.uk**

www.mertonregen.org.uk

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.



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