



Join the  
conversation

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Shape the future  
of Ravensbury



Circle  
Housing™

Summer 2014 issue

Merton Priory



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

Our priority is to make sure homes at Ravensbury 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 and refurbishment could take place at Ravensbury 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 Ravensbury over the summer. We'll also be arranging visits to other neighbourhoods around London where regeneration has already taken place.

[www.mertonregen.org.uk](http://www.mertonregen.org.uk)





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## 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 Ravensbury if regeneration and refurbishment go 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 Ravensbury, 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



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## Meet the architects

In March HTA Design was selected to design a new Ravensbury by a panel that included local residents and the London Borough of Merton. Paul Maddock, Associate at HTA Design is part of the team responsible for preparing the design of a new Ravensbury.

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

● **Paul:** “We met many residents at the consultation events last year and heard about how they think Ravensbury 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?

● **Paul:** “Ravensbury benefits from being close to great transport connections and local parks. We know you want improved parking, new community facilities, high quality, better insulated homes and suitable outside spaces. Regeneration and refurbishment could achieve this and connect Ravensbury to the surrounding area.”



Paul Maddock,  
Associate at HTA Design



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## Examples of regeneration schemes

HTA has been working on the ongoing regeneration of Clapham Park since 2008. The scheme is being carried out in five phases and involves replacing existing homes with new and refurbished ones, including homes for older people and the provision of parks and community facilities. Residents have been consulted and involved throughout the design process.

Other schemes that HTA has worked on include phase one of the South Acton regeneration project, Ebury Bridge in Westminster and Allen Court in Sudbury Hill.



**Right:** Clapham Park, an example of a recent development by HTA

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## 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
- Ravensbury 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
10 June	Introduction / drop-in event	<ul style="list-style-type: none"><li>• Meet the team</li><li>• Memories / history of Ravensbury</li><li>• Timetable and events</li><li>• Feedback from last year</li></ul>
21 June	Ravensbury walkabout	<ul style="list-style-type: none"><li>• Buildings, layout and landscape</li></ul>
25 June	Design workshop #1	<ul style="list-style-type: none"><li>• Sharing design ideas</li><li>• Sign up for focus groups and site visits</li></ul>
5 July	Site visits to regeneration schemes	<ul style="list-style-type: none"><li>• Details to follow</li></ul>
16 July	Coffee morning for older residents	<ul style="list-style-type: none"><li>• Meet the team</li><li>• Timetable and events</li><li>• Feedback from last year</li><li>• Discuss workshops</li></ul>
30 July	Design workshop #2	<ul style="list-style-type: none"><li>• Focus on a specific interest or issue</li></ul>
9 August	Community event #1	<ul style="list-style-type: none"><li>• Exploring options for Ravensbury</li></ul>
10 September	Design workshop #3	<ul style="list-style-type: none"><li>• Reviewing and refining options</li></ul>
18 October	Community event #2	<ul style="list-style-type: none"><li>• Residents review draft design for Ravensbury based on preferred options</li></ul>



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## 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](mailto:mertonregen@newmanfrancis.org)

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## 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](http://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**



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## Why consider regeneration?

**Circle Housing Merton Priory took over management of Ravensbury 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 at Ravensbury. These include homes that are poorly insulated and hard to heat, a lack of suitable outside spaces, problems with refuse collection, unsafe pathways and issues with parking.

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 and refurbishment would mean creating a neighbourhood that is well-designed, more energy efficient and will meet residents' needs now and in the future.

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Creating those new homes will be very expensive.

So we would need to include some new private housing in Ravensbury to help pay for high-quality new and refurbished 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 Ravensbury.





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## Some frequently asked questions

### Have you already decided to go ahead with regeneration and refurbishment?

No final decision has been made. Regeneration and refurbishment is a long-term process involving all residents who have different and specific individual needs. There are no firm plans for the new neighbourhood 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 and refurbishment will take place.

### What will happen to residents during the regeneration and refurbishment process?

If regeneration and refurbishment 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.

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

We're at a very early stage and consultation will be ongoing. We want to hear from residents and get their opinion on a range of issues. Based on the consultation we have undertaken so far we believe that regeneration and refurbishment 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](http://www.mertonregen.org.uk)



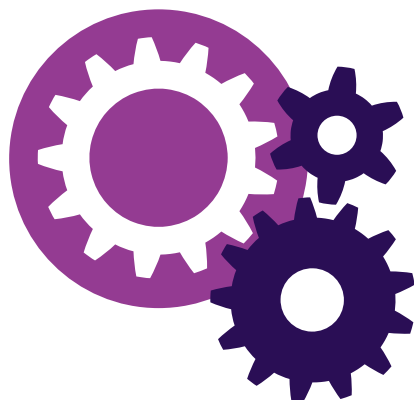
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# What regeneration could mean for Ravensbury

We're interested in hearing what residents think regeneration and refurbishment 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





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## How to contact us

Farrida Deen is the new Regeneration Officer for Ravensbury and will be your point of contact for all enquiries. Call: **020 3441 8518** or email: **[ravensbury@circle.org.uk](mailto:ravensbury@circle.org.uk)**

**[www.mertonregen.org.uk](http://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.



**Merton Priory**