

## **Eastfields points for consideration**

There is clearly the need for high quality homes for older people that they would be happy to 'downsize' into. Also, a number of disabled residents are concerned that any new homes should meet their needs in terms of design and accessibility.

There are a number of issues that you raised during the consultation events and in conversations with you. These points will be considered carefully during the masterplanning stage, they are:

- You told us that you are concerned about the design and condition of the homes at Eastfields and the historical lack of investment in them. There was a wide recognition that there is a problem with design and construction of the estate. The restoration of a more traditional street pattern was broadly supported.
- There is an established community at Eastfields and most of you said that you wanted to stay in the area and within your existing community.
- Some of you with disabilities or limiting long term conditions told us that your homes do not meet your needs in terms of accessibility or layout.
- Some older residents said they would like to move to a smaller home designed to meet their needs. Although many said that they would not be happy to move to a one bedroom home.
- Freeholders and leaseholders are concerned about the value of their homes and whether they would be able to afford new homes if regeneration goes ahead.
- Freeholders told us that they would prefer to remain as freeholders in the future if they opt to stay on the new Eastfields.
- Some absentee landlords said that they are finding their freehold houses expensive to maintain and would be willing to sell them.
- Some freeholders asked whether shared equity could be passed on to a family member who inherits their home.

## **High Path: Points for consideration**

There are a number of issues that were raised during both the consultation events and in conversations with residents of all tenures. These points will need to be considered carefully during the masterplanning stage, they are:

- ASB issues and concerns were raised both at the consultation events and in face to face or telephone meetings with High Path residents.
- There are many older residents on High Path and a large number of residents with disabilities or chronic illnesses. Some residents expressed an interest in our new sheltered schemes and asked whether similar housing could be provided in any new development.
- Tenants wanted to know whether they would still have the Right to Buy in any new homes.
- Residents were particularly concerned about room sizes in any new homes.
- Many of the concerns raised were about individual circumstances and how their needs could be met or accommodated.
- Concerns were expressed by some resident leaseholders about whether the possible regeneration should include their particular blocks.
- Some absentee owners/private landlords, both leaseholders and freeholders, expressed the view that nothing needed to change at High Path.
- Residents of some of the blocks and streets on High Path do not really consider themselves to be part of the estate. Although they understand and support regeneration elsewhere on High Path, especially in the three tall blocks.
- Some tenants would like to move away from High Path, either to elsewhere in Merton or out of the borough.

## **Ravensbury: Points for consideration**

- most residents want to stay on Ravensbury. There are strong family and community links within the Ravensbury estate that must be retained.
- Most wanted more certainty on the potential regeneration timetable, the type of housing that could be provided and what sort of home they might be offered.
- The size of homes and gardens was raised by many residents; the Orlit houses have good sized rooms, front and back gardens and some residents have altered their gardens so that they can park off the street.
- Parking, road layout and vehicle access generally is an issue – the cul-de-sac layout is well liked by residents of Rutter Gardens and Hatfield Close, there was a strong preference for off road parking expressed by those residents with their own vehicles.
- There are a number of older residents who would be happy to move to smaller homes that better meet their needs but some expressed misgivings about moving to a one bedroom property.
- Concern was expressed about the potential upheaval and the length of time that regeneration could take if it goes ahead and people would like more certainty about this.
- Owners (both leasehold and freehold) of properties on the estates are concerned about their ability to buy similar size/type properties to those that they own now.
- Owners of the brick houses in Ravensbury Grove felt that their homes should not be included in any regeneration scheme.