

EASTFIELDS

HIGH PATH

RAVENSBURY

Page 263

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Merton Estates Regeneration

EQUALITIES IMPACT ASSESSMENT (EqIA)

on behalf of
Clarion Housing Group and the London Borough of Merton
March 2022



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EXECUTIVE SUMMARY

ES.1 This document has been prepared by **Jam Consult Ltd** on behalf of **Clarion Housing Group**. Clarion Housing Group (Clarion) is part of the wider Circle Housing Group – one of the largest housing associations in the UK.

ES.2 This report provides an overarching Equalities Impact Assessment (EqIA) for the Merton Estates Regeneration Programme. The regeneration programme includes the Eastfields, High Path and Ravensbury Estates.

ES.3 The EqIA report considers the equalities impacts for the programme as a whole to identify the strategic issues common across the estates, as well as the specific issues for individual estates to aid the equality analysis within each site. Separate detailed EqIA reports, relating to the specific proposals of each Estate have also been prepared to support each of the Compulsory Purchase Orders (CPOs), in accordance with the Equalities Regulations.

ES.4 The report provides an update to the initial Equalities Impact Analysis work undertaken between 2015-17 in relation to the outline planning applications for the estates and the London Borough of Merton's Estates Local Plan. The equalities impact work previously undertaken included:

- ❑ Clarion Equalities Analysis for the Estates, 2015
- ❑ Jam Consult Ltd's EqIA prepared as part of the Sustainability Appraisal of the Merton Estates Local Plan, 2016/17.

REGULATIONS

ES.5 The Equality Act 2010 (the Act) provides the framework to protect the rights of individuals against unlawful discrimination to advance equality opportunities for all. The Act replaced previous anti-discrimination laws with a single Act, making the law easier to understand and strengthening protection by setting out the different ways in which it is unlawful to treat someone.

ES.6 At the decision making stage local authorities are required to assess how changes to policies and service delivery will affect different people. In 2011, the Act extended protection against discrimination to nine 'Protected Characteristics', which includes the following:

- ❑ Age
- ❑ Disability
- ❑ Gender Reassignment
- ❑ Marriage and Civil Partnership
- ❑ Pregnancy and Maternity
- ❑ Ethnicity
- ❑ Religion or belief
- ❑ Sex/Gender
- ❑ Sexual Orientation.

EXECUTIVE SUMMARY

- ES.7 Section 149 of the Equality Act 2010 also introduced the Public Sector Equality Duty (PSED), which requires local authorities to have due regard to the need to:
- ❑ Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
 - ❑ Advance equality of opportunity between people who share a protected characteristic and those who do not
 - ❑ Foster good relations between people who share a protected characteristic and those who do not.
- ES.8 The above requirements are sometimes referred to as the three aims or arms of the PSED. The Act explains that having due regard for advancing equality involves:
- ❑ Removing or minimising disadvantages suffered by people due to their protected characteristics
 - ❑ Taking steps to meet the needs of people from protected groups where these are different from the needs of other people and
 - ❑ Encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

- ES.9 In addition the Act sets out that:
- ❑ Meeting different needs involves taking steps to take account of disabled people's disabilities
 - ❑ Fostering good relations includes tackling prejudice and promoting understanding between people from different groups
 - ❑ Compliance with the duty may involve treating some people more favourably than others.
- ES.10 In addition to the above requirements, the EqIA also references additional factors, which may be having an impact on the area such as Brexit and the Coronavirus, where data is available, as well as the potential cumulative impacts of the regeneration programme within Merton.

REGENERATION PROPOSALS

- ES.11 Clarion acquired the ownership and management of the Estates in 2010 as part of a Housing Stock Transfer Agreement (HSTA) containing all the Council housing stock within Merton, totalling circa 9,500 units. Clarion is the majority landowner of the estates, owning about 60% of the three estates.
- ES.12 Clarion will deliver any regeneration proposals as part of their requirement to achieve better housing standards on the three estates, known as Decent Homes.

- ES.13 As a result of initial stock condition surveys and financial planning work, Clarion discovered that significant refurbishment and maintenance work, as well as financial investment, was required to achieve the necessary improvements in standards. This was as a consequence of a history of reactive repairs rather than proactive or comprehensive refurbishment.
- ES.14 Clarion therefore began a comprehensive review exercise across all their estates within the Borough to determine whether it might be more beneficial and sustainable to replace homes in the poorest condition with new properties. Consideration was given to the condition of the properties over a 50 year period, which was based on the length of Clarion's financial modelling.
- ES.15 The review clearly identified Eastfields, High Path and Ravensbury as the three estates within Clarion's ownership with the most viable regeneration potential, offering the opportunity for Clarion to explore the potential for creating new, high quality and sustainable affordable housing for the people of Merton.

1 INTRODUCTION

1.1 This document has been prepared by Jam Consult Ltd on behalf of Clarion Housing Group and provides an overarching Equalities Impact Assessment (EqIA) to the Merton Estates Regeneration programme. The regeneration programme includes the Eastfields, High Path and Ravensbury Estates.

1.2 The EqIA report considers the equalities impacts for the programme as a whole to identify the strategic issues common across the estates, as well as the specific issues for individual estates to aid the equality analysis within each site. Separate detailed EqIA reports, relating to the specific proposals of each Estate have also been prepared to support each of the Compulsory Purchase Orders (CPOs), in accordance with the Equalities Regulations.

1.3 The report provides an update to the initial Equalities Impact Analysis work undertaken between 2015-17 in relation to the outline planning applications for the estates and the London Borough of Merton's Estates Local Plan. The equalities impact work previously undertaken included:

- Clarion Equalities Analysis for the Estates, 2015
- Jam Consult Ltd's EqIA prepared as part of the Sustainability Appraisal of the Merton Estates Local Plan, 2016/17.

2 REGULATIONS

2.1 EQUALITY ACT 2010

2.1.1 The Equality Act 2010 (the Act) is a major piece of UK legislation, which provides the framework to protect the rights of individuals against unlawful discrimination to advance equality opportunities for all. The Act replaced previous anti-discrimination laws with a single Act, making the law easier to understand and strengthening protection by setting out the different ways in which it is unlawful to treat someone.

2.1.2 At the decision making stage local authorities are required to assess how changes to policies and service delivery will affect different people. In 2011, the Act extended protection against discrimination to nine 'Protected Characteristics', which includes the following:

- Age
- Disability
- Gender Reassignment
- Marriage and Civil Partnership
- Pregnancy and Maternity
- Ethnicity
- Religion or belief
- Sex/Gender
- Sexual Orientation.

2.2 PUBLIC SECTOR EQUALITY DUTY

2.2.1 Section 149 of the Equality Act 2011 introduced the Public Sector Equality Duty (PSED), which requires local authorities to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- Advance equality of opportunity between people who share a protected characteristic and those who do not
- Foster good relations between people who share a protected characteristic and those who do not.

2.2.2 The above objectives are sometimes referred to as the three aims or arms of the PSED. The Act explains that having due regard for advancing equality involves:

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people from protected groups where these are different from the needs of other people

- Encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

2.2.3 In addition the Act sets out that:

- Meeting different needs involves taking steps to take account of disabled people's disabilities
- Fostering good relations includes tackling prejudice and promoting understanding between people from different groups
- Compliance with the duty may involve treating some people more favourably than others.

2.2.4 The Duty does not require the need to avoid all harmful effects but to recognise them, eliminate them wherever possible (and always with regard to unlawful discrimination or harassment) and mitigate any remaining consequences.

2 REGULATIONS

2.3 LOCALISM ACT 2011

- 2.3.1 The Localism Act contains a wide range of measure to devolve more powers to Councils and neighbourhoods and give local communities greater control over local decisions such as housing and planning. The measures include:
- ❑ New freedoms and flexibilities for local government
 - ❑ New rights and powers for communities and individuals
 - ❑ Reform to make the planning system more democratic and more effective
 - ❑ Reform to ensure that decisions about housing are taken locally.
- 2.3.2 Changes to a local authority's homelessness duty were brought in through this Act. Section 148 and 149 of the 2011 Act amended Part 7 of the Housing Act 1996, where the duty to secure accommodation can be brought to an end with an offer of suitable accommodation in the private rented sector of a minimum of 12 months' Assured Short-hold Tenancy, without the applicant's consent.

2.4 HOUSING REGULATIONS

HOMELESSNESS ORDER 2012

- 2.4.1 The Homelessness (Suitability of Accommodation) (England) Order came into force in November 2012 and deals with the suitability of location of all accommodation secured under Part 7 of the 1996 Act, including temporary accommodation. The order sets out circumstances in which accommodation is not to be regarded as suitable for a person for the purposes of a private rented sector offer under section 194(7F) of the Housing Act 1996.

STATUTORY SAFEGUARDING DUTY 2014

- 2.4.2 Under the Care Act 2014, local authorities and other organisations now have statutory safeguarding duties towards adults with care and support needs, and are required to promote their well-being in their safeguarding arrangements. It is also a legal requirement for all public care agencies, including local authorities, the Police, NHS Clinical Commissioning Groups (CCGs), the Care Quality Commission (CQC), housing, service providers etc., to co-operate and work in partnership, with local authorities leading on a Safeguarding Adults Board (SAB), to take proportionate steps where there are signs of abuse or neglect.

HOUSING AND PLANNING ACT 2016

- 2.4.3 The Housing and Planning Act, which received Royal Assent on 12 May 2016, contains a wide range of measures to expand home ownership, reform housing management and the planning process, and increase housing supply to tackle the housing crisis. Key measures in the Act which have implications for housing provision in general include:
- ❑ Extending the Right to Buy to housing association tenants
 - ❑ Legislating for the sale of 'higher value' vacant council homes to fund the extension of the Right to Buy
 - ❑ Introducing mandatory rent increases for 'high income' tenants in council housing under the 'Pay to Stay Policy'
 - ❑ Phasing out secure tenancies for life for local authority tenants
 - ❑ Reforming the planning system and placing a general duty on local authorities to promote the supply of Starter Homes, which will be counted as 'affordable housing' on new build developments.

2 REGULATIONS

- ❑ Empowering local authorities to tackle rogue landlords and letting agencies in the Private Rented Sector by giving them powers to identify, ban and find repeat offenders as well as seize or control their property
- ❑ Introducing mandatory electrical safety checks to protect tenants, and introducing measures to protect client's monies in private renting
- ❑ Introducing measures to deregulate housing associations to give them greater powers and freedoms.

THE IMMIGRATION ACT 2016

- 2.4.4 The Act prevents illegal immigrants in the UK from accessing housing, extending a Right to Rent scheme introduced through the Immigration Act 2014 in some parts of the West Midlands, to the rest of the UK from 1 February 2016. Private landlords, letting agents and homeowners who let properties are required to undertake document checks to ascertain prospective tenants' right to be in the country. This also applies to landlords who sub-let or take in lodgers. Failure to do so will result in a penalty of up to £3,000.

HOMELESSNESS REDUCTION ACT 2017

- 2.4.5 The Homelessness Reduction Act (HRA) 2017 aims to refocus English local authorities on efforts to prevent homelessness. The Act amends Part 7 of the Housing Act 1996, which includes the following measures:
- ❑ An extension of the period during which an authority should treat someone as threatened with homelessness from 28 to 56 days
 - ❑ Clarification of the action an authority should take when someone applies for assistance having been served with a section 8 or section 21 notice of intention to seek possession for an assured short-hold tenancy
 - ❑ A new duty to prevent homelessness for all eligible homeless applicants
 - ❑ A new duty on public services to notify a local authority if it encounters someone it considers may be homeless or at risk of becoming homeless.
- 2.4.6 The HRA requires the Council to take reasonable steps to prevent homelessness, for example helping households to secure accommodation by considering the provision of a rent deposit. All households, whether they are single, couples or families should receive appropriate advice and assistance regarding their housing circumstances.
- 2.4.7 The Government has also announced a raft of new measures through the Rough Sleeping Strategy published in August 2018, with the aim of halving rough sleeping in England by 2022 and end it altogether by 2027.
- 2.4.8 A Duty to Refer also came into force in October 2018, which stipulates that certain public authorities (such as the NHS) must notify a local housing authority if they believe that one of their services users may be homeless or at risk of homelessness and agrees to the referral.

2 REGULATIONS

2.5 COMPULSORY PURCHASE ORDER (CPO) REQUIREMENTS

2.5.1 Compulsory Purchase powers are provided to enable acquiring authorities to compulsorily purchase land to carry out a function, which Parliament has decided is in the public interest. Anyone who has land acquired is generally entitled to compensation. Local authorities have CPO powers under the Acquisition of Land Act 1981, the Town and Country Planning Act 1990 and other specific Acts of Parliament in order to promote development regeneration.

2.5.2 The CPO process comprises a number of stages, including Resolution, Inquiry, Decision and Compensation stages. The acquiring authority does not have the powers to compulsorily acquire land until the appropriate Government Minister confirms the CPO. However, the authority can acquire by agreement at any time and should attempt to do so before acquiring by compulsion.

2.5.3 Section 237 of The Town and Country Planning Act 1990 also includes a process for the local authority and the developer to enter into a Section 237 scheme to override private rights, including the right to light, where the land to be acquired by the Authority is actually required for development, which will promote or improve the economic, social or environmental well-being of the area or contributes to the purpose which it is necessary to achieve for the proper planning of the area.

3 EQUALITIES IMPACT ASSESSMENT (EQIA)

3.1 PURPOSE OF THE EQIA

The report provides an update to the initial Equalities Impact Analysis work undertaken between 2015-17 in relation to the outline planning applications for the Estates and the London Borough of Merton's Estates Local Plan. The equalities impact work previously undertaken included:

- ❑ Clarion Equalities Analysis for the Estates, 2015
- ❑ Jam Consult Ltd's EqIA prepared as part of the Sustainability Appraisal of the Merton Estates Local Plan, 2016/17

3.2 EQIA OBJECTIVES

The specific objectives of the EQIA are to:

- 1. Identify any potential equality effects that might arise from the planned development**
- 2. Identify potential positive equality effects**
- 3. Assess whether any negative equality effects would give risk to unlawful discrimination for an identified group**
- 4. Identify further measures to reduce any negative equality effects that may arise.**

3.3 COMPULSORY PURCHASE ORDERS

The EqIA also considers how the Compulsory Purchase Order (CPO) process would contribute to the realisation of equality effects associated with the planned development, and any specific equality effects of the CPO process itself.

Separate EqIA reports have been prepared for the properties affected by the CPO process, which should be considered alongside this report.

SEE SECTION 9 FOR FURTHER INFORMATION.

4 POLICIES + GUIDANCE

4.1 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

4.1.1 The National Planning Policy Framework July 2021 (NPPF), sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration in planning decisions and includes a presumption in favour of sustainable development, which the NPPF identifies as having three overarching objectives namely economic, social and environmental.

4.1.2 In terms of housing supply, Paragraph 60 states:

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”.

4.1.3 Paragraph 121 of the NPPF states that Local Planning Authorities should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers, where this can help to bring forward more land for meeting development needs and/or secure better development outcomes.

NPPF OBJECTIVES

ECONOMIC OBJECTIVES:

The NPPF supports the building of a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth, innovation and improve productivity; and by identifying and coordinating the provision of infrastructure.

SOCIAL OBJECTIVES:

The NPPF supports strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

ENVIRONMENTAL OBJECTIVES:

The NPPF supports the protection and enhancement of the natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy.

4 POLICIES + GUIDANCE

4.2 PLANNING PRACTICE GUIDANCE (PPG)

4.2.1 The Government has also published Planning Practice Guidance (PPG), which should be considered alongside the NPPF. The PPG sets out the following guidance:

❑ **HOUSING NEEDS OF DIFFERENT GROUPS:**

Advice on planning for the housing needs of different groups.

❑ **HOUSING FOR OLDER AND DISABLED PEOPLE:**

Guides Councils in preparing planning policies on housing for older and disabled people.

❑ **HOUSING (OPTIONAL TECHNICAL STANDARDS):**

Guidance on how planning authorities can gather evidence to set optional requirements and the nationally described space standards.

❑ **AFFORDABLE HOUSING:**

All households whose needs are not met by the market and which are eligible for one or more of the types of affordable housing set out in the definition of affordable housing in Annex 2 of the NPPF are considered to be in affordable housing need. The PPG provides guidance on how affordable housing need can be calculated.

❑ **ACHIEVING HEALTHY AND INCLUSIVE COMMUNITIES:**

Guidance on planning and health in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population).

❑ **PROMOTING THE BENEFITS OF ESTATE REGENERATION:**

Plan making can play a crucial role in estate regeneration by setting a strategic vision and framework and establishing the principles to inform development early in the process. It is particularly important that planning policies consider the need for estate regeneration and involve communities in their production, to help build a shared understanding of the issues and opportunities in each place.

❑ **EFFECTIVE COMMUNITY ENGAGEMENT ON DESIGN:**

It is important that local planning authorities or applicants demonstrate how all views are listened to and considered. The PPG provides guidance on how local communities can be effectively engaged in the design of schemes as well as a range of tools that can be used in the design process.

❑ **OPEN SPACE, SPORTS AND RECREATION FACILITIES:**

Guidance on how open space should be taken into account in planning for new development and considering proposals that may affect existing open space.

4 POLICIES + GUIDANCE

4.3 MAYOR OF LONDON'S POLICIES

4.3.1 The new London Plan was adopted and came into force on 2 March 2021. The Plan sets the overarching framework for how London will develop over the next 20-25 years. A number of policies outlined in the Plan are relevant to the proposed regeneration, including tackling deprivation, promoting equality and enabling different groups to share in the benefits of development, including:

- ❑ **GG1: BUILDING STRONG AND INCLUSIVE COMMUNITIES**
- ❑ **CG3: CREATING A HEALTHY CITY**
- ❑ **CG5: GROWING A GOOD ECONOMY**
- ❑ **D5: INCLUSIVE DESIGN**
- ❑ **D7: ACCESSIBLE HOUSING**
- ❑ **H4: DELIVERING AFFORDABLE HOUSING**
- ❑ **H8: LOSS OF EXISTING HOUSING AND ESTATE REDEVELOPMENT**
- ❑ **T2: HEALTHY STREETS**

A full list of relevant policies is set out in Appendix A8.

4.3.2 The Mayor's London Plan is further supported by various Supplementary Guidance documents:

- ❑ Affordable Housing + Viability (2017)
- ❑ Housing (2016)
- ❑ Social Infrastructure (2015)
- ❑ Accessible London
- ❑ Play and Informal Recreation (September 2012)
- ❑ Planning for Equality and Diversity in London (October 2007).

4.3.3 The Mayor's Equality Strategy (2018) for equality, diversity and inclusion sets out ways to create a fairer, more equal, integrated city where all people feel welcome and able to fulfil their potential. Some of the Mayor's aims require dedicated, targeted action to help specific people, while others can be achieved through wider policy initiatives. Many of London's most significant challenges – such as the lack of decent, affordable homes – disproportionately affect certain groups, so wider efforts to improve London can help to reduce inequality.

4.4 BEST PRACTICE GUIDANCE

4.4.1 In addition to the policy set out above, the following best practice guidance was reviewed to ensure any new guidance has been incorporated and all appropriate issues are addressed within the EqlAs, including but not limited to:

- ❑ Technical guidance on the public sector equality duty, Equality and Human Rights Commission (2014)
- ❑ Estate Regeneration National Strategy, Department for Communities and Local Government (2016)
- ❑ National Design Guide (2021), Ministry of Housing Communities & Local Government
- ❑ Better Homes for Local People: the Mayor's Good Practice Guide to Estate Regeneration (2018)
- ❑ Making the Case for Place, Future of London (2017)
- ❑ Meeting the challenge of urban renewal: The g15s contribution to regenerating London's Estates (2016)
- ❑ Altered Estates: How to reconcile competing interests in estate regeneration. HTA, Levitt Bernstein, Pollard Thomas Edwards and PRP (2016).

5 MERTON'S POLICIES

5.1 MERTON'S PLANNING POLICIES

CORE STRATEGY 2011

- 5.1.1 The Core Strategy was adopted in 2011 and sets out the Spatial Strategy and planning framework for the Borough over 15 years.
- 5.1.2 The Core Strategy has earmarked the local areas in need of revitalisation, particularly with regards to the quality of housing in South Wimbledon. The planned and consented developments will contribute to a renewal of the area with additions to the housing stock, retail facilities and commercial activities. These developments will broaden the mix of tenures of housing in South Wimbledon and bring about improvements in the public realm.
- 5.1.3 The Core Strategy is currently being reviewed and updated through the emerging Local Plan Process.

SITES AND POLICIES PLAN, 2014

- 5.1.4 The LB Merton Sites and Policies Plan was adopted in July 2014, also forms part of the Local Development Plan. This sets out detailed planning policies to help assess planning applications in Merton and site allocations for development between 2014 and 2024.

EMERGING LOCAL PLAN 2021

- 5.1.5 The emerging Local Plan sets out the Council's statutory planning policy framework for the Borough. The plan sets out the level of growth which needs to be planned for in Merton and identifies where that growth should be located and how it should be delivered. The policies set out in the plan will be used to determine planning applications in the Borough.
- 5.1.6 The latest draft of the emerging Local Plan (submission version) was consulted on between July and September 2021. The plan was submitted to the Planning Inspectorate at the end of 2021.

ESTATES LOCAL PLAN (ELP) 2017

- 5.1.7 The Estates Local Plan was adopted in 2017 and contains site specific policies covering land use, townscape, street networks, movement and access, environmental protection, landscape and building heights for the regeneration of the Estates. A number of options were considered in the preparation of the ELP, with regard to the regeneration of the Estates.

The options considered included:

- **Issues and Options Sept 2014** options for the redevelopment or refurbishment of the estates, including the type of housing and facilities that were required for each estate.
- **The Case for Regeneration (CfR) Savills, Sept 2015 (updated October 2016)** set out the different issues and options considered for the estates
- **Draft Estates Local Plan, Feb 2016** The proposed policies for the plan.

5.1.8 The options were subject to public consultation through the Issues and Options and Sustainability Appraisal (SA), the Draft Estates Local Plan and SA and further consultation carried out by Clarion.

5.1.9 The following Options were considered in the Case for Regeneration prepared by Savills, September 2015 (updated October 2016), which were then assessed in the Sustainability Appraisal (SA).

- ❑ **OPTION 1:** Refurbishment to Decent Homes (Merton Standard)
Refurbish all existing properties owned and managed by Clarion to Decent Homes (Merton Standard) as defined within the terms of the Housing Stock Transfer Agreement. This would involve (predominantly internal) works, such as new kitchens, bathrooms, plumbing, electrics and insulation) to improve the quality of the existing accommodation.

5 MERTON'S POLICIES

- ❑ **OPTION 2:**
Refurbishment to an Enhanced Standard
Refurbish all existing properties owned and managed by Clarion to a standard above Decent Homes. This would involve a programme of works both internal improvements (such as new kitchens and bathrooms) and external works (such as new building cladding and roofs to improve thermal performance).
- ❑ **OPTION 3:**
Full Redevelopment (Eastfields and High Path) / Partial Redevelopment (Ravensbury).
Demolition of all existing properties on the Eastfields and High Path Estates and redevelopment of the sites to deliver new modern, energy efficient and high quality homes (up to 700 on Eastfields and 1,400 on High Path), alongside a new community space, open space, landscaping and car parking. Partial Redevelopment of the Ravensbury Estate including the refurbishment of existing properties owned and managed by Clarion within Ravensbury Court and Hengelo Gardens to an enhanced standard, and redevelopment of the remainder of the Estate to deliver up to 230 new modern, energy efficient and high quality homes, alongside a new community space, open space, landscaping and car parking.

5.1.10 As a result of the consultation on the Plan and the SA the following options were rejected going forward:

- ❑ **DO NOTHING**
The option was not considered a realistic alternative as Clarion is legally bound to refurbish the condition of the stock under the provision of the Stock Transfer Agreement with the Council.
- ❑ **PARTIAL DEVELOPMENT OF EASTFIELDS AND HIGH PATH ESTATES**
The option would not offer the best opportunity to deliver a high quality residential development that optimises the use of the land to deliver a high quality residential development.
- ❑ **FULL REDEVELOPMENT OF RAVENSBURY ESTATE**
Full regeneration of the estate would not generate a significant uplift in residential floorspace, which would mean that the combination of high site assembly costs and high costs of full regeneration would not make the option viable or deliverable.

5.1.11 **OPTION 3** was selected as the preferred option for the following reasons:

“The redevelopment of the **EASTFIELDS AND HIGH PATH ESTATES** enables the use of the land to be optimised to provide an increase in the quantity and quality of accommodation to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The redevelopment offers the opportunity to provide new modern, energy efficient, high quality homes that meet current decent home and space standards and improve the urban design, landscape, accessibility and safety of the site with the provision of appropriate services and facilities.”

“The partial redevelopment of the **RAVENSBURY ESTATE** enables the use of the land to be optimised to provide an increase in the quantity and quality of accommodation to be realised and meet the needs for the Borough in terms of current housing needs and projected changes in population growth. The redevelopment would make more efficient use of the land, as well as offering the replacement of the Orlit Homes, which are of a defective type of construction. The partial redevelopment offers the opportunity to provide new modern, energy efficient, high quality homes that meet current decent home and space standards and improve the urban design, landscape, accessibility and safety of the site with the provision of appropriate services and facilities.”

ECONOMIC DEVELOPMENT STRATEGY REFRESH 2012

- 5.1.12 The Economic Development Strategy was first published in 2009 and was refreshed in 2012. The Strategy notes the importance of taking a proactive approach to ensuring growth within LB Merton and identifies six key aspects to achieving this, namely:
- ❑ Retaining existing companies
 - ❑ Support business growth and start-ups
 - ❑ Inward investment
 - ❑ Town centre initiatives including BIDs
 - ❑ Providing support to identified sectors
 - ❑ Supporting unemployed residents into work.
- 5.1.13 Importantly, the strategy recognises distinct differences between parts of the Borough, particularly in terms of employment and skills. An identified issue is that there is not a coordinated 'skills programme' (as of 2012). As a central part of achieving growth, the objective to "support residents to access employment, skills and training" was added to the 20-year economic strategy in the A New Future (2010) document.

EMPLOYMENT AND SKILLS ACTION PLAN, 2013

- 5.1.14 This framework was produced to address growing inequalities, a high proportion of low-wage employment and builds off existing programmes including Youth Employment Support, careers advice and counselling, adult skills training, local employment support projects, apprenticeships, and workforce development. Key actions included in the document include:
- ❑ Reducing Youth Unemployment / NEETs
 - ❑ Reducing long-term Unemployment and supporting those transitioning from Incapacity Benefit and
 - ❑ Addressing Inactivity, Low Wages and Under-Employment.

5.2 EQUALITY POLICIES

EQUALITY + COMMUNITY COHESION STRATEGY 2017-21

- 5.2.1 Merton's Equality Strategy sets out the Council's equality objectives and outlines how the Council embed equalities considerations into day-to-day business. The aim of the Equality and Community Cohesion Strategy is to address key issues such as:
- ❑ Raising educational attainment for all children and young people and reducing attainment gaps for target groups including children with special education needs or disabilities.
 - ❑ Tackling rising unemployment particularly among young ethnic minority communities and disabled residents and supporting those who are long term unemployed back into work.
 - ❑ Reducing health inequalities particularly the issues affecting some ethnic minority communities, disabled and older residents.
 - ❑ Supporting residents who may be affected by mental illness or dementia.
 - ❑ Increasing education and economic opportunity in the east of the borough.

5 MERTON'S POLICIES

5.2.2 A new Equalities Strategy for the Borough will be published after April 2022 and will incorporate issues highlighted by:

- ❑ Black Lives Matter
- ❑ Learning from the pandemic
- ❑ Findings from the research commissioned by the Health and Well-being Board looking at the disproportionate impact of Covid-19 on protected groups, in particular ethnicity, age and disability.
- ❑ The findings from the Your Merton engagement that will provide analysis of residents' experience of life in Merton, their experience of the pandemic and their aspirations for the future.
- ❑ The work of the Transforming How We Work With Communities project to increase community resilience and delay/prevent demand for acute services.

DRAFT HOMELESSNESS & ROUGH SLEEPING STRATEGY TO 2025

5.2.3 There is a statutory requirement for local housing authorities to publish a homelessness strategy. A homelessness strategy also provides a framework for the council to fulfil the Public Sector Equality Duty set out in the Equality Act 2010 towards homeless households. Certain households with protected characteristics, such as ethnic minority households, are more likely to experience homelessness, therefore public bodies need to ensure that services and policies are accessible to all and meet different people's needs.

JOINT STRATEGIC NEEDS ASSESSMENT (JSNA) 2019

5.2.4 The Joint strategic Needs Assessment (JSNA) is a statutory assessment of population health and well-being needs for the Health and Well-being Board. The JSNA aims to describe the risk and resilience factors that influence health and well-being, and the distribution of diseases, both current and future trends. The purpose is to provide common evidence for all relevant partners and decision makers to help inform policy, strategy, commissioning and service delivery.

5.2.5 The key themes identified in the assessment are:

- ❑ Inequalities and health divide
- ❑ Healthy lifestyle and emotional well-being
- ❑ Child and family resilience and vulnerability
- ❑ Increasing complex needs and multi-morbidity
- ❑ Hidden harms and emerging issues.

MERTON HEALTH AND WELL-BEING STRATEGY 2019-24

- 5.2.6 The Health and Well-being Strategy focuses on making Merton a healthy place, by creating the social and physical conditions in which people can thrive.
- 5.2.7 The main health challenges identified in the strategy are as follows:
- ❑ Significant social inequalities between the East and West of the borough that drive a health divide including a persistent gap in life expectancy and ill-health
 - ❑ Large numbers of people with unhealthy lifestyles (smoking, poor diet, sedentary behaviour and alcohol misuse underpinned by poor emotional/mental well-being)
 - ❑ Children and family vulnerability and resilience i.e. increase in self-harm
 - ❑ Childhood obesity
 - ❑ Increasing numbers of people with complex needs and multi-morbidity including physical and mental illness, disability, frailty and dementia
 - ❑ Hidden harms and emerging issues such as air pollution, loneliness, violence and exploitation.

HOUSING DELIVERY STRATEGY 2021

- 5.2.8 The Draft Housing Delivery Strategy was issued for consultation in June 2021. The strategy considers the need for new homes in Merton and the mechanisms through which they might be delivered, with an emphasis on the need for new affordable housing. It is an overarching strategy with a focus on securing housing growth, and is intended to complement a wider group of policies and strategies, in particular the Local Plan and the Homelessness and Rough Sleeping Strategy.
- 5.2.9 Merton is unusual among London boroughs in no longer owning or managing any social housing. Clarion is working on the regeneration of the Council's former estates following transfer of the stock. The Regeneration is expected to play a key role in addressing the significant disparities in income, health and well-being between the east and west of the borough.
- 5.2.10 The proportion of social rented stock is the fifth lowest in London at 14.1% compared to the regional average of 24.1%. The private rented sector has grown, standing at 24.8%, just below the London average of 25.1%. Owner occupation, outright or with a mortgage, is the dominant tenure. Over 60% of the overall stock, including the private rented sector, comprises houses and 37% flats.
- 5.2.11 The Local Plan currently allows for 13,770 homes in the period 2021-36 and aims to:
- ❑ Require good design and create socially mixed, inclusive and sustainable neighbourhoods
 - ❑ Seek a type and size mix to meet need across all tenures including family and smaller homes, affordable and special needs housing
 - ❑ Require all new homes to minimise energy use and to be net-zero carbon
 - ❑ 90% of all new homes to be accessible and adaptable, with 10% wheelchair accessible.
- 5.2.12 Emerging policy in the Local Plan expects 50% of new homes to be affordable and the current 60:40 ratio of affordable rent to intermediate changes to 70:30, recognising the particular need for genuinely affordable rented products in the context of the need profile. It is expected that sites of 10 or more homes should deliver 50% affordable homes on public land and 35% elsewhere, in line with the London Plan and the London Housing Strategy. For smaller sites of 2-9 homes, a 20% financial contribution is sought.
- A full list of relevant policies is provided at Appendix 8.**

ESTATES REGENERATION



EASTFIELDS

HIGH PATH

RAVENSBRURY

Page 282

Source: Clarion Housing Group

6.1 OVERVIEW OF REGENERATION PROGRAMME

- 6.1.1 Clarion Housing Group (Clarion) is part of the wider Circle Housing Group – one of the largest housing associations in the UK. Clarion acquired the ownership and management of the Estates in 2010 as part of a Housing Stock Transfer Agreement (HSTA) containing all the Council housing stock within Merton, totalling circa 9,500 units. Clarion is the majority landowner of the estates, owning about 60% of the three estates. Clarion will deliver any regeneration proposals as part of their requirement to achieve better housing standards on the three estates, known as Decent Homes.
- 6.1.2 As a result of initial stock condition surveys and financial planning work, Clarion discovered that significant refurbishment and maintenance work, as well as financial investment, was required to achieve the necessary improvements in standards. This was as a consequence of a history of reactive repairs rather than proactive or comprehensive refurbishment.

6.1.3 Clarion therefore began a comprehensive review exercise across all their estates within the Borough to determine whether it might be more beneficial and sustainable to replace homes in the poorest condition with new properties. Consideration was given to the condition of the properties over a 50 year period, which was based on the length of Clarion's financial modelling.

6.1.4 All the Clarion Estates in Merton were assessed to determine the impact of upgrading homes to the Decent Homes Merton Standard. This included consideration of:

- ❑ Capacity of existing stock to meet current and future housing needs e.g. overcrowding, older people, demand for adapted properties, etc.
- ❑ Condition of the existing stock and historic / projected maintenance issues and costs
- ❑ Community safety and reported crime
- ❑ Indices of deprivation, including super output area level identification of areas in decline.

6.1.5 The above work was augmented by further reviews based on the deliverability of potential regeneration programmes on each of the estates.

This review included:

- ❑ Scope for increasing the number of homes on site
- ❑ Access and site constraint issues
- ❑ Income generation potential and future sales values and demand
- ❑ Contribution to future housing supply
- ❑ Proximity to public transport and other infrastructure.

6.1.6 These two work streams were combined and clearly identified Eastfields, High Path and Ravensbury as the three estates within Clarion's ownership with the most viable regeneration potential. The regeneration of the estates offers the opportunity for Clarion to explore the potential for creating new, high quality and sustainable affordable housing for the people of Merton. As a result, the lives of the residents on the Estate could be significantly enhanced, by overcoming inequalities faced by those living within the existing poor quality housing. The delivery of wider regeneration benefits to the surrounding area could also be realised.

- 6.1.7 In September 2014, near the start of the project, the Council jointly signed up to 10 commitments with Clarion to ensure residents get the best out of any regeneration proposals for the three estates.

TEN COMMITMENTS

1. **Clarion will consult with residents, consider their interests at all times, and address concerns fairly.**
2. **Current homeowners will be entitled to at least the market value of their home should they wish to take the option to sell their home to Clarion.**
3. **Current tenants will be entitled to be rehoused in a new home of appropriate size considering the number of people in the household.**
4. **Existing Clarion tenants will keep all their rights and have the same tenancy agreement, including rent levels, in the new neighbourhood as they do now.**
5. **All new properties will be more energy efficient and easier to heat than existing properties, helping to keep down residents' fuel bills.**
6. **Clarion will keep disruption to a minimum, and will do all it can to ensure residents only move once if it is necessary to house them temporarily while their new home is being built.**
7. **Clarion will offer extra help and support for older people and/or disabled residents throughout the regeneration works.**
8. **Clarion will continue to maintain the homes of residents across the three neighbourhoods throughout the planning process until regeneration starts, including ensuring a high quality responsive repairs service.**
9. **Any growth in the number of homes will be in accordance with the Council's Development Plan so that it is considered, responsible and suitable for the area.**
10. **As a not for profit organisation, Clarion will not profit from any regeneration and will use any surplus to provide more housing or improve existing neighbourhoods.**

6

ESTATES REGENERATION

6.1.8 In 2017 Clarion submitted outline planning applications to the London Borough of Merton (LBM) for the redevelopment of:

- The Eastfields Estate, Mitcham
- High Path Estate, South Wimbledon
- Ravensbury Estate, Morden.

Outline planning permission was granted in 2019 for Eastfields and permission was also granted for High path and Ravensbury (subject to reserved matters).

6.1.9 Reserved matters have been approved for High Path Phase 2 and Ravensbury Phases 3 and 4. Reserved matters for Eastfields Phase 1 was submitted on 13 December 2021. A revised outline permission for High Path Phase 3 was obtained on 21 January 2022 (subject to receipt of a revised decision notice) and reserved matters are due to be submitted in the Summer of 2022.

6.1.10 In addition full 'kickstart' consents for High Path and Ravensbury Estates has been granted to allow the decant of residents. The kickstart Phase 1 for High Path has commenced and is due to be completed in early 2022. The kickstart Phase 1 for Ravensbury was completed in summer 2020. Ravensbury Phase 2 is currently underway and is due to be completed in Q3 2023.

Planning Application Overview

ESTATE	TOTAL NO. OF PHASES	PLANNING APPLICATION / PHASE		
		Full Permission	Outline	Reserved Matters
Eastfields	4	-	Phases 1-4	Phase 1
High Path	7	Phase 1	Phase 2	Phase 2
Ravensbury	4	Phase 1	Phases 2-4	Phases 2-4

EASTFIELDS			
APPLICATION TYPE	LPA REFERENCE	DATE REGISTERED	DECISION
Outline Planning Permission	17/P1717	16/11/2017	Grant Permission 29/04/2019
Revised Outline PP	21/P4078	2/12/21	PENDING
Reserved Matters	21/P4430	13/12/21	PENDING

HIGH PATH			
APPLICATION TYPE	LPA REFERENCE	DATE REGISTERED	DECISION
Full Planning Permission	16/P3738	03/10/2016	Grant Permission 05/10/2017
Outline Planning Permission	17/P1721	16/11/2017	Grant Permission 29/04/2019
Full Planning Permission	18/P1921	04/07/2018	Grant Permission 17/01/2019
Reserved Matters	19/P1852	04/06/2019	Approve 03/10/2019
Variation of Conditions	21/P2806	22/08/2021	Grant Variation 21/01/2022

RAVENSBURY			
APPLICATION TYPE	LPA REFERENCE	DATE REGISTERED	DECISION
Full Planning Permission	16/P1968	27/05/2016	Grant Permission 09/05/2017
Outline Planning Permission	17/P1718	16/11/2017	Grant Permission 29/04/2019
Reserved Matters	19/P1845	04/06/2019	Grant Permission 09/12/2019

EASTFIELDS



Source: [Levitt Bernstein Associates](#)

EASTFIELDS

6.2 EASTFIELDS ESTATE

- 6.2.1 The Eastfields Estate is located towards the east of the London Borough of Merton (LBM), within the Figges Marsh ward. Broadly rectangular in shape, the Estate sits to the north west of Streatham Park Cemetery and is bounded by Acacia Road / Mulholland Close to the north west and Clay Avenue to the east, south and west. Mitcham Eastfields Railway Station is around 5 minutes walk to the west of the Estate.
- 6.2.2 The estate area totals approximately 6.87 hectares. Originally constructed in the late 1960s to early 1970s, the estate currently comprises 466 dwellings, comprising a mix of three storey town houses and flatted blocks. The site is laid out with residential blocks on the perimeter of the rectangular site and communal amenity space to the centre. The properties include a mix of tenures including private ownership (as a result of right to buy) and social rent.

- 6.2.3 The estate is in a predominantly residential area, where the scale of built development surrounding the site varies considerably. The exceptions to this are the two storey St Marks Academy and playing areas, located to the north of the site, and the Cemetery to the south. The built development to the west of the site is predominantly terraced and detached houses of two to three storeys. There are no non-residential land uses on the site at present.



EASTFIELDS



Source: [Levitt Bernstein Associates](#)

REGENERATION PROPOSALS

6.2.4 The redevelopment in Eastfields will create 800 new homes in addition to new retail, leisure, office and community spaces:

- ❑ 800 new flats, maisonettes and terrace houses
- ❑ Central green space with tree-lined streets and areas
- ❑ Improved access to surrounding areas and facilities.

An Outline Planning Application [Ref: [17/P1717](#)] was submitted to Merton Council on 16 November 2017 for the regeneration of the estate.

Permission was granted on 29 April 2019 subject to S.106 Obligations.

6.2.5 The regeneration proposals for the Eastfields Estate (as set out in the Planning Statement 2017, Savills) comprise the demolition of all existing buildings and the construction of up to 800 units (both flats and houses), up to 275 sqm of flexible non-residential floorspace, associated landscaping, highways and public realm works.

6.2.6 The proposed development comprises the demolition of all existing buildings on site, comprising 466 residential units (219 private and 247 affordable units).

“Outline planning application (with all matters reserved, except in relation to parameter plans) for the comprehensive regeneration of the Eastfields Estate comprising:

- ❑ **the demolition of all existing buildings and structures**
- ❑ **erection of new buildings ranging from 1 to a maximum of 9 storeys providing up to 800 residential units (C3 Use Class)**
- ❑ **provision of up to 275 sqm of non-residential floorspace (flexible use class A1 and/or A2 and or A3 and/or A4 and/or B1 and/or D1 and/or D2) provision of new public open space and communal amenity spaces including children’s place space**
- ❑ **new public realm, landscaping works and new lighting**
- ❑ **cycle parking space (including new visitor cycle parking) and car parking spaces (including within ground level podiums), together with associated highways and utilities works.”**

HOUSING

6.2.7 The proposals will deliver up to 800 new homes in a mix of houses and flats. Two illustrative accommodation schedules have been provided to demonstrate how the development of the estate might come forward.

6.2.8 Based on the illustrative schemes, the proposal could provide for approximately 33% to 34% affordable housing (calculated on a unit basis). This could increase to up to 50% affordable housing on the Eastfields Estate if the viability of the Merton Estates Project improves. All of the existing affordable housing, which comprises rented housing will be re-provided, with no net loss of affordable habitable rooms or floorspace.

6.2.9 All homes are to be designed so that they meet the Mayor’s minimum space standards, the National Technical Standards, and the relevant Building Regulations standards as set out in the London Plan.

6.2.10 The regeneration is an opportunity to provide new lifetime homes for all tenants, this will enable older tenants (and homeowners) to remain independent in their own homes for longer. New homes can be adapted to meet the specific needs of disabled residents, 10% of all new homes will be fully accessible and adaptable for wheelchair users.)

EASTFIELDS

Housing Mix Proposal

Dwelling Size	% of Private Tenure	Affordable Homes	
		% of Rent Tenure	Intermediate Tenure
Studio	0-10	0-10	Housing mix to be considered at Reserved Matters Stage if provision of intermediate housing is triggered by the viability review.
1 bed	25-45	30-50	
2 bed	25-45	30-50	
3 bed +	15-35	10-30	

Illustrative Scheme (773 unit scheme)

Tenure	Studio	1 bed	2 bed	3+ bed	Total Units	Total Hab Rooms	% Affordable and Private Homes on a Unit Basis	% Affordable and Private Homes on a Habitable Room Basis
Affordable (Rent)	0	107	111	44	262	742	34	32
Private (sale or rent)	0	194	178	139	511	1606	66	68
Total	0	301	289	183	773	2348	-	-
% of Unit Size	0	39	37	24	-	-	-	-

Indicative Maximum Accommodation Mix

Tenure	Studio	1 bed	2 bed	3+ bed	Total Units	Total Hab Rooms	% Affordable and Private Homes on a Unit Basis	% Affordable and Private Homes on a Habitable Room Basis
Affordable (Rent)	0	107	111	44	262	742	33	31
Private (sale or rent)	0	208	208	122	538	1649	67	69
Total	0	315	319	166	800	2391	-	-
% of Unit Size	0	39	10	21	-	-	-	-

NON-RESIDENTIAL USES

6.2.11 Non-residential floorspace, extending up to 275 sqm is to be located on the Mulholland Road frontage. This will provide flexible floorspace within use classes A1 (Shops) and/or A2 (Financial and Professional Services) and/or A3 (Restaurant & Cafes) and/or A4 (Drinking Establishments) and/or B1 (Business) and/or D1 (Non-residential Institutions) and/or D2 (Assembly and Leisure).

PUBLIC OPEN SPACE AND AMENITY SPACE

6.2.12 The proposals provide for 1.71 ha of public open space which includes a central linear park (approximately 8,830sqm) running east to west through the site. All units will be provided with private amenity space in the form of balconies, terraces and gardens to meet the London Housing SPG standards. Semi-private communal amenity space will also be provided in the form of podium and courtyard gardens.

EASTFIELDS

ACCESS, PARKING + SERVICING

- 6.2.13 Six pedestrian, cyclist and vehicular accesses will be provided into the site from Acacia Road and Mulholland Close, which link into a network of streets within the development. Cycle parking is to be provided in line with the London Plan requirements for the new homes (1 space for 1 bed units, and 2 spaces for units with 2 bedrooms or more). Visitor cycle parking spaces will also be provided, together with spaces for the non-residential uses in accordance with the London Plan standards. Up to 360 car parking spaces will be provided as integral garages, within undercroft podiums, within parking courts and as on-street bays.
- 6.2.14 Appropriate refuse and recycling storage and collection provision will be made on site. Both Underground Refuse Systems (URS) and conventional methods could be utilised subject to further investigation.

ENERGY + SUSTAINABILITY

- 6.2.15 Clarion's aspiration is that by 2025, all new homes will be delivered to at least a net zero carbon compatible standard. This means that any home not built to net zero carbon standards will be capable of becoming so in the future.
- 6.2.16 To start this journey, Clarion will be excluding fossil fuel heating from all new designs, making use of the rapid de-carbonisation of the UK electricity grid. On Eastfields, the site-wide energy strategy is currently being developed, however it is proposed that air source heat pumps powered by electricity will be used to provide heat and hot water to the future new homes.
- 6.2.17 Good practice environmental design will be incorporated into the proposals, including the use of:
- ❑ water efficient sanitary ware
 - ❑ maximisation of recycling
 - ❑ provision of safe and secure cycle storage
 - ❑ electric vehicle charging points
 - ❑ promotion of sustainable travel behaviour through a travel plan
 - ❑ incorporation of sustainable urban drainage measures
 - ❑ ecological enhancements
 - ❑ sustainable construction site management.

REVISED APPLICATION

- 6.2.18 In respect of Eastfields Phase 1, a revised outline planning application for this element of the development was submitted on 2 December 2021. Reserved matters for Eastfields Phase 1 was submitted on 13 December 2021, for the construction of 201 new homes.



Source: [Levitt Bernstein Associates](#)

Merton Estates Overarching EqIA | March 2022

EXISTING CONDITIONS

6.2.19 In the summer of 2021 there were a number of press and media stories about the condition of the Eastfields estate where residents were living in very poor quality homes, which were not being maintained. Clarion undertook an internal review and found the following:

- ❑ The buildings on the Eastfields estate were poorly designed and nearing the end of their life
- ❑ Clarion's focus on the regeneration programme meant that they got the balance wrong in terms of investing in existing properties. The regeneration has taken significantly longer than expected and in recent years Clarion has taken a responsive, rather than a proactive, approach
- ❑ Clarion hadn't engaged with residents sufficiently over recent months
- ❑ Problems with pests and vermin were exacerbated by waste collection moving to a fortnightly rather than a weekly cycle.

Eastfields: Lessons Learned

Clarion has a major £1.3bn regeneration programme underway, which is set to transform the estate into the high quality and sustainable housing that their residents need and deserve. Clarion is committed to making sufficient investment in the estate while the regeneration progresses. This investment includes assessing the need through a programme of stock condition surveys and developing a medium-term investment plan from the findings. Residents will be kept informed of all developments that affect them.

Clarion has attempted to speak to every household on the estate with 72% of households spoken to in June 2021 and asked for details of any outstanding or unreported repairs. In the weeks since, more than 400 repairs have been completed - including 145 raised by residents during the door-knocking exercise. Clarion now has full-time staff and a dedicated office on the estate, so that residents can report any repairs or problems in person.

A programme of regular checks will be made on homes on the estate to pick up on any problems at an earlier stage. A pest control company has also been brought in to deal with problems across the estate.

To ensure that the situation at Eastfields does not occur elsewhere, Clarion will take a number of actions across the Group to learn and improve from recent events. Measures include:

- ❑ Building more opportunities for residents to share their views before decisions are taken
- ❑ Completing an ongoing programme of Housing Association service reviews including the repairs customer journey - residents are involved in the process
- ❑ Ensuring the regeneration projects have medium-term investment plans so that Clarion continues to maintain homes effectively
- ❑ Communicating with customers to ensure that they understand how to report repairs and raise complaints, whilst exploring the reasons for under reporting issues
- ❑ Reviewing the scope and presentation of reporting and management information
- ❑ Reviewing leadership responsibilities ensuring there are separate executive leads for the Asset Strategy and the Customer Strategy
- ❑ Reviewing the approach taken to tackle damp, mould and pest problems
- ❑ Reviewing wider asset investment requirements and revising budgets accordingly.

EASTFIELDS

PHASING PLAN



Key

-  Site boundary
-  Maximum development zone
-  Phase 1a
-  Phase 1b
-  Phase 2
-  Phase 3
-  Phase 4

HIGH PATH



Source: PRP Architects LLP

HIGH PATH

6.3 HIGH PATH ESTATE

- 6.3.1 High Path Estate is located towards the centre of the London Borough of Merton (LBM), within the Abbey ward, to the south and east of South Wimbledon Tube Station. Much of the existing Estate was built between the 1950s and 1980s and is the largest of the estates within this portfolio.
- 6.3.2 The Estate area totals approximately 7.2 hectares and currently comprises 608 residential dwellings in a mixture of tower blocks, flats, maisonettes and terraced houses. Accommodation forms a mix of tenures including private ownership (as a result of right to buy) and social rent. The number of storeys across the site ranges from 1 to 12. Parking on the estate is provided by surface parking courts and garages.

- 6.3.3 Merton High Street establishes the northern boundary of the site, comprising various commercial and retail units. There are two storey residential dwellings to the east of the site, and adjacent to the south-eastern boundary of the site are part single and part-two storey industrial / commercial buildings (The Old Lamp Works). South of the site, on the opposite side of High Path, is a community resource centre and east of this is a two-storey church. Merton Abbey Primary School and a church are also located to the south of the site adjacent to High Path road. To the west are two to four storey houses, with South Wimbledon station located at the north-western corner.



HIGH PATH



Page 296

Source: [PRP Architects LLP](#)

jam consult ltd

REGENERATION PROPOSALS

- 6.3.4 The High Path regeneration will create a green neighbourhood that provides a wide range of new homes as well as a new park and community facilities.
- ❑ 1,704 new homes each with private outdoor space
 - ❑ New neighbourhood park with a play trail for children
 - ❑ New community centre with facilities for everyone.
- 6.3.5 An Outline Planning Application [Ref: [17/P1721](#)] was submitted to Merton Council on 16 November 2017 for the comprehensive regeneration of the estate, which was subsequently varied on 21 January 2021 [Ref: [21/P2806](#)].
- 6.3.6 Permission was granted on 29 April 2019 subject to reserved matters. All matters were reserved including layout, access, scale, appearance and landscape.
- 6.3.7 Reserved matters for the development of Phase 2 of the High Path Estate were granted on 3 October 2019 [Ref: [19/P1852](#)]. Reserved matters for Phase 3 are expected to be submitted to the Council for approval in the Summer of 2022.

“Outline planning application (with all matters reserved, except in relation to parameter plans) for the comprehensive phased regeneration of the High Path Estate comprising:

- ❑ **the demolition of all existing buildings and structures**
- ❑ **erection of new buildings ranging from 1 to a maximum of 10 storeys providing up to 1570 residential units (C3 Use Class)**
- ❑ **provision of up to 9,900 sqm of commercial and community floorspace (including replacement and new floorspace, comprising:**
 - » **up to 2,700 sqm of Use Class A1 and/or A2, and/or A3 and/or A4 floorspace,**
 - » **up to 4,100 sqm of Use Class B1 (Office) floorspace,**
 - » **up to 1,250 sqm of flexible work units (Use Class B1)**
 - » **up to 1,250 sqm of Use Class D1 (community) floorspace**
 - » **up to 600 sqm of Use Class D2 (Gym) floorspace)**
- ❑ **provision of new neighbourhood park and other communal amenity spaces, including:**
 - » **children’s play space**
 - » **new public realm, landscaping works and new lighting**
 - » **cycle parking spaces (including visitor cycle parking) and car parking spaces (including within ground level podiums), together with associated highways and utilities works.”**

6.3.8 The overall regeneration of High Path will be delivered in seven phases. Phase 1 of the development was subject to a separate planning application [Ref: [16/P3738](#)], which was granted in October 2017.

6.3.9 The Phase 1 application included:

“Demolition of existing structures associated with the old lamp works, all garages (74 in total) and marsh court play area to provide residential accommodation (134 units - class c3) in buildings of three - nine storeys, provision of car parking (31 spaces including 5 disabled spaces), cycle parking (249 spaces), landscaping and public realm works together with associated utilities and infrastructure.”

Work commenced in 2020 and is due to be completed in early 2022.

DEMOLITION

6.3.10 The outline planning application proposes the demolition of all buildings and structures within the red line boundary, comprising 608 residential dwellings and approximately 148 garages. A schedule of the existing homes to be demolished is provided in the table below. The existing convenience store will also be demolished. The outline planning application also allows for the demolition of the St John Divine Church Hall. Demolition will be phased.

HOUSING

6.3.11 All homes are to be designed so that they meet the Mayor's minimum space standards, the National Technical Standards, and the relevant Building Regulation standards as set out within the Minor Alterations to the London Plan. 10% of the homes will be designed to be wheelchair homes. The building layout parameters ensure that the new homes can be designed having regard to these standards and the Mayors Housing SPG.

Housing Mix Proposal

Dwelling Size	% of Private Tenure	Affordable Homes	
		% of Rent Tenure	Intermediate Tenure
Studio	0-15	0-10	Housing mix to be considered at Reserved Matters Stage if provision of intermediate housing is triggered by the viability review.
1 bed	25-45	30-50	
2 bed	30-50	30-50	
3 bed +	5-20	10-30	

Illustrative Scheme

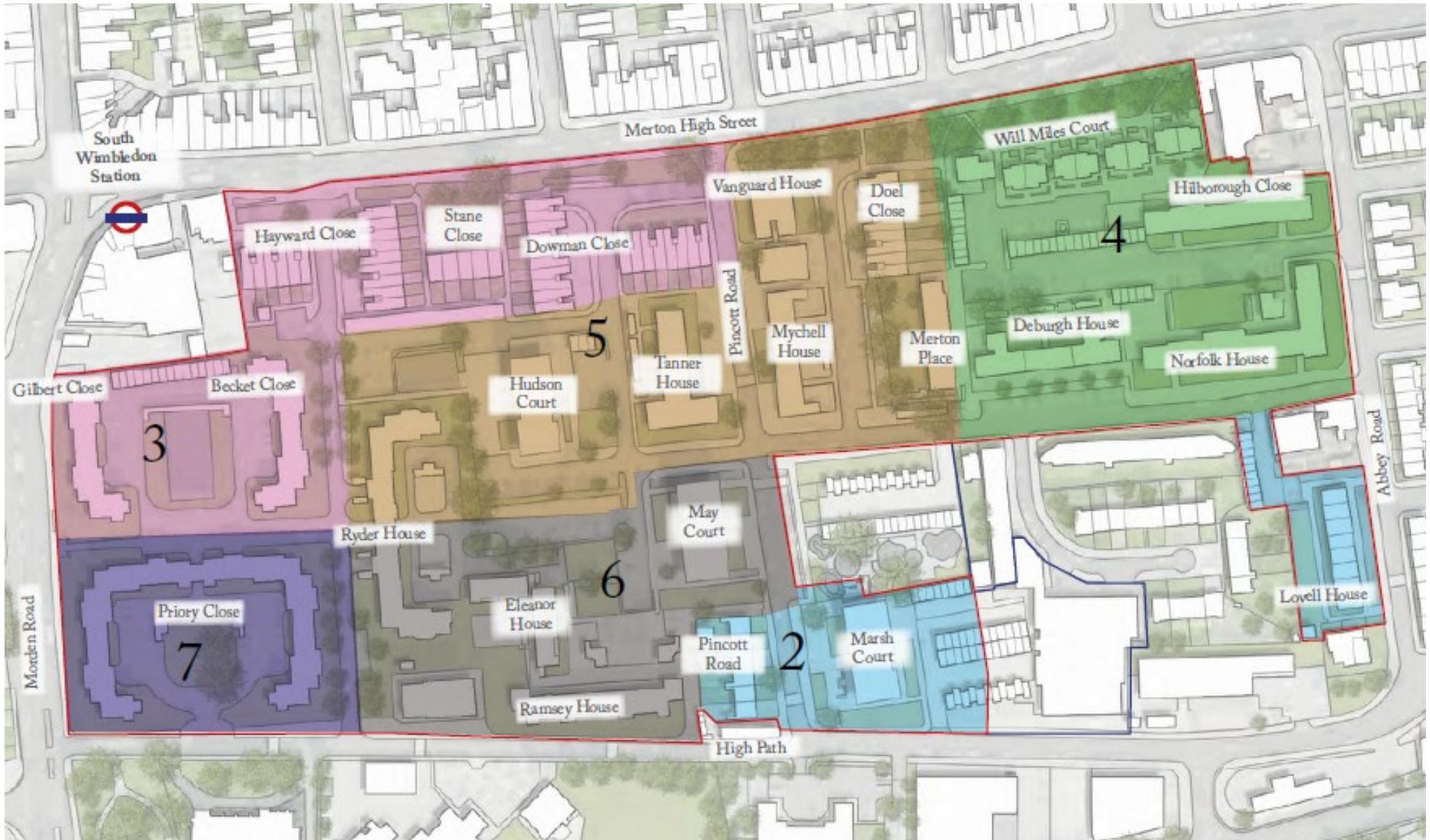
Tenure	Studio	1 bed	2 bed	3 bed	4 bed	Total Units	Total Hab Rooms	% Affordable and Private Homes on a Unit Basis	% Affordable and Private Homes on a Habitable Room Basis
Affordable (Rent)	0	100	123	49	5	277	790	18	20
Private	159	437	543	107	4	1250	3110	82	80
Total	159	537	666	156	9	1527	3900	-	-
% of Unit Size	10	35	44	10	1	-	-	-	-

Indicative Maximum Accommodation Mix

Tenure	Studio	1 bed	2 bed	3 bed	4 bed	Total Units	Total Hab Rooms	% Affordable and Private Homes on a Unit Basis	% Affordable and Private Homes on a Habitable Room Basis
Affordable (Rent)	0	100	123	49	5	277	790	18	20
Private	163	452	563	111	4	1293	3220	82	80
Total	163	552	686	160	9	1570	4010	-	-
% of Unit Size	10	35	44	10	1	-	-	-	-

HIGH PATH

PHASING PLAN



Page 299

HIGH PATH

NON-RESIDENTIAL USES

- 6.3.12 The outline proposal will deliver up to 9,900 sqm of flexible use class commercial and community floorspace (including replacement and new floorspace). This includes replacement floorspace for the existing convenience store and Church Hall. Non-residential floorspace will be located primarily along Merton High Street and Morden Road, with additional potential along the Neighbourhood Park.

LANDSCAPE, PUBLIC OPEN SPACE + AMENITY SPACE

- 6.3.13 As part of the masterplan it is proposed to provide a new Neighbourhood Park centrally linking High Path to Merton High Street. This will provide approximately 7,500 sqm of publicly accessible open space. Communal amenity spaces are proposed within the perimeter blocks providing semi-private amenity for residents. In addition, private amenity space will be provided to all new homes in the form of balconies, terraces or gardens. Children's play space will be incorporated within the new park and in the communal courtyards. A new landscaped public realm will also be provided throughout the masterplan areas, including along Merton High Street where the existing London Plane trees are to be retained.



Source: PRP Architects LLP

HIGH PATH

ACCESS, PARKING + SERVICING

- 6.3.14 The proposals seek to re-connect the Estate with the wider street network, prioritising pedestrian and cyclist movements. Pedestrian routes and cycle routes are to be improved across the site with high quality new and retained streets and shared surface areas. The routes created will provide north to south and east to west routes through the neighbourhood improving permeability. The proposals will provide numerous access points from High Path, Merton High Street, Morden Road and Abbey Road for pedestrians and cyclists, with direct and legible routes created, in contrast to the poor connectivity on the existing estates.
- 6.3.15 It is proposed to retain existing vehicular access points into the site along High Path, Merton High Street and Abbey Road. The environment around the existing and new streets will be improved by the passive surveillance provided by the new development, which will front onto these streets and provide ground level activity with non-residential uses, front doors to the residential units, and residential core entrances.

- 6.3.16 269 car parking spaces are proposed to be provided on-street, within podium parking areas or on-plot. 20% of these spaces will be provided with electric vehicle charging points, and 20% will have passive provision so that charging points can be provided in the future. The parking provision will include disabled car parking bays. Cycle parking is to be provided in line with policy requirements.
- 6.3.17 It is intended to provide Underground Refuse Systems (URS) throughout the masterplan for the use of residents' general waste and recycling. Some houses on the site where a URS cannot be implemented will instead have a standard collection. The proposed non-residential uses are likely to have their general waste and recycling collected by standard refuse vehicles via LBM or a separate private contractor.



Source: PRP Architects LLP

ENERGY + SUSTAINABILITY

6.3.18 A number of initiatives are proposed to ensure that a sustainable development is delivered:

- ❑ The incorporation of passive design and energy efficiency measures, a single energy centre comprising a Combined Heat and Power (CHP), and roof mounted solar photovoltaic cells (PV). These measures will ensure that a CO₂ reduction of 35% can be achieved against Building Regulations 2013.
- ❑ Use of materials with low environmental impact
- ❑ Sustainable transport measures including provision of cycle parking, car club bays, electric vehicles charging points
- ❑ Reduced water consumption of 105 litres per person per day
- ❑ Provision of adequate waste and recycling storage
- ❑ Provision of brown/green roofs
- ❑ Ecological enhancements
- ❑ Comprehensive landscape strategy to enhance biodiversity and ecology value of the site.



Source: PRP Architects LLP

RESERVED MATTERS

6.3.19 Reserved matters applications have been made in relation to Phase 2 for the following:

DEMOLITION

Demolition of all buildings on the Phase Two site (Marsh Court and Lovell House). 78 existing homes to be demolished in this phase of works.

LANDSCAPE

Tree planting will respond to the different environmental conditions within the courtyard and streetscape. The amenity courtyard will provide 211 sqm of play space for under-5 children with informal play installations such as stepping logs and stone seating. This forms part of a comprehensive overarching play strategy, which will be implemented as each phase of the masterplan proposals is completed.

ACCESS

All ground floor dwellings facing the street have individual entrances accessed directly from Pincott Road, High Path and the Mews. These homes have been assigned to vulnerable, elderly residents who require easy access to their homes. More than 10% of the dwellings (12 no.) are designed to meet Building Regulations M4(3) standards.

HIGH PATH

HOUSING

The proposals will provide new homes for existing residents. 105 dwellings will be provided in the apartment Blocks A and B at the corner of High Path and Pincott Road. 8 dwellings will be provided in the houses on Abbey Road.

All homes are provided with private amenity space in the form of balconies, terraces or gardens providing at least 5 sqm for two person dwellings, and an additional 1 sqm per additional permission in accordance with the Mayor's minimum space standards. The Abbey Road houses have gardens approximately 70 sqm in size. The residents of the apartment blocks will also have access to the communal amenity gardens providing 211 sqm in Phase Two and this will link into Phase One to complete a larger courtyard of 691 sqm.

SUSTAINABILITY + ENERGY

Clarion's aspiration is that by 2025, all new homes will be delivered to at least a net zero carbon compatible standard. This means that any home not built to net zero carbon standards will be capable of becoming so in the future.

Housing Mix Proposal

	1 bed flat	2 bed flat	2 bed maisonette	3 bed flat	3 bed duplex	3 bed house	4 bed flat	4 bed maisonette	Total Units	Total Hab Rooms
Affordable	51	27	2	7	2	2	1	1	93 (82.3%)	243 (80.5%)
Market	7	7	0	0	0	6	0	0	20 (17.7%)	59 (19.5%)
Total	58	34	2	7	2	8	1	1	113	302

To start this journey, Clarion will be excluding fossil fuel heating from all new designs, making use of the rapid de-carbonisation of the UK electricity grid.

On High Path, the site-wide energy strategy is currently being developed for the phases 3-7, however it is proposed that air source heat pumps powered by electricity will be used to provide heat and hot water to the future new homes.

6.3.20 A separate application [Ref [18/P1921](#)] was also granted on 07/01/19 for the following:

“Erection of a five storey building to provide a school, with sixth form facilities, associated parking, play area and landscaping, following demolition of existing community and commercial buildings on site.”

RAVENSBURY



Source: HTA Design LLP

RAVENSBURY

6.4 RAVENSBURY ESTATE

6.4.1 The Ravensbury Estate is located towards the south of the borough, within the Ravensbury ward, to the south-east of Morden town centre. The estate sits alongside the River Wandle, between Morden Hall Park and Ravensbury Park with Morden Road wrapping around its western and northern perimeters. The estate was originally constructed between the late 1940s and mid 1950s as part of the post-World War II housing boom.

6.4.2 The Estate area totals approximately 4.42 hectares. The Estate currently comprises 192 dwellings, including houses and flats across a mix of tenures including private ownership (as a result of right to buy) and social rent, containing a mixture of semi-detached and terraced houses, flats and maisonettes.

6.4.3 Surrounding the residential properties are areas of amenity grassland, informal planting beds, scattered semi-mature trees and hard standing consisting of pavements, roads and car parking. There is also a small community facility of approximately 140 sqm. In addition, at the southern corner of the site there are a number of garages that are in disrepair and are not in use, these are currently under the ownership of LBM.



RAVENSBURY

Page 306



Source: HTA Design LLP

REGENERATION PROPOSALS

- 6.4.4 The Ravensbury regeneration will provide:
- ❑ Over 200 new homes
 - ❑ New tree planting, play areas and green spaces
 - ❑ A spacious new community centre.

An Outline Planning Application was submitted to Merton Council on 16 November 2017 for the comprehensive regeneration of the estate. Permission was granted on 29 April 2019 [Ref. 17/P1718] subject to S.106 Obligations.

- 6.4.5 Reserved matters have been made in relation to Appearance and Landscaping.

DEMOLITION

- 6.4.6 The outline planning application proposes the demolition of all buildings within the red line boundary, comprising 97 existing homes and the community room. Homes to be demolished as part of the outline proposals include 86 affordable and 11 private homes. It is anticipated that the community room will be demolished in Phase 4. An additional 4 homes will be demolished in part of Phase 1 (101 homes demolished across all phases in total).

“Outline planning application (with layout, scale and access for approval) for the regeneration of the Ravensbury Estate (on land to the west of Ravensbury Grove) comprising:

- ❑ the demolition of all existing buildings and structures
- ❑ erection of new buildings ranging from 2 to 4 storeys providing up to 180 residential units (C3 Use Class)
- ❑ provision of replacement community centre (up to 160 sqm of Use Class D1 floorspace)
- ❑ provision of new public realm, landscaping works and new lighting; cycle parking spaces (including new visitor cycle parking) and car parking spaces, together with associated highways and utilities works.
- ❑ Landscaping works are also proposed to the east of Ravensbury Grove and along Hengelo Gardens.”

RETAINED HOUSING

- 6.4.7 91 existing homes (42 affordable and 49 private homes) are being retained on the Estate. These are not included within the application boundary.

NEW COMMUNITY ROOM

- 6.4.8 As part of the proposals, a community room will be constructed and will provide up to 160 sqm of D1 community floorspace. The community room will be located in the heart of the site and will be accessible to all residents. It is anticipated that this will be constructed in Phase 3 prior to the demolition of the existing community room.

NEW HOUSING

- 6.4.9 The outline application seeks permission for up to 180 new homes in a mix of houses and flats.
- 6.4.10 All homes are to be designed so that they are capable of meeting the Mayor's minimum space standards and the National Technical Standards. The majority of homes are to be designed so that they meet the relevant Building Regulation standards as set out within the London Plan, with 10% of the homes designed to be wheelchair accessible or adaptable. The proposal layout ensures that the new homes can be designed having regard to the Mayor's Housing SPG.
- 6.4.11 All new homes will be provided with private amenity space in the form of private gardens, terraces or balconies. Some of the flatted blocks will also be provided with communal garden spaces to the rear. In total, approximately 622 sqm of communal amenity space is proposed.
- 6.4.12 Lifts are to be provided for blocks with more than 15 units per core. Most flat blocks will therefore be provided with a lift. Where there is no lift provided, the upper floor flats will be served by an AD Part M compliant stair and would have sufficient space for a future lift to be installed if one is required.

Dwelling Size	% of Private Tenure	Affordable Homes	
		% of Rent Tenure	Intermediate Tenure
Studio	0-10	0-10	No Intermediate Housing is proposed at Ravensbury.
1 bed	20-40	20-40	
2 bed	20-40	10-30	
3 bed +	30-50	40-60	

Tenure	1 bed	2 bed	3 bed	4 bed	Total Units	Total Hab Rooms	% Affordable and Private Homes on a Unit Basis	% Affordable and Private Homes on a Habitable Room Basis
Affordable (Rent)	25	16	35	13	89	355	51	54
Private	21	27	32	4	84	307	49	46
Total	46	43	67	17	173	662	-	-
% of Unit Size	27	25	39	10	-	-	-	-

Tenure	1 bed	2 bed	3 bed	4 bed	Total Units	Total Hab Rooms	% Affordable and Private Homes on a Unit Basis	% Affordable and Private Homes on a Habitable Room Basis
Affordable (Rent)	34	10	35	13	92	355	51	54
Private	33	19	32	4	88	307	49	46
Total	67	29	67	17	180	662	-	-
% of Unit Size	37	16	37	9	-	-	-	-

RAVENSBURY

DESIGN + LANDSCAPE

6.4.13 The new landscape strategy includes proposals for:

- ❑ A carefully devised tree and planting strategy
- ❑ A co-ordinated materials palette
- ❑ Attractive tree lined streets
- ❑ Shared surfaces
- ❑ A central landscaped swale
- ❑ A community rose garden
- ❑ Multi-functional communal courtyards.



Source: HTA Design LLP



Merton Estates Overarching EqIA | March 2022

RAVENSBURY

ACCESS, PARKING + SERVICING

- 6.4.14 Pedestrian routes and informal cycle routes are to be improved across the site with high quality new and retained streets and shared surface areas. 176 car parking spaces are proposed in the outline planning application area, with approximately 50% of these on street and the remaining provided on the house plots. 20% of these spaces will be provided with electric vehicle charging points, and 20% will have passive provision so that charging points can be provided in the future. 10% of the parking spaces will be provided as disabled spaces. Cycle parking is to be provided in line with London Plan requirements.

SUSTAINABILITY + ENERGY

- 6.4.15 A number of initiatives are proposed to ensure that a sustainable development is delivered:
- ❑ The incorporation of passive design (fabric first approach) and energy efficiency measures, and the installation of photovoltaic panels. These measures will ensure that a minimum carbon dioxide emissions reduction of 35% can be achieved on site
 - ❑ Low environmental impact materials
 - ❑ Sustainable transport measures including provision of cycle parking, electric vehicle charging points and car club bays
 - ❑ Water consumption reduced to below 105 litres per person per day
 - ❑ Provision of adequate waste and recycling storage
 - ❑ Provision of green roofs
 - ❑ Ecological enhancements
 - ❑ Comprehensive landscape strategy to enhance the biodiversity and ecology value of the site
 - ❑ A Site Waste Management Plan will be implemented.



RESERVED MATTERS

- 6.4.16 Reserved matters for the development of Phases 3 to 4 of the Ravensbury Estate (as well as Phase 2 which is not subject to any compulsory purchase proposals) were granted on 9 December 2019 [Ref: [19/P1845](#)]. The reserved matters proposals involve the redevelopment of part of the estate to provide a residential scheme. The matters of Layout, Access and Scale (with parameters for height) were approved as part of the Outline Planning Permission. This application therefore seeks approval of Appearance and Landscaping only.

DEMOLITION

- 6.4.17 As approved, all buildings and structures within the red line boundary, comprising 97 existing homes and the community room will be demolished.

RETAINED HOMES

- 6.4.18 Ravensbury Court, homes along Hengelo Gardens, and 1-11 (odd) and 56-62 (even) Ravensbury Grove are to be retained (91 homes in total are being retained on the estate). Other than landscaping works to the front of these retained properties in public and semi-public areas and some additional lighting which has been proposed on Hengelo Gardens, no works are proposed to these existing homes.

NEW HOUSING

- 6.4.19 The reserved matters proposal will deliver 179 new homes, in a mixture of houses and flats.
- 6.4.20 The regeneration of the Ravensbury Estate (including phase1) will deliver an uplift in affordable housing so there will be no net loss of affordable housing. All homes have been designed to meet the Mayor's minimum space standards and the National Technical Standards. The majority of homes (124 units) have been designed to meet Building Regulation Part M4(2) standards as set out within the Minor Alternations to the London Plan, with 10% of homes (18 units) designed to be wheelchair accessible or adaptable (Part M4(3)), with 18 accessible parking spaces provided for these homes. The new homes have been designed having regard to the Mayors Housing SPG.

- 6.4.21 A lift has been provided in block F. Where there is no lift provided, the upper floor flats will be served by an AD Part M compliant stair and would have sufficient space for a future stair lift to be installed if one were required.

NEW COMMUNITY CENTRE

- 6.4.22 A new community centre (D1 Use Class) measuring 159 sqm is proposed at the heart of the site, on a prominent corner (at ground floor level within block M) visible from the junction of Ravensbury Grove and Morden Road. The community centre will be accessible to all residents. The design and operation of the community space has been developed with reference to resident feedback and liaison with Clarion Futures. The community centre will be constructed in Phase 3 prior to the demolition of the existing community room, ensuring that community facilities are available throughout the construction period.

Housing Mix Proposal

Unit Type	1 bed	2 bed	3 bed	4 bed	Total Units	% by Tenure	Total Habitable Rooms	% by Tenure
Affordable / Social Rent	25	25	37	13	100	56%	379	58%
Private	22	25	18	14	79	44%	275	42%
Total	47	50	55	27	179	-	654	-

LANDSCAPE

- 6.4.23 The provision of a coherent landscape across the site will include the following elements:
- ❑ A carefully designed tree and planting strategy
 - ❑ A co-ordinated materials palette
 - ❑ An inspiring and playable landscape throughout the neighbourhood
 - ❑ Attractive tree lined streets
 - ❑ Shared surfaces
 - ❑ A central landscaped swale, and the incorporation of other sustainable urban drainage features such as permeable paving and rain gardens
 - ❑ A community rose garden
 - ❑ Multi-functional communal courtyards
 - ❑ New lighting
 - ❑ A landscape-led approach to boundary treatments
 - ❑ Indicative proposals for the interface with the River Wandle.

AMENITY SPACE + PLAY SPACE

- 6.4.24 All homes are to be provided with private amenity space in the form of balconies, terraces or gardens providing at least 5 sqm for two person dwellings, and an additional 1 sqm per additional person in accordance with the Mayor's minimum standards. The proposed play strategy is based upon the Mayor for London's Supplementary Planning Guidance 'Providing for Children and Young People's Play and Informal Recreation' (2012).

ACCESS + SERVICING

The proposals will deliver:

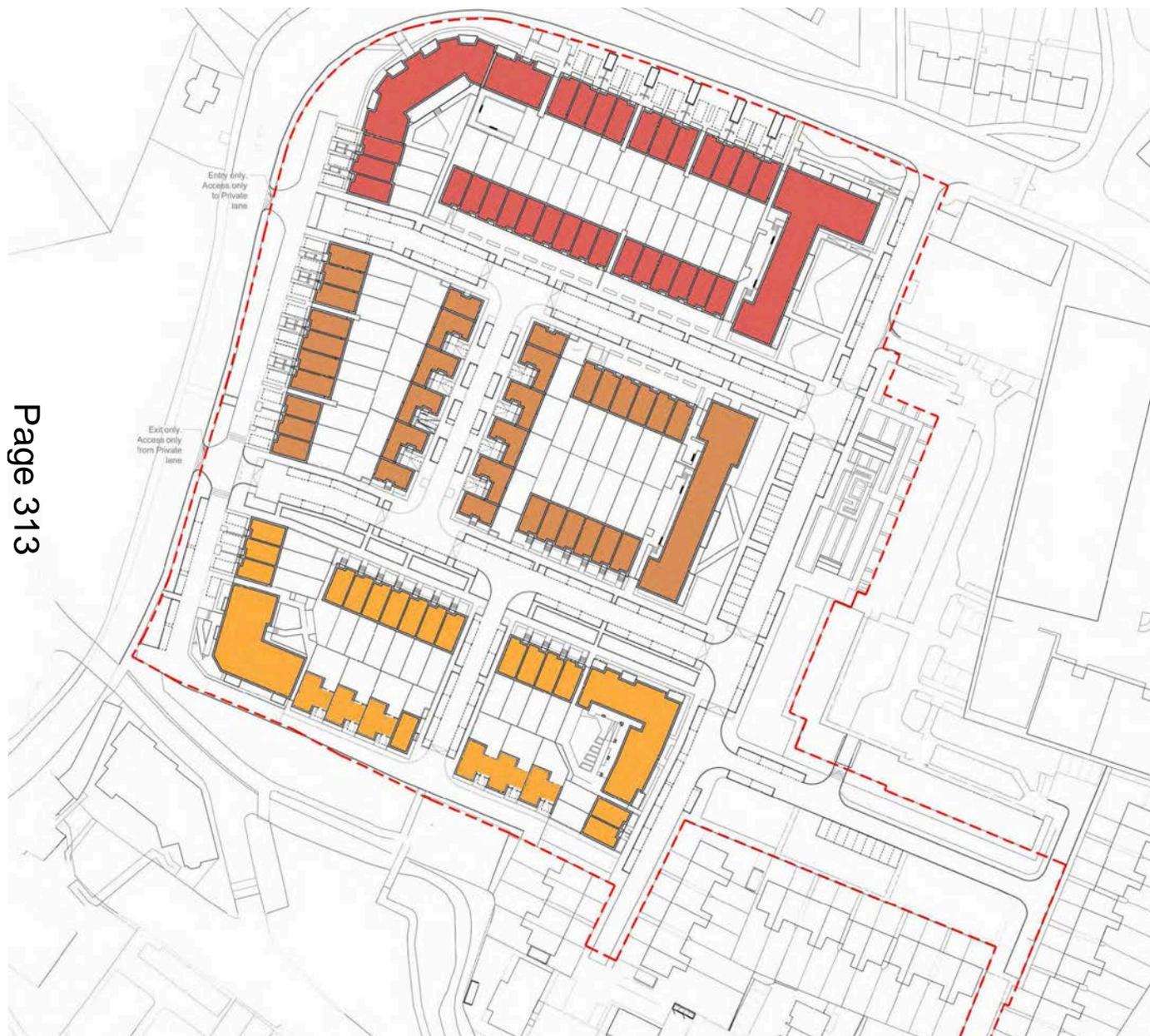
- ❑ 161 car parking spaces, including 18 disabled parking bays
- ❑ An additional 15 car parking spaces retained for existing residents
- ❑ 1 car club bay, subject to a future Car Club Assessment
- ❑ 311 cycle parking spaces for residents, and 8 spaces for visitors/ community centre users.
- ❑ 20% active electric vehicle charging points, and 80% passive charging points
- ❑ New and enhanced pedestrian and cycle routes throughout the scheme.

SUSTAINABILITY + ENERGY

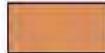
- 6.4.25 A number of initiatives are proposed to ensure that a sustainable development is delivered:
- ❑ The new buildings will be built to a high specification prioritising a passive design (fabric first approach) energy efficiency measures including photovoltaic panels, to achieve a reduction of 40.7% in carbon dioxide emissions on-site.
 - ❑ The materials will have a low environmental impact as described in the BRE Green Guide
 - ❑ Water consumption will be reduced to below 105 litres per person per day through water efficient fixtures + fittings
 - ❑ Provision of adequate and easily accessible waste and recycling storage for flats and houses
 - ❑ Provision of green roofs and other measures to support a sustainable urban drainage system
 - ❑ Ecological enhancements including the installation of artificial habitats for birds and bats
 - ❑ A comprehensive landscape strategy, which incorporates planting with native species and trees, with opportunities to enhance the biodiversity and ecology value of the site.

RAVENSBURY

Page 313



 Phase 2

 Phase 3

 Phase 4

7 SECTION 106 AGREEMENTS

7.1 S106 AGREEMENTS

7.1.1 A deed of agreement under Section 106 of the Town and Country Planning Act 1990 was agreed on the 26 April 2019 in relation to the developments at the three estates. The agreement sets out general provisions for:

- Affordable housing
- Highway works
- Bus stop Improvement works
- Parking Management
- Estate Roads (Delivery and Management, Maintenance and Access)
- Parking Controls
- Delivery and Service Management Plan
- Car Club
- Utility Diversions
- Carbon Offsets
- Noise and Air Quality during construction
- Open Space (Delivery and Management, Maintenance and Access)
- Lifts.

7.1.2 Specific obligations are also detailed for each of the estates, including:

EASTFIELDS

- Residential Travel Plan
- Refuse Strategy
- Replacement of Eastfields Ball Court / provision of Eastfields Recreational facility
- Traffic Calming Measures
- District Heating Network.

HIGH PATH

- Waiting and Loading Bays
- High Path Bus Stop Relocation
- Bus Capacity Improvements
- High Path Pedestrian and Cycle Routes Improvements
- Primary Care Needs Assessment
- Re-provision of High Path Community Centre
- Replacement of High Path Ball Court / provision of High Path Recreational Facility
- Refuse Strategy
- District Heating Network
- Transport Impact Assessment
- Residential and Workplace Travel Plan
- Electric Vehicle Charging Points.

RAVENSBURY

- Traffic Calming Measures
- Ravensbury Pedestrian and Cycle Routes Improvements
- Re-provision of Ravensbury Community Centre
- Access to Ravensbury Park
- River Wandle Footbridge.

7.1.3 Provision is also made for:

- Scheme Linking** - No more than 607 new market units are to be occupied until at least 100 units have been constructed an area available for occupation on the Ravensbury Estate and 131 on the Eastfields Estate
- Build to Rent** - Details of the build to rent for each phase of the development for High Path shall be submitted with each phase
- Flood Plain Mitigation Strategy (Ravensbury)** - Ensure that all works are carried out in accordance with the flood mitigation strategy.

8.1 DETAILS OF OFFERS FOR TENANTS/LEASEHOLDERS

8.1.1 Since 2013, the masterplanning process has involved extensive consultation with the Estate residents, local community, stakeholder engagement, and discussion with LBM Officers. The Residents' Offer was published on 27 May 2015 to the existing homeowners and affordable housing tenants, followed up by an independent survey to gauge residents' responses to the Offer and the plans for the regeneration of the area (See Planning Statements for details of 2015 offer).

8.1.2 During the Estate Local Plan consultations and throughout 2015 and 2016, homeowners raised concerns with the Council about the Residents' Offer and in particular what 'like for like' actually meant. Whilst this was set out in the 2015 Residents' Offer, the Council exercised its due diligence to residents in seeking clarification from Clarion on this important matter. Clarion provided clarification as follows:

DO RESIDENT HOMEOWNERS GET LIKE FOR LIKE?

The Residents' Offer details the Replacement Home Option, which is offered to those resident homeowners who were living on one of the three neighbourhoods on the 27th May 2015 (when the Residents' Offer was published). The Replacement Home Option confirms:

- If you are currently a freeholder you will be offered a freehold on your new property
- If you are a leaseholder you will be offered a new 125-year lease on your new property
- The new home will be at least as large as the home it replaces
- Every Replacement Home will have private outdoor space
- If you live in a house you will be offered a house, if a flat a new flat and a maisonette a new maisonette
- The new home will have the same number of bedrooms as the existing home had when it was first built
- There will be a Replacement Home for every resident homeowner who chooses to stay
- They will be entitled to a £3,000 disturbance allowance.
-

IF YOU ARE A FREEHOLDER NOW, WILL YOU BE A LEASEHOLDER (AND THEREFORE LIABLE FOR SERVICE CHARGES) IN THE NEW DEVELOPMENT?

- If you are a resident homeowner and a freeholder we will offer you a new freehold property.
- If you are a resident homeowner and a leaseholder we will be offering you a new 125 year leasehold at no cost and irrespective of how long you have to run on your current lease.

WHAT CIRCUMSTANCES WILL SHARED OWNERSHIP OR SHARED EQUITY PRODUCTS BE OFFERED TO RESIDENT HOMEOWNERS?

WHAT CIRCUMSTANCES ARE ENVISAGED WHERE THESE PRODUCTS WILL BE OFFERED TO RESIDENT FREEHOLDERS?

- ❑ There is no shared ownership option (which involves paying rent on the part of the home owned by the Housing Association) in the Residents' Offer.
- ❑ Clarion includes a shared equity option (where no rent is payable) as a "safety net". This is to ensure that those residents who have a mortgage and for some reason are unable to transfer it to their new Replacement Home (perhaps because their circumstances have changed) will still be able to take up the offer of a new home and stay in their neighbourhood. In those circumstances Clarion will meet the financing gap using shared equity, which helps fulfil the commitment to provide a Replacement Home for any resident homeowner who chooses to stay and at no cost to them.

- ❑ Where one of Clarion's tenants exercises their Right to Buy after the 27 May 2015 (when the Residents' Offer was published) Clarion will offer them a new home of the same size and typology on a shared equity basis.
- ❑ These are the only circumstances where shared equity is applied in the Residents' Offer.

WHERE WILL ALL RESIDENT HOMEOWNERS LIVE DURING THE REDEVELOPMENT PROCESS AND WHO WILL PAY FOR THIS?

- ❑ Clarion will always try to move resident homeowners straight into their new Replacement Home, i.e. without the need to be temporarily housed. The phasing plans for all three neighbourhoods have been designed to accommodate this approach.
- ❑ For a small number of existing resident homeowners this may not be possible, for example as a consequence of their choice of location and its position in the phasing plan. Clarion may be able to offer a temporary Circle Housing home in their neighbourhood or another part of Merton, though this would need to be agreed with the London Borough of Merton who retain nomination rights as part of the 2010 Transfer Agreement.

- ❑ A disturbance payment of £3,000 will be available. Resident homeowners won't be charged rent as long as they agree to the terms set out in the Residents' Offer regarding accepting the market value plus 10 per cent for their existing home, the value of the new home and the licence agreement for the temporary home.
- ❑ Anyone living in a temporary home for longer than one year will be entitled to an additional £3,000 disturbance payment.

IS "LIKE FOR LIKE" TENURE; NUMBER OF BEDROOMS; HABITABLE ROOMS OR HOUSE / FLAT?

- ❑ The Replacement Home option means that if you live in a house which was originally built as a three bedroomed house, then the Replacement Home will be a three bedroomed house. The owner of a two bedroomed flat will be offered a new two bedroomed flat, etc. Every Replacement Home will be at least as large as the home it replaces. Every Replacement Home will have private outdoor space (i.e. a garden, balcony or roof terrace) irrespective of whether the original home had this or not.

8

RESIDENTS' OFFER

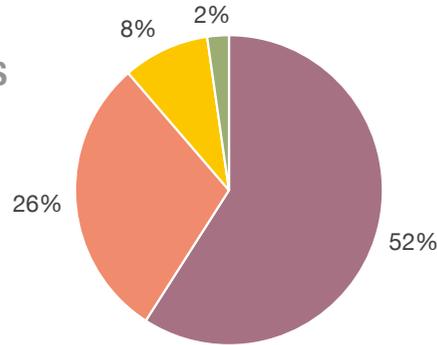
8.2 CONSULTATION FEEDBACK

8.2.1 During the consultation, residents from each estate were asked to consider the following in relation to the Residents' Offer:

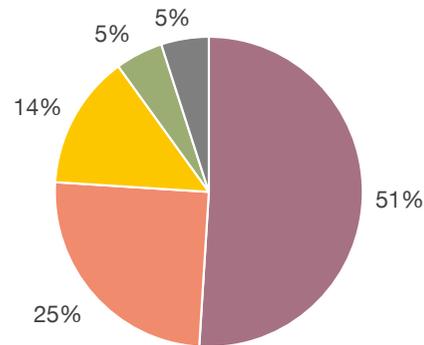
- Has the Residents' Offer been clearly explained to you?
- What do you think of the Residents' Offer?

HAS THE RESIDENTS' OFFER BEEN CLEARLY EXPLAINED TO YOU?

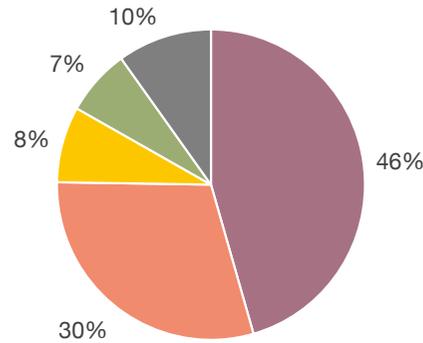
EASTFIELDS



HIGH PATH

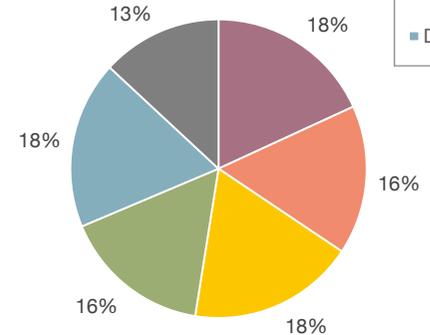
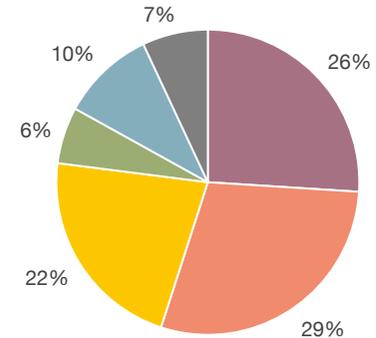
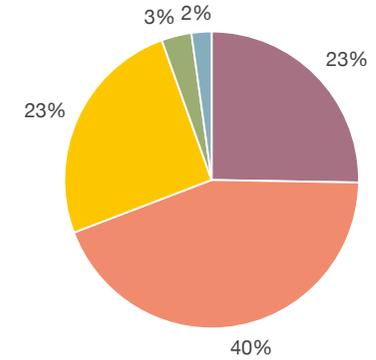


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■ Yes ■ Mostly ■ Not really ■ No

WHAT DO YOU THINK OF THE RESIDENTS' OFFER?



■ Like very much
 ■ Like
 ■ Neither like or dislike
 ■ Dislike
 ■ Dislike very much

9 COMPULSORY PURCHASE ORDERS

9.1 COMPULSORY PURCHASE ORDERS

9.1.1 Compulsory purchase is a legal mechanism by which certain bodies (known as ‘acquiring authorities’) can acquire land without the consent of the owner. Compulsory purchase powers are an important tool to use as a means of assembling the land needed to help deliver social, environmental and economic change.

9.1.2 The use of compulsory purchase powers to acquire the land at each of the estates is necessary to support the delivery of the Merton Estates Regeneration Programme and the objectives of the Estates Local Plan. The case for the use of CPO powers has been strengthened with: the granting of outline planning permission for each of the Estates; adoption of the Estates Local Plan, which robustly supports the Scheme (including the use of CPO powers to deliver the Scheme); and the signing of a CPO indemnity agreement between Clarion and the London Borough of Merton (LBM).

9.1.3 There are no impediments to proceeding with the 2022 Scheme and the Council is satisfied Clarion has the ability and financial resources, not only to pay for compensation arising out of a CPO, but also to successfully deliver the 2022 Scheme underlying the CPO.

9.1.4 To date Clarion has acquired 229 freeholds and long leases across the Merton Estates Regeneration Programme areas through voluntary sales under the terms of the 2015 Residents’ Offer. These consisted of 81 freehold and 148 long leases: 130 are at High Path, 88 at Eastfields and 11 at Ravensbury. There are a number of residents and non-resident homeowners who do not wish to sell voluntarily and will only sell their property once a CPO is in place.

9.1.5 The table below shows the number of tenants (leasehold and freehold) impacted by the CPOs. A small number of residents have protected characteristics of Gender and Marriage/Civil Partnership. The analysis in this report has identified that there is no significant impacts on residents with these protected characteristics.

PROTECTED CHARACTERISTICS	EASTFIELDS		HIGH PATH		RAVENSBURY	
	LH	FH	LH	FH	LH	FH
Age	1	0	1	2	0	0
Disability	1	0	0	0	0	0
Ethnicity	2	6	11	5	0	3
Gender Reassignment	0	0	0	0	0	0
Marriage + Civil Partnership	0	0	4	1	0	0
Pregnancy + Maternity	0	0	0	0	0	0
Religion + Belief	0	0	0	0	0	0
Gender	0	0	6	0	0	0
Multiple protected characteristics	0	4	7	4	0	0
No known protected characteristics	10	23	1	6	1	1
TOTAL NUMBER OF RESIDENTS:	14	33	30	18	1	4

LH: Leasehold, FH: Freehold

10 COMMUNITY ENGAGEMENT

10.1 OVERVIEW

10.1.1 This section provides a summary of the consultation undertaken to date with local stakeholders and the wider community. Clarion and their project team has undertaken a series of consultation events in order to understand the aspirations of the Estate residents. A range of topics have been explored with the residents and this engagement process has been ongoing throughout the design of the masterplan.

INCLUSIVE CONSULTATION

10.1.2 The need for inclusive consultation was an overarching consideration to ensure that the whole community was reached. The following strategies were adopted:

- ❑ A wide circulation of invitations
- ❑ The venues for the consultation events had to have level access and wide enough doors and corridors for ease of access
- ❑ Accessible WC available
- ❑ Activities offered for children at events
- ❑ For all events, a register was taken, so that an accurate record could be kept of who attended and the total attendance figures, so that any obvious omissions might be identified for targeting later
- ❑ Reports were drawn up for each event, highlighting key feedback.



10 COMMUNITY ENGAGEMENT

❑ COMMUNITY EVENT – 14TH JUNE 2014

The first public event provided residents with the opportunity to provide feedback on what they liked and disliked about the Estate, as well as make suggestions on the possibilities for refurbishment and regeneration.

❑ WORKSHOP ON TYPES OF HOMES – 26TH JUNE 2014

This workshop, attended by 52 people, gave residents the opportunity to provide feedback on the types of homes that they would like to see on the estate if it were to be regenerated.

Some of the key comments raised indicated preferences for:

- » At least the same size or larger properties
- » A more traditional design, potentially constructed from brick
- » More private amenity space.

❑ COMMUNITY EVENTS AND WORKSHOP – OPEN SPACES, STREETS AND HOMES – 12TH JULY 2014 AND 23RD JULY 2014

The purpose of these events was again to gain feedback from residents focussed around three key themes: open space, streets and homes.

Some of the key comments drawing out of this event indicated:

- » Support for the central green space and landscape
- » Concerns around safety of public spaces and play areas
- » A dislike for wood and metal panelling as a cladding material.

❑ WORKSHOPS ON HOUSE LAYOUTS – 2ND AUGUST 2014 AND 9TH SEPTEMBER 2014

The purpose of these events was to gain an understanding of what the current residents wanted to see from the internal layouts of new properties and to provide comments on some initial layout options.



10 COMMUNITY ENGAGEMENT

Clearly, the diverse range of housing needs as well as individual preference meant that there was unlikely to be consensus on such an issue, however, some of the key points included:

- » Many residents supported a variety of house types to provide choice within the Estate
 - » A number of residents also expressed interest in the flexibility of 'multi-generation homes' to have separate annex for children or elderly relatives within the home
 - » Mixed views towards open plan living
 - » Strong support for more storage
 - » Support for private amenity space to be separated and away from public spaces
 - » Support for adequate parking levels and appropriate controls to make sure non-residents do not use it.
- ❑ **DRAFT MASTERPLAN LAUNCH – 18TH, 20TH, 21ST AND 22ND OCTOBER 2014**
This series of four workshops tabled the emerging masterplan vision for the full regeneration of the Estate. A total of 123 people attended the event with 30 feedback forms completed in detail.



- ❑ **OTHER WORKSHOPS**
Further sessions were held to provide an opportunity for the communities to be involved in the scheme development, including a workshop to discuss options for landscape and parking (5th March 2015), with a subsequent workshop to discuss options for house types and layouts (26th March 2015).
- ❑ **OTHER CONSULTATION**
A Residents' Offer was issued in late May 2015 and further public consultation was undertaken as part of this process to give residents the opportunity to discuss the contents of the Offer. These sessions were held on the 4th, 6th and 9th June 2015.
- In addition in 2016 there were three events including:
- » Previous and current masterplans (1 & 3 November)
 - » Your Homes and Open Spaces (15 & 19 November)
 - » Final Proposals Exhibition (6 & 8 December).
- Clarion is committed to continuing this process of community engagement through the Reserved Matters and construction stages.
- ❑ **NEWSLETTERS**
Quarterly newsletters are sent to all existing residents to ensure that the existing residents are kept up to date and informed about the progress of the regeneration proposals.

10 COMMUNITY ENGAGEMENT

10.3 HIGH PATH – OUTLINE

The Applicant has undertaken a series of public events since 2013 including a series of public consultation events:

- ❑ 'Have Your Say Day' – Public Exhibition – 2 & 8 August 2013
- ❑ Public Exhibition – June 2014
- ❑ Residents' Site Visit to Haggerston and Orchard Village – Site Visit – July 2014
- ❑ Residents' Workshop – August 2014; Homes & Park Workshop – Public Workshop – 18 March 2015
- ❑ Residents' Offer Event – Public Exhibition – 30 May, 4 & 10 June 2015
- ❑ Kickstart Workshop – Workshop – July 2016
- ❑ Have Your Say Day – Public Exhibition – 5 & 7 November 2016
- ❑ Final Exhibition – 7 & 9 December 2016.

Newsletters have also been used to keep residents up to date. The feedback received from these events was considered and fed back into the design process. Additional analysis and design testing was undertaken, where required, which influenced the design evolution. Where feasible, amendments were made to the scheme, allowing for the proposals to evolve iteratively taking account of the matters raised.



HIGH PATH – RESERVED MATTERS PHASE 2

High Path Phase 2 was presented to residents and the local community in October 2018 and February 2019.

- ❑ **COMMUNITY ENGAGEMENT EVENTS**
The first set of engagement events were held on 17th and 20th October 2018. Elevation proposals, block arrangements, internal home layouts and landscape proposals were presented to High Path residents as well as the wider community, asking for their views on the designs.

Residents welcomed the playful and original designs and felt that it represented the character of their local area. The key feedback for improvement was focused on internal layouts, parking and materials.

The second round of engagement events were held on 13th, 16th and 18th of February 2019. Updated design proposals were presented to the community, showing how their feedback has influenced the design.

10 COMMUNITY ENGAGEMENT

❑ OTHER ENGAGEMENT

In addition to residents' engagement events Clarion also consulted with local stakeholders. In February 2019 an event was held for non-High Path resident stakeholders. This was aimed specifically at residents from neighbouring communities and interest groups.

Groups invited included:

- » The Wimbledon Civic Society
- » Battle Road Residents Association
- » Local churches.

Clarion ran 'Regeneration Week' from 5th – 7th March 2018 with Abbey Meadows Primary School, which included debate, discussion and feedback from young people on the plans for High Path. This was the fourth Regeneration Week at Abbey Primary School.



10 COMMUNITY ENGAGEMENT

10.4 RAVENSBURY – OUTLINE

As part of the consultation process, the design team consulted with existing residents, the local community and key stakeholders including the following groups:

- ❑ Existing residents of Ravensbury
- ❑ Neighbouring residents and businesses
- ❑ Local amenity groups, including Friends of Ravensbury Park, Morden Hall Park, Wandle Trust and Living Wandle, National Trust, London Wildlife Trust, Architectural Liaison Officer.

Consultation was carried out at regular points throughout the design development process and took the form of formal meetings and individual briefings to key local stakeholders. Public consultation events were held throughout the process, which invited residents and neighbours to comment on the emerging proposals.

The feedback received from these events was considered and where required additional analysis and design testing was undertaken. Where possible, revisions were made to the emerging proposal to address the matters raised.



Thirteen public consultation events were held between July 2013 and November 2016. A number of comments were raised by residents during these events including issues surrounding car parking levels, building heights, timing and phasing of the development, upgrades to communal and public spaces and protection of existing trees. These issues were all discussed in detail with attendees and addressed where possible as the emerging scheme developed.

RAVENSBURY – RESERVED MATTERS

Three public consultation events were held on the proposals at the existing Ravensbury Community Room between July 2018 and January 2019.

- ❑ **CONSULTATION EVENT 1-4TH JULY 2018**
The first event presented the emerging proposals and asked what the community would like to see happen with the community space.

10 COMMUNITY ENGAGEMENT

❑ CONSULTATION EVENT 2 – 18TH SEPTEMBER 2018

The second consultation event provided the opportunity to discuss housing need matters and also the design of the potential new homes with future residents. The general themes emerging from this second consultation event were as follows:

- » Concerns regarding safety and lighting particularly to front doors
- » Residents were pleased with the size of the proposed gardens and more spacious homes as well as the provision of level access for ground floor flats
- » Residents expressed the opinion that internally, the windows positions within the flats could be improved for the purposes of aligning furniture
- » Residents suggested that larger homes would benefit from an additional shower room or en-suite and the wet rooms within the elderly persons housing were well received.
- » Concerns were raised regarding allocating parking for those residents without on-plot parking.



❑ FINAL PROPOSALS EVENT 3-22ND AND 23RD JANUARY 2019

The final event was an opportunity to present the developed design in advance of the submission of the Reserved Matters application. The key issues raised by residents at this event were as follows:

- » The design of the boundary to Ravensbury Park and how this should work appropriately with the scheme
- » A number of residents expressed a desire to use the attic space as storage
- » Residents suggested that the current street names should be used in the new layout
- » The issue of further temporary parking arrangements being required during construction was raised
- » Residents expressed that they would like a shed for garden storage and asked who would be responsible for maintaining the rose garden.

❑ OTHER CONSULTATION

There has also been engagement with both the National Trust and Friends of Ravensbury Park throughout the outline and reserved matters design evolution process.

EQUALITIES DATA + ASSESSMENT

11 EQUALITIES DATA 2015

11.1 OUTLINE OF PREVIOUS WORK

11.1.1 The Equalities Analysis undertaken by Clarion in 2015 identified that the 'protected characteristics' of: Age, Disability and Ethnicity were particularly relevant to the regeneration proposals and there was the potential for these groups to be negatively affected. The assessment therefore focussed on these issues.

11.1.2 Clarion has advised that residents of Eastfields, High Path and Ravensbury have provided information about the problems with their homes and outside spaces, which included:

- homes that are expensive to heat
- leaking roofs
- poor noise insulation
- condensation and damp
- issues with refuse collection
- unsafe pathways.

11.1.3 Some of these issues were also raised in both Council consultations in 2014 and 2016, particularly concerns around unsafe pathways, damp and poor internal conditions. As set out in the policies in the Council's Estates Local Plan, regeneration will be expected to provide a range of choices and benefits including:

- high quality well designed neighbourhoods
- wider housing mix
- more private space for residents
- better quality green spaces and community facilities
- job creation opportunities.

11.1.4 The regeneration will also be an opportunity to provide much needed new homes by making more efficient use of brownfield land, improving the quantity, quality and mix of new homes on each of the three estates. A key expectation of any regeneration proposals that come forward will be a commitment to keeping the existing community together in each neighbourhood, and for existing residents to have a guaranteed right to return to a new home in their regenerated neighbourhood.

11.1.5 The Equalities Analysis undertaken in 2015 identified that the greatest impact on equalities would be the mechanics of the delivery of the regeneration programme including:

- the Residents' Offer
- moving existing residents into new homes
- addressing overcrowding
- minimising disruption during this extensive process.

11 EQUALITIES DATA 2015

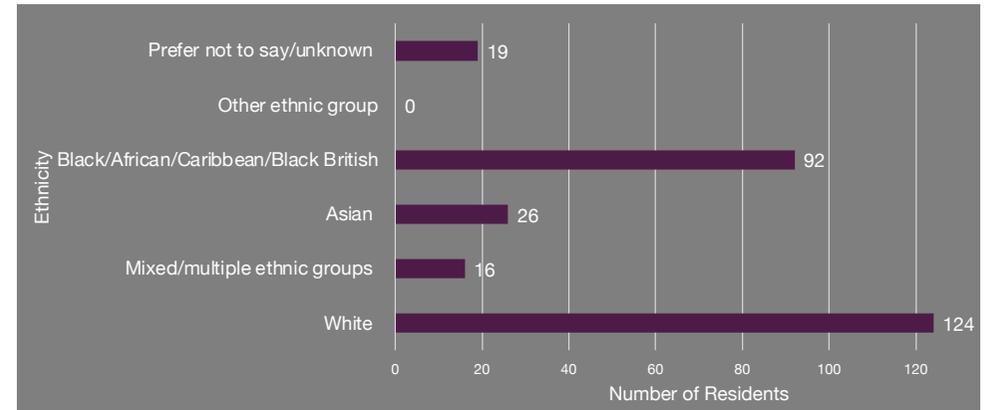
11.2 EQUALITIES IMPACT ASSESSMENT, 2015

11.2.1 Clarion undertook an Equalities Impact Assessment to determine the potential impacts of the delivery of the Estates Regeneration against those residents with protected characteristics, as set out below.

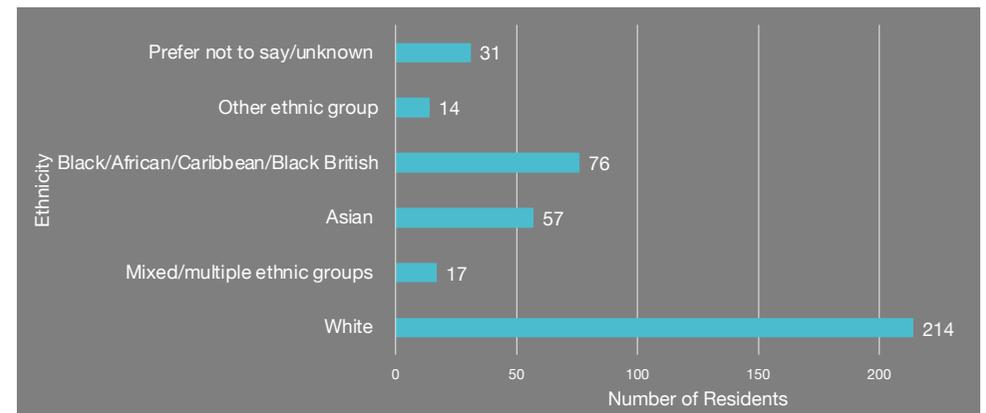
11.2.2 To aid comparison of data with the ONS, the ethnicity categories have been grouped into five categories:

- Black/African/Caribbean/Black British
- Asian
- Mixed/multiple ethnic groups
- White
- Other.

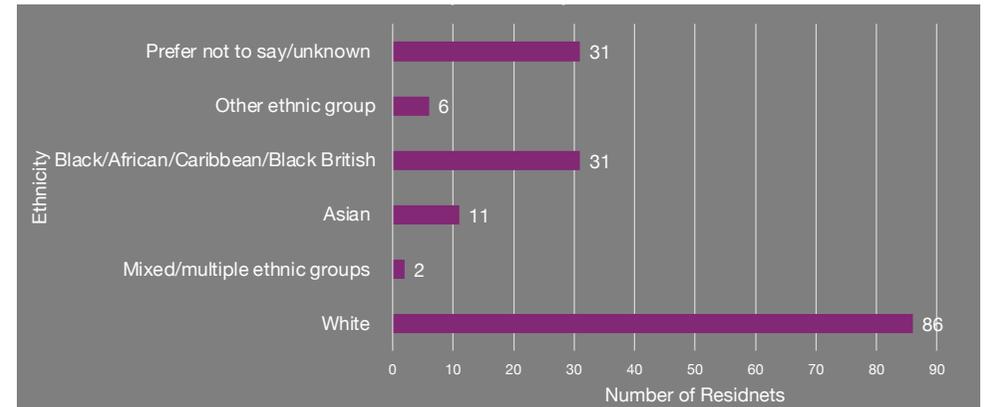
EASTFIELDS



HIGH PATH



RAVENSBURY



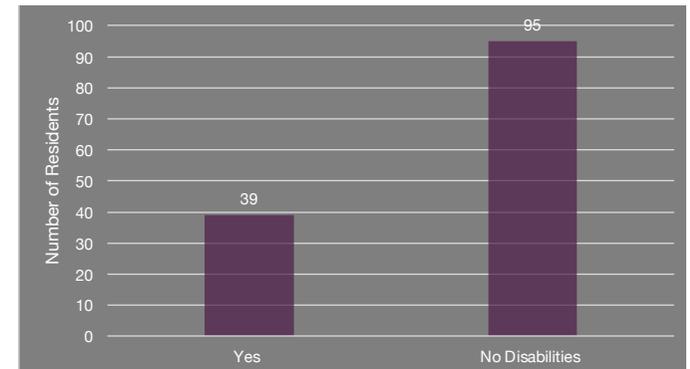
11 EQUALITIES DATA 2015

Protected Characteristic	Positive	Negative
Race	<p>Consultation with all households on the three estates has helped to understand the current and future housing needs of the entire population of the estates. There is evidence that households from ethnic minorities on the three estates where regeneration is being considered are more likely to be overcrowded than all households on the estates.</p> <p>Regeneration deals with overcrowding within Circle’s tenanted properties on the estates by rehousing each household in the right size property for them.</p> <p>Regeneration allows the opportunity to address issues of under and over occupation and this has been taken into account when formulating the proposed residents’ offer.</p> <p>The regeneration proposals provide an opportunity to provide new good quality homes across a range of tenures (social affordable, leasehold, freehold and private rented sector). Good quality shared and public spaces are designed to feel safe and to encourage community cohesion. New homes will be safe, warm and economical to run.</p> <p>All existing Clarion tenants and resident homeowners will have the option to stay in their neighbourhoods if they wish to, this will promote community cohesion and build on the strength of the existing very diverse communities in the existing neighbourhoods.</p>	<p>Language barriers could limit the ability of some residents who are members of ethnic minority communities to participate in ongoing consultation regarding their housing needs or their rights under the Residents’ Offer.</p>

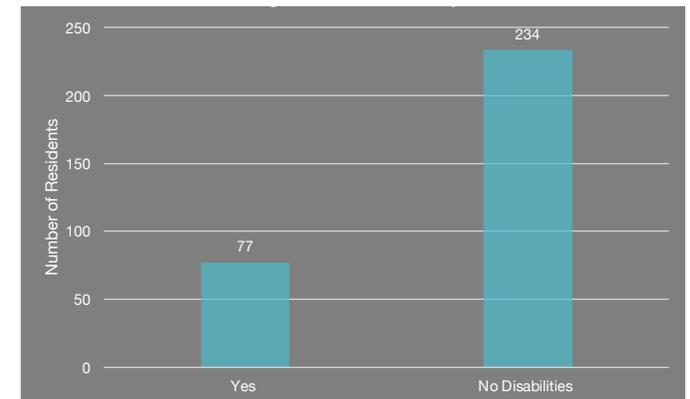
11 EQUALITIES DATA 2015

Protected Characteristic	Positive	Negative
Religion/Belief	<p>Engagement with residents has been with a diverse range of religions and beliefs and has helped to understand and take account of their specific needs.</p> <p>For example, religious and cultural requirements for specific washing facilities and separate kitchens and living areas have become apparent and have been fed into the detail regarding the design of new homes.</p>	<p>It is not considered that there will be a differential negative impact on persons of particular (or no) religion or belief as a result of the regeneration proposals.</p>
Disability	<p>Consultation and other data demonstrated that all three estates have residents with disabilities. Individual discussions with residents about their future housing needs would, once a decision to proceed is in place, allow Clarion to plan for the provision of lifetime homes and adapted properties for residents of household members with specific needs.</p> <p>A proportion of any new homes would be designed and built specifically to meet the needs of disabled residents. A better environment is also conducive to better mental health and well-being.</p> <p>Each of the three neighbourhoods has a number of households where one or more members of the household has a disability.</p> <p>There are few homes on each of the estates that were built specifically with the needs of people with disability in mind.</p> <p>Regeneration will allow Clarion to build all new homes to lifetime homes standards and 10% of homes will be adaptable to be fully wheelchair accessible. Clarion will be able to adapt new homes to the specific needs of individuals with disabilities and future housing will be much better tailored to the needs of disabled residents</p>	<p>There is the potential for residents with disabilities to find it more challenging to move home than residents without a disability due to the nature of their disability.</p>

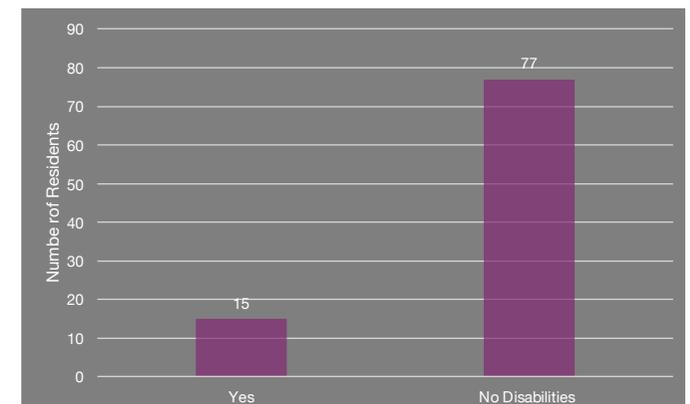
EASTFIELDS



HIGH PATH

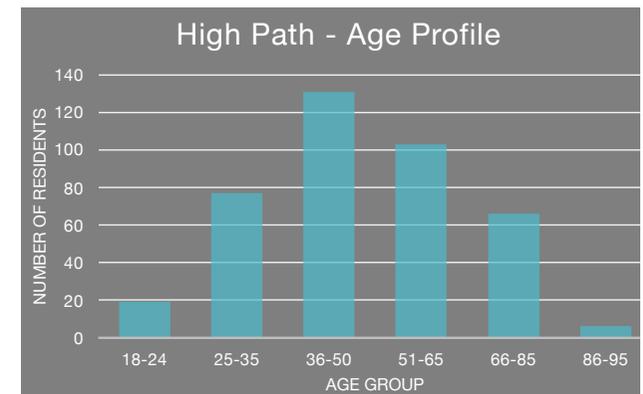
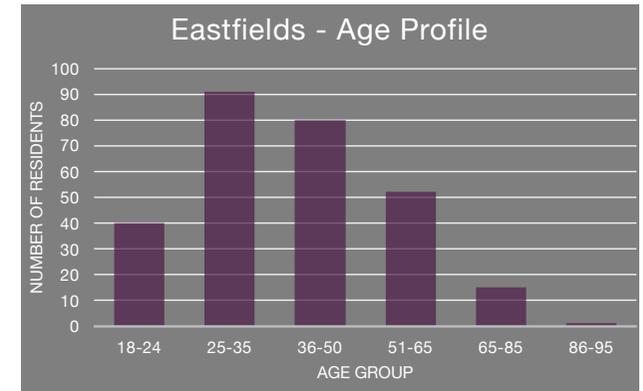


RAVENSBURY



11 EQUALITIES DATA 2015

Protected Characteristic	Positive	Negative
Age	<p>Clarion has consulted with all residents about their ambitions for future housing on their estates. There is the opportunity to provide the right type of housing for different households of all age groups.</p> <p>Engagement with older and younger residents will allow Clarion to take account of current and future housing needs when designing any future housing and to consider how to encourage understanding between generations.</p> <p>Coffee mornings have been held to allow older residents to discuss the proposals in a relaxed and informal environment.</p> <p>Abbey Primary school, which serves High Path estate held the first of a proposed series of annual regeneration weeks, which focussed on the children's ambitions for the potential new neighbourhood, energy efficiency and environmental issues.</p> <p>The regeneration plans are for households to be housed according to their needs. The evidence is that families with dependent children on the three estates are more likely to live in overcrowded conditions than other families in the surrounding area.</p> <p>Each of the proposed regeneration estates has a proportion of older residents who are Clarion tenants and resident homeowners. Older residents have participated in the consultation and their views have been taken into account in the design of the masterplans and the homes. A number of older residents have expressed concerns about moving home when it is their turn to move to their new home.</p> <p>The Residents' Offer sets out the help that will be provided to older residents, supporting them through their move by providing a named contact person to support them through their move, a removal, packing and unpacking service and a handy-persons service to help with small jobs once they move into their new home.</p>	<p>There is the potential for both older and vulnerable residents to be worried about change and the impact on them, or to find it more challenging to move home. There is also the potential for older residents not to participate or to refuse to or worry about giving candid feedback.</p>



Ravensbury - Age Profile

The 2015 data for Ravensbury was not included in the previous report in error. Clarion does not store historic data and has changed its IT systems since the 2015 report was written. The data in the current report is considered complete and up to date.

11 EQUALITIES DATA 2015

Protected Characteristic	Positive	Negative
Pregnancy and Maternity	Residents affected by pregnancy and maternity will have the same opportunities to be consulted and to be provided with housing as other residents.	It is not considered that there will be a differential negative impact on pregnant women as a result of the regeneration proposals.
Marriage/Civil Partnership	<p>It is considered that there are no differential positive impacts.</p> <p>Married and residents in a civil partnership will have the same opportunities to be consulted and provided</p>	It is not considered that there will be a differential negative impact. Married and residents in a civil partnership will have the same opportunities to be consulted and provided with housing as other residents.
Sexual Orientation	<p>It is considered that there will be no differential positive impacts.</p> <p>Residents with a particular sexual orientation will have the same opportunities to be consulted and provided with housing as residents with other sexual orientation.</p>	LGBT residents may feel uncomfortable speaking about their household composition or future housing needs, which may lead to them not being suitably housed in the regenerated estates.

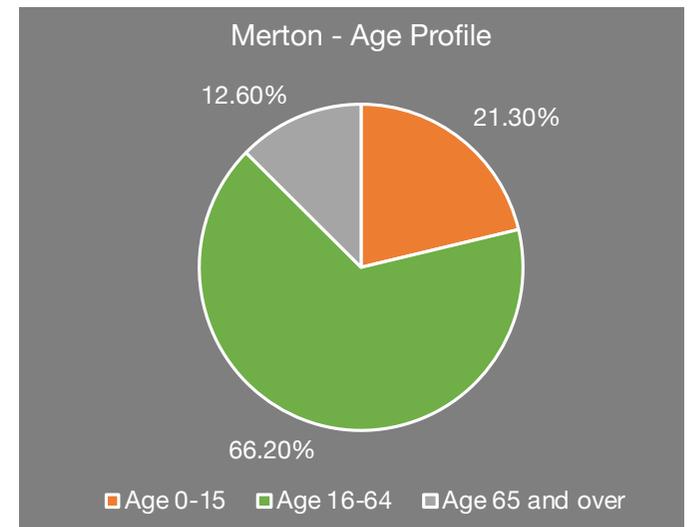
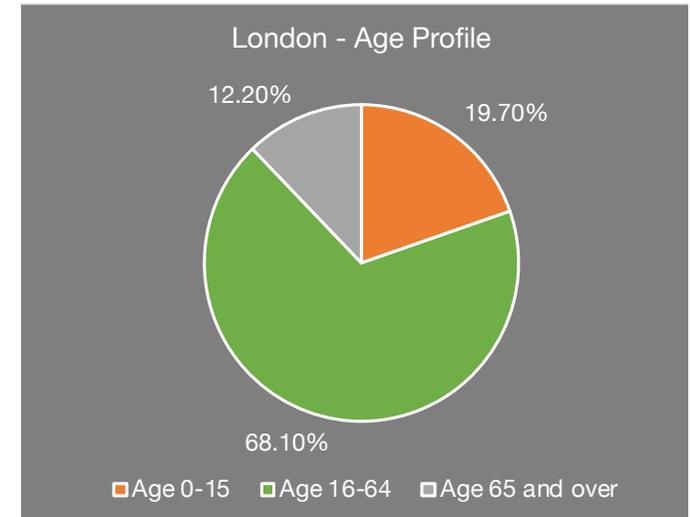
12 EQUALITIES DATA 2018-21

12.1 OVERVIEW OF DATA

- 12.1.1 Data has been drawn from the following sources:
- Clarion Estate Profiling, 2021
 - GLA Data, 2020
- 12.1.2 The Equality Analysis has identified that the 'protected characteristics' of: Age, Disability and Ethnicity are particularly relevant to the regeneration proposals and there is the potential for these groups to be negatively affected. The assessment has therefore focussed on these issues.

12.2 AGE

- 12.2.1 Under section 5 of the Equality Act 2010, persons must not be discriminated against because:
- ❑ They are (or are not) a certain age or in a certain age group.
 - ❑ Someone thinks they are (or are not) a specific age or age group, this is known as discrimination by perception.
 - ❑ They are connected to someone of a specific age or age group, this is known as discrimination by association.
- 12.2.2 There is not a specific definition of age groups in the 2010 Act. The definition could be narrow, (ages 18-20) or wide (under 40s or over 18) or any attempt to describe an age group as having characteristics specific to that group.
- 12.2.3 The graphs adjacent show the population by age group of London and Merton. In general, the Merton age profile is in line with the profile for London as a whole.
- 12.2.4 The approach taken to data storage, and the data cleaning exercise when Clarion moved to a new customer services system, means that it is not possible to undertake a direct comparison between the 2015 and 2021 data.

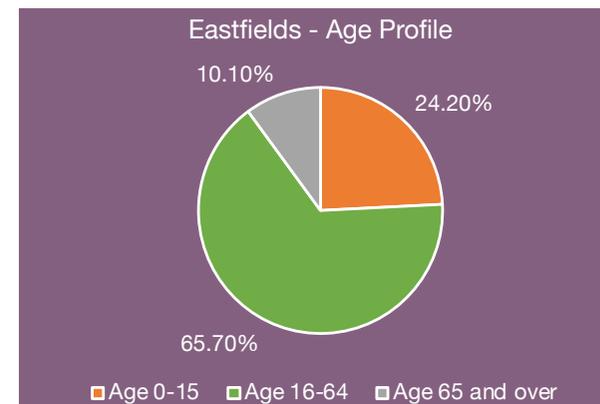
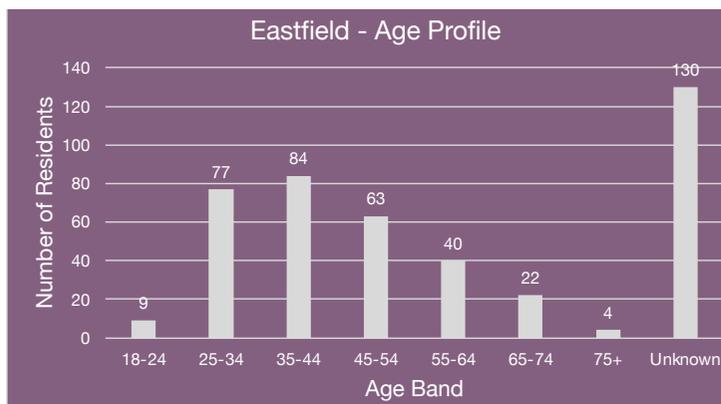


12 EQUALITIES DATA 2018-21

Page 334

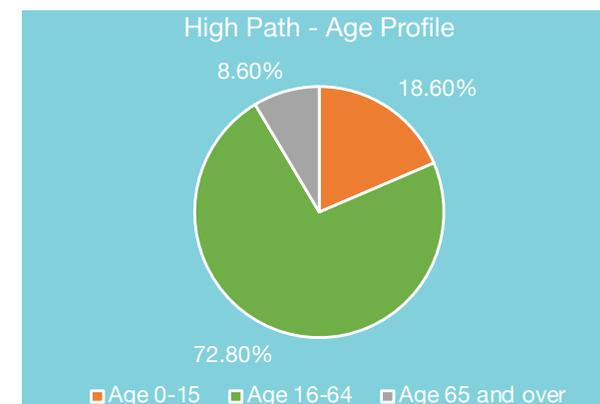
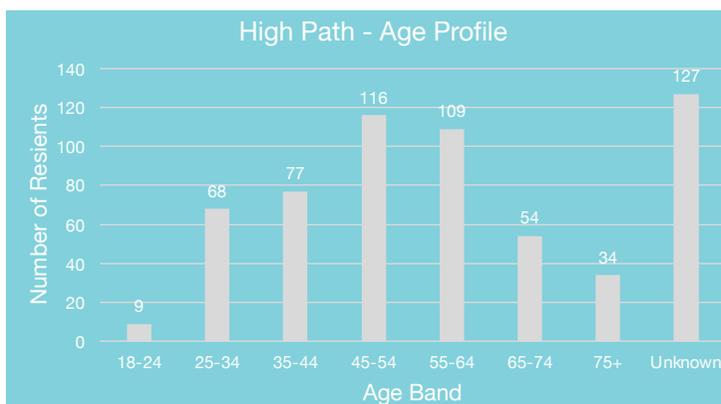
EASTFIELDS

12.2.5 The existing population in and around the Eastfields Estate area is characterised by a slightly younger population/age profile compared to the rest of the Borough, particularly in the 0-15 age bracket.



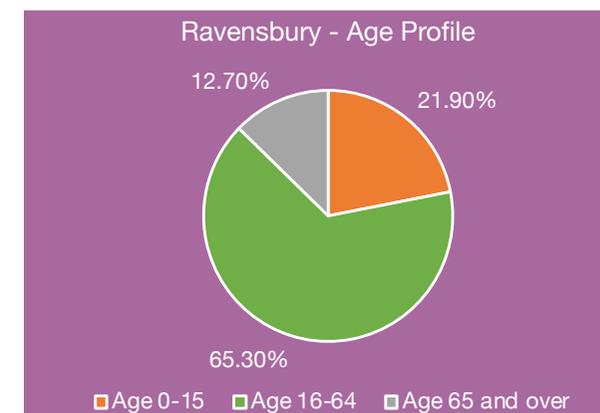
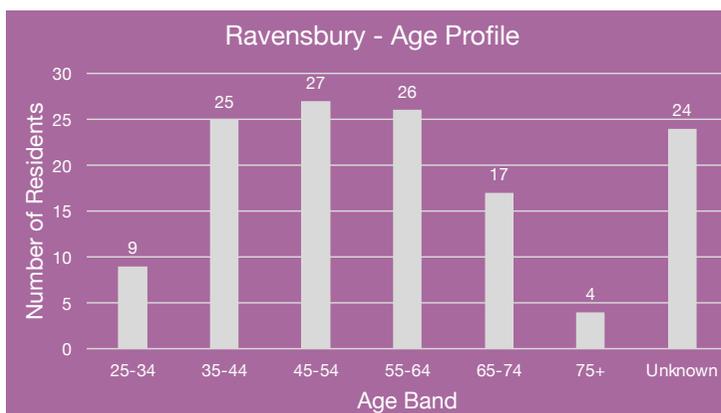
HIGH PATH

12.2.6 The data indicates that, in general, High Path has a slightly younger population profile in comparison with Merton and London. It is notable that there is also a slightly lower proportion of residents aged 0-15 which suggests that, although the area may be popular with young and middle-aged adults, it is less popular among those with young families.



RAVENSBURY

12.2.7 The existing population in and around Ravensbury is comparable to the age profile in Merton as a whole



12 EQUALITIES DATA 18-21

12.3 DISABILITY

12.3.1 According to section 6 (10(a) and (b)) of the Equality Act 2010, a person has a disability if they have a physical or mental impairment which has a substantial, long-term adverse effect on their ability to carry out normal day-to-day activities.

12.3.2 A person must not be discriminated against because:

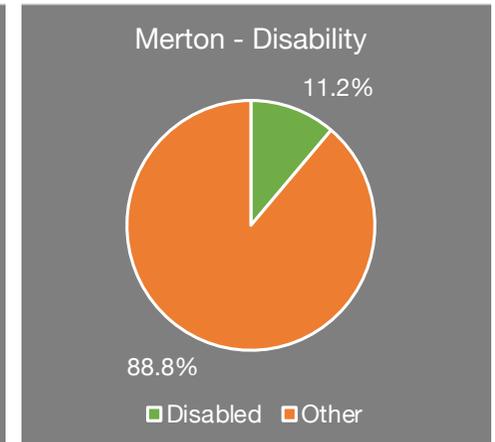
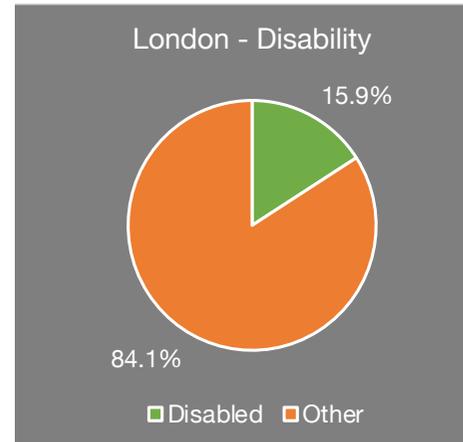
- They have a disability
- Someone thinks they have a disability (discrimination by perception)
- They are connected to someone with a disability (discrimination by association).

12.3.3 This sections draws on the following sources of data:

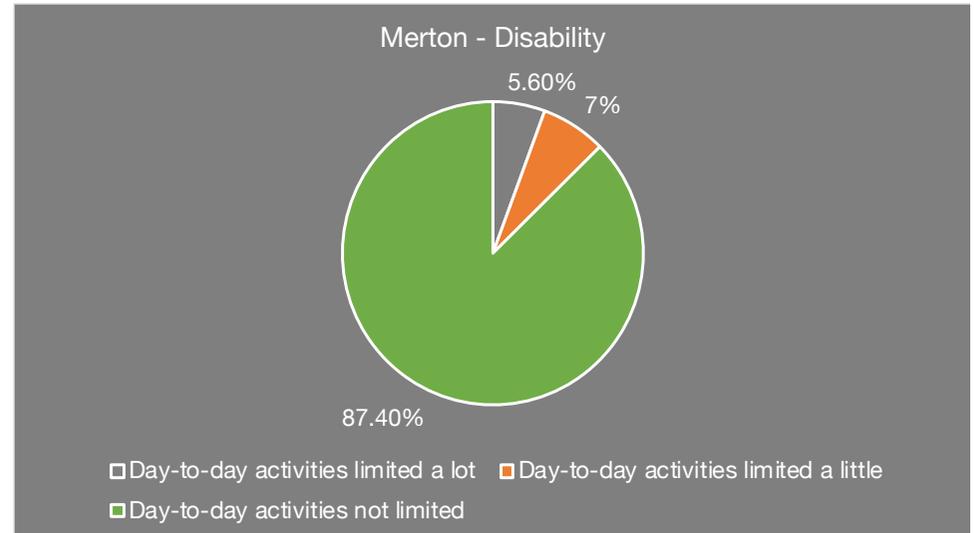
- Merton Disability (Clarion Estate Profiling 2021)
- % of 16-64 year olds who are EA core limiting disabled (2018)
- ONS Census Data (2011) + 2018 update.

12.3.4 The figures below reflect the number existing residents in London, Merton and the three estates who identify as living with a disability. It is estimated that 12.6% of Merton's population have a disability which limits their day-to-day activities which is slightly lower than London (14.1%).

2018



2021

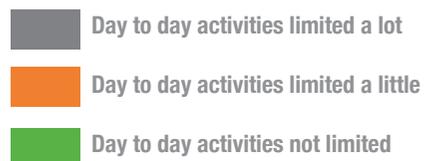


12 EQUALITIES DATA 18-21

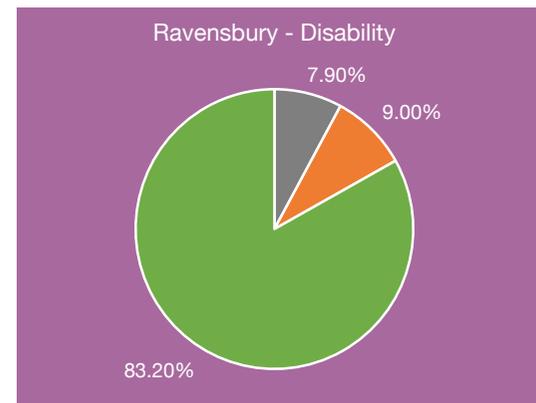
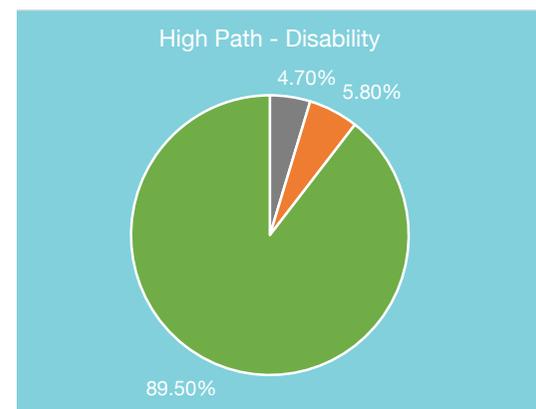
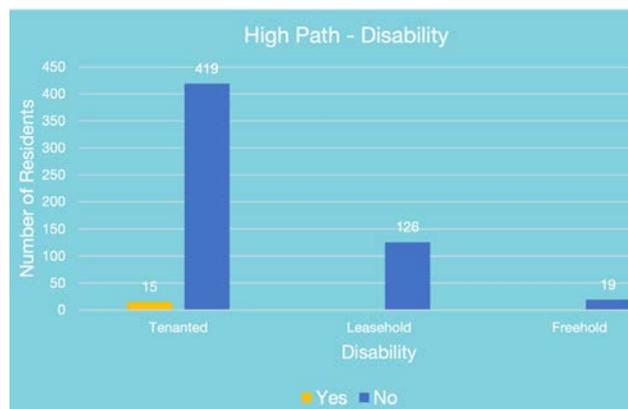
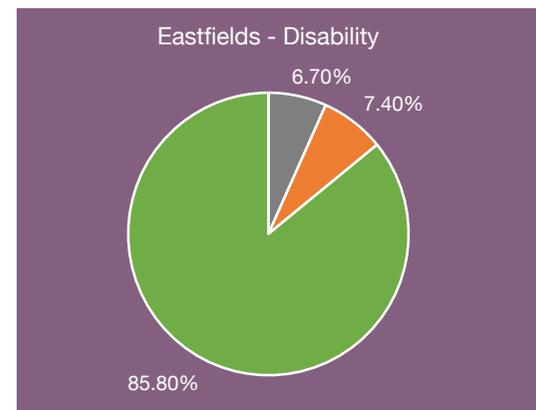
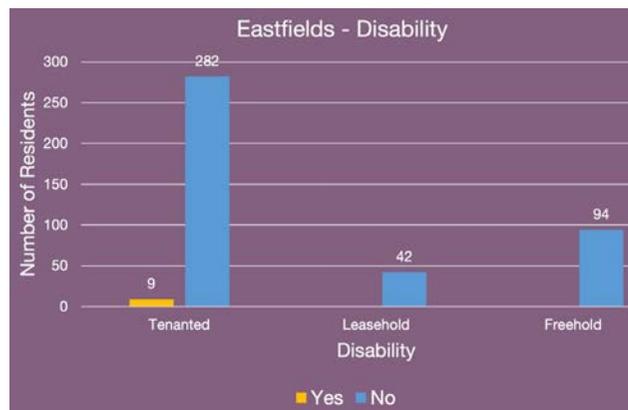
12.3.5 14.1% of people in Eastfields, 10.5% of people in High Path and 16.9% of people in Ravensbury state that they have a long-term disability or health problem that limits their day-to-day activity either 'a lot' or 'a little'. These figures are broadly in line with the London average of 14.1%. In Merton the proportion is 12.6%.

12.3.6 The number of residents that took part in the surveys differs between 2015 and 2021 and therefore the figures have been converted into percentages to enable a direct comparison between both sets of data.

12.3.7 The proportion of residents with a disability living in all three estates appears to have reduced considerably between 2015 and 2021. This is due to a change in the way data was collected by Clarion. The approach taken to data storage, and the data cleaning exercise when Clarion moved to a new customer services system, means that it is not possible to undertake a direct comparison between the 2015 and 2021 data.



Source: Clarion Estate Profiling 2021



12 EQUALITIES DATA 2018-21

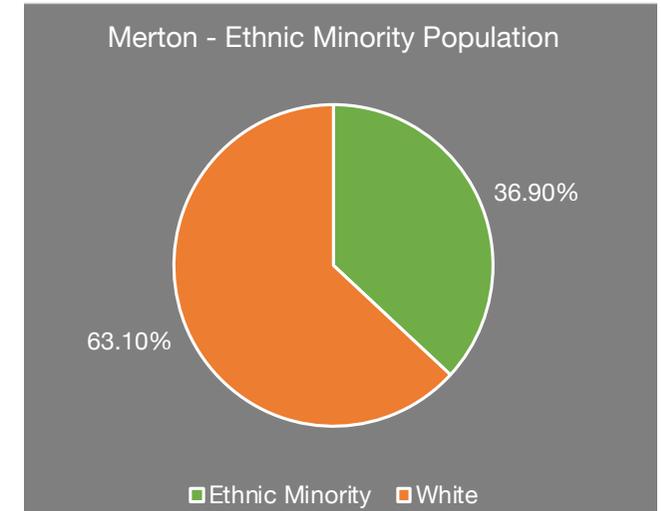
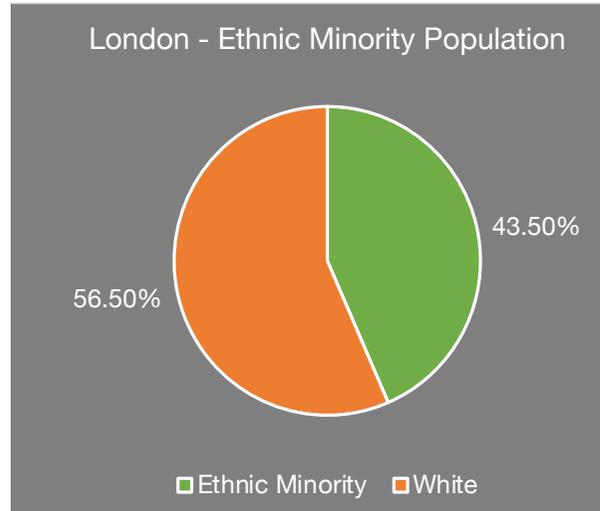
12.4 ETHNICITY

12.4.1 Section 9 of the Equality Act 2010 is clear in its definition of ethnicity. Ethnicity means being part of a group of people who are identified by their nationality, citizenship, colour, national or ethnic origins. If anyone belongs to any one of these groups and they experience discrimination on account of their ethnicity, it would be counted as ethnic discrimination.

12.4.2 This section draws on data from the GLA (2020). Merton has a rich mix of ethnicities, cultures and languages. GLA data at 2020 puts Merton's ethnic minority population at 78,390, meaning ethnic minority groups make up just under 37% of the population, which is over 7% lower than London as a whole.

12.4.3 The number of residents that took part in the surveys differs between 2015 and 2021 and therefore the figures have been converted to percentages to enable a direct comparison between both sets of data.

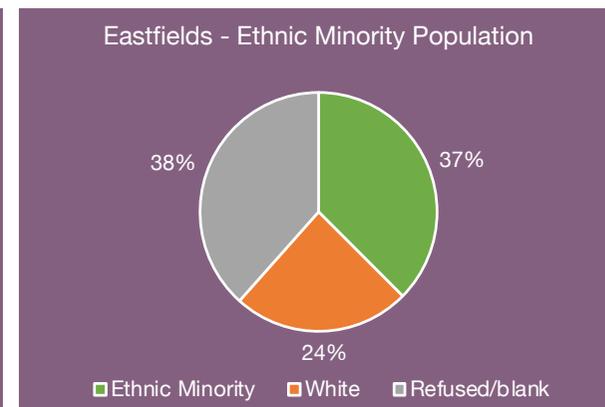
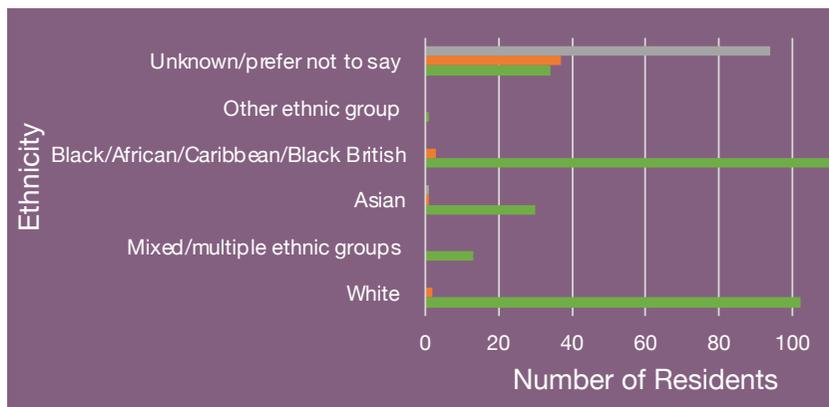
12.4.4 The data highlights that the number or residents which would prefer not to state their ethnicity has increased substantially between 2015 and 2021.



12 EQUALITIES DATA 18-21

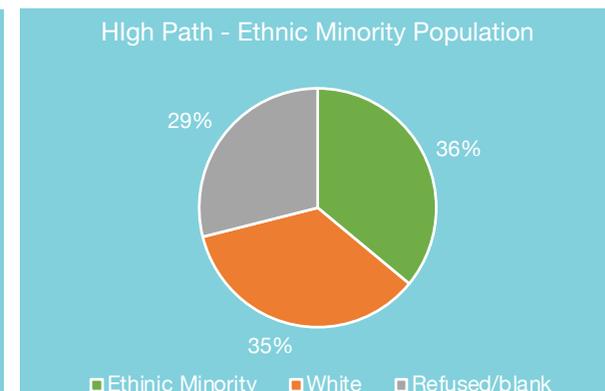
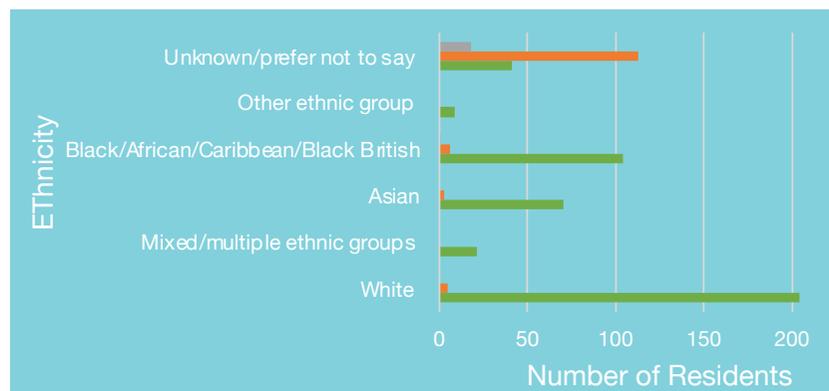
EASTFIELDS

12.4.5 24% of residents in Eastfields are White British, which is less than the proportion of people form an ethnic minority group (37%).



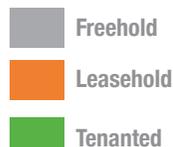
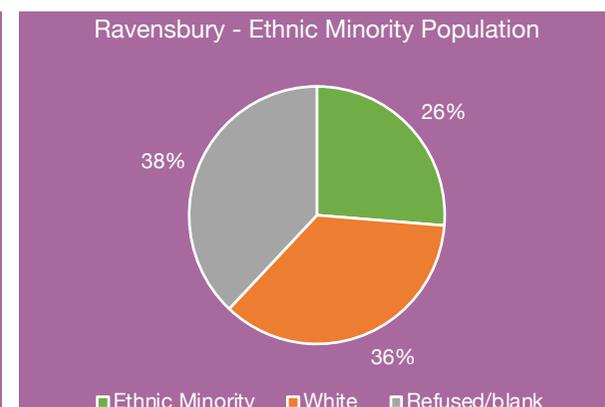
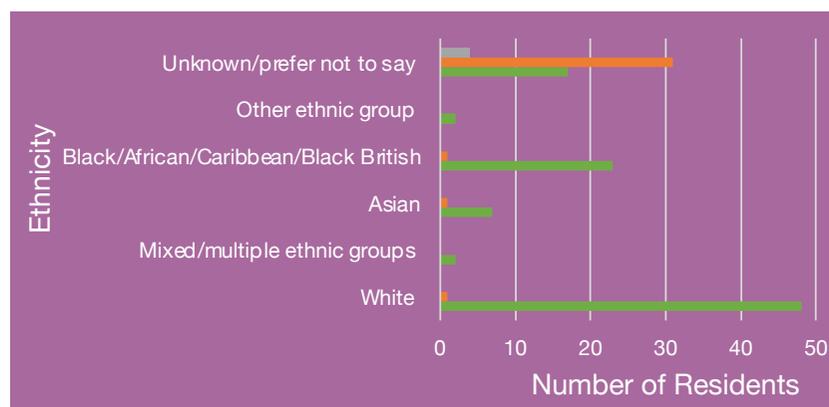
HIGH PATH

12.4.6 A higher proportion of residents in High Path are White British (35%) compared to Eastfields (24%). The proportion of ethnic minority residents is around the same at 36%.



RAVENSBURY

12.4.7 The proportion of White residents on the Ravensbury estate is similar to the proportion on the High Path Estate (36%).



12 EQUALITIES DATA 2018-21

12.5 OTHER CHARACTERISTICS

12.5.1 Deprivation is not a protected characteristic. However, people possessing certain protected characteristics (e.g. disabled people and ethnic minority children) are at greater risk than other people of experiencing deprivation or of living in areas of high deprivation. An understanding of where deprivation is focused can, therefore, help to identify where people who possess protected characteristics may be at greater risk of inequality.

12.5.2 When considering multiple deprivation at the local authority level, Merton is one of the least deprived Boroughs in London and among the top third ranking local authorities nationally. The Borough ranks at 214 out of the 326 Local Authorities in England measured by the Index of Multiple Deprivation (IMD). In London it is within the top ten least deprived Boroughs, yet this masks inequality multiple deprivation within the LB Merton area.

12.5.3 The image below shows the IMD rank of individual LSOAs within the local authority area. The immediate areas of High Path, Eastfields and Ravensbury rank among the most deprived parts of the borough with relatively high levels of deprivation against income, employment and housing.

12.5.4 The baseline analysis identifies the following socio-economic characteristics for the three estates:

EASTFIELDS, FIGGE'S MARSH

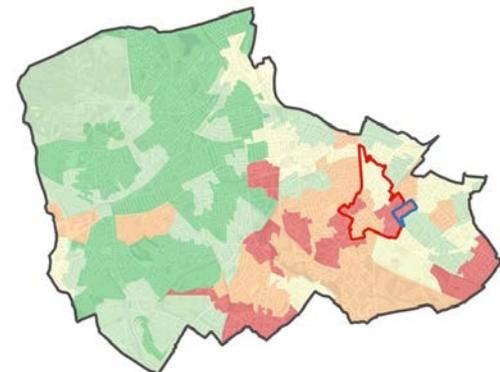
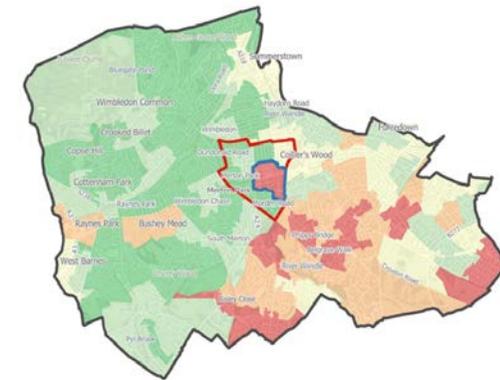
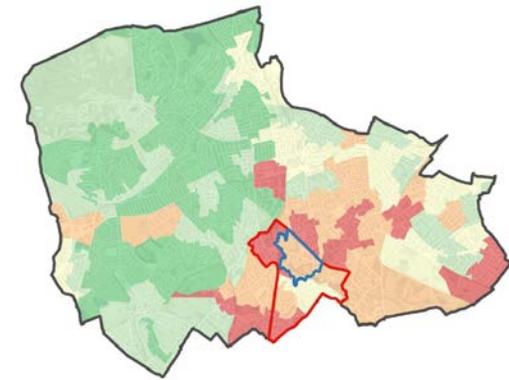
- A slightly younger population/age profile
- Low levels of educational attainment and income
- High unemployment and a large proportion of residents in receipt of out-of-work benefits relating to poor health
- Low quality housing and residential environments.

HIGH PATH, ABBEY WARD

- A younger population/age profile
- Relatively low levels of income
- High levels of youth unemployment
- A relatively low quality living environment with limited housing opportunities and
- A high reliance on public transport.

RAVENSBURY, RAVENSBURY WARD

- Relatively low rates of economic activity
- A low qualifications and skills profile
- A high rate of child poverty, particularly in families with no adult in employment
- A lack of affordable housing opportunities
- High levels of deprivation in the living environment and concerns of child obesity.



13 EQUALITIES ASSESSMENT

13.1 EQUALITIES ASSESSMENT METHODOLOGY

REVIEW OF 2016/17 EQIA

13.1.1 A review was undertaken of the 2016/17 EQIA which was prepared as part of the Estates Local Plan Sustainability Appraisal process. This involved reviewing and updating relevant policy and baseline information and comparing the findings against new data provided by Clarion. An appraisal of equality effects was then undertaken to make a judgment on how the Estates Regeneration will affect people with protected characteristics.

The approach taken to data collection has changed between 2015 and 2021, which makes it difficult to directly compare the data. For instance, the categories for age have changed slightly to include a broader age range within each group. For disability and ethnicity, the proportion of residents that would prefer not to disclose whether they have a disability or share their ethnicity has increased.

APPRAISAL OF EFFECTS

13.1.2 Regeneration and change, particularly in the physical environment of the areas that people live, is likely to have impacts that are both positive and negative for different groups. In any process of change, some people or groups are likely to gain more benefits than others. To this end, all regeneration programmes need to be managed to ensure that the positive impacts of the regeneration are maximised and correspondingly to ensure that the negative impacts are minimised. The assessment sets out a number of recommendations to strengthen, secure or enhance positive equality impacts and to mitigate for potential negative equality impacts.

13.1.3 Amongst the occupants of affected households, those that may be particularly sensitive to the impact of the CPO are:

- Households that include older people who may be more vulnerable to disruption and other adverse impacts associated with the requirement to move away from their current home. The implications of the regeneration on older and younger people on the estate may also be significant in terms of health and access to amenities.

- Households that include disabled residents may also be more vulnerable to the immediate impact of the regeneration particularly with respect to the noise and disruption caused. This disruption would be temporary and there will be potential for disabled residents to obtain better and more suitable accommodation because of the regeneration.
- Households that include ethnic minority residents may lose important social and community ties if they need to move away from the area. It is considered likely that suitable alternative affordable accommodation will be available on the regenerated estate.
- The regeneration could have both a positive and negative impact for the pregnancy and maternity group: negatively in terms of upheaval during a very sensitive period of childbearing/rearing, but potentially positively if new accommodation is better suited to their needs.

13 EQUALITIES ASSESSMENT

13.2 ASSESSMENT OF POTENTIAL EQUALITY EFFECTS

13.2.1 The Equalities Impacts Assessment is structured under the following objectives:

1. Identify any potential equality effects that might arise from the planned development
2. Identify potential positive equality effects
3. Assess whether any negative equality effects would give risk to unlawful discrimination for an identified group
4. Identify further measures to reduce any negative equality effects that may arise.

13.2.2 The EqIA has taken each of the nine protected characteristics in turn, as well as other characteristics that can be affected by discrimination, and considered them against each of the objectives to determine the likely effects.

PROTECTED CHARACTERISTICS	POSITIVE EFFECTS	
	Direct	Indirect
Age	<ul style="list-style-type: none"> » Providing the right type of housing for different households of all age groups including older residents and families with young children. » Any necessary accessibility adaptations can be fitted in the replacement home from the outset. 	<ul style="list-style-type: none"> » A decanting matrix tool was used to help place residents within the proposed development based on their needs. » All new homes will have a private outdoor space. This may be of particular benefit to older residents and families with children who may not have outdoor space now.
Disability	<ul style="list-style-type: none"> » Provision of lifetime homes and adapted properties for resident and household members with specific needs. 	<ul style="list-style-type: none"> » 10% of homes adaptable to be fully wheelchair accessible. » Improved external environment will create more accessible and usable open spaces. » Disabled parking bays that comply with the minimum disability standards will be provided. » Inclusive play spaces will be provided that are accessible and welcoming to disabled and non-disabled children.
Pregnancy and maternity	<ul style="list-style-type: none"> » Clarion will rehouse tenants in suitable sized accommodation to reduce overcrowding where possible. » This includes rehousing some 'hidden households' and non-dependant adult children separately to alleviate overcrowding. 	<ul style="list-style-type: none"> » New development designed to accommodate pushchairs and play facilities. » All new homes will have private outdoor space.

13 EQUALITIES ASSESSMENT

PROTECTED CHARACTERISTICS	NEGATIVE EFFECTS	
	Indirect	Direct
Age	<ul style="list-style-type: none"> » Clarion recognises that older residents or households that have older members may find moving to a new home more challenging. Residents with younger children in the household may also need additional help and support. » Disturbance particularly if on their own, frail and vulnerable. Age related ill health or frailty may make the prospect of moving more difficult for older homeowners. » Older homeowners may not raise mortgage on new properties/ Older residents may find it difficult to access funding or credit. » Families with children of pre-school and school age could be disrupted if they have to move temporarily potential increased journey times to school or childcare 	<ul style="list-style-type: none"> » No direct negative impacts identified.
Disability	<ul style="list-style-type: none"> » Potential for residents with disabilities to find it more challenging to move home than residents without a disability due to the nature of their disability. » Disturbance of moving and quality of life, particularly if disability associated with breathing conditions. » Sensory impairment and nervous system conditions – particularly construction machinery noise. » New physical layout will be challenging to those with visual impairment » People with learning difficulties may need separate forms of communication and engagement to enable their understanding of the reality of their situation. » Potential negative impact on individuals with mental health issues. 	<ul style="list-style-type: none"> » No direct negative impacts identified.
Pregnancy and maternity	<ul style="list-style-type: none"> » Disruption during construction period may negatively impact on pregnant mothers or families with new born children e.g. noise, dust, access issues. » Disruption during decanting/moving home. » Allocated home may no longer be suitable for needs - double decanting. 	<ul style="list-style-type: none"> » No direct negative impacts identified.

13 EQUALITIES ASSESSMENT

PROTECTED	POSITIVE EFFECTS	
CHARACTERISTICS	Direct	Indirect
Ethnicity	» No direct positive impacts identified.	<ul style="list-style-type: none"> » There is evidence that households from the ethnic minority community on the three estates where regeneration is being considered are more likely to be overcrowded than all households on the estates. Regeneration deals with overcrowding within Clarion’s tenanted properties on the estates by rehousing each household in the right size property for them. » All existing Clarion tenants and resident homeowners will have the option to stay in their neighbourhoods if they wish to, this will promote community cohesion and build on the strength of the existing very diverse communities in the existing neighbourhoods.
Marriage and Civil Partnership	» No direct positive impacts identified.	<ul style="list-style-type: none"> » It is considered that there are no differential positive impacts. » Homeowners who are married or in a civil partnership will be affected in exactly the same way and will have the same compensation and housing options as everyone else.
Gender reassignment	» No direct positive impacts identified.	» There is no evidence that homeowners undergoing or who have undergone gender reassignment will be disproportionately affected. Everyone will be treated in exactly the same way and will have the same compensation and housing options as everyone else.

13 EQUALITIES ASSESSMENT

PROTECTED CHARACTERISTICS	NEGATIVE EFFECTS	
	Indirect	Direct
Ethnicity	<ul style="list-style-type: none"> » Language barriers could limit the ability of some residents who are members of ethnic minority communities to participate in ongoing consultation regarding their housing needs or their rights under the Residents' Offer. » Lack of written and oral English may have affected some residents' awareness of the proposals and capability to negotiate outcomes for tenants and leaseholders. » Negative impacts of other protected characteristics will be experienced by ethnic minority groups given the estate's diversity. 	<ul style="list-style-type: none"> » No direct negative impacts identified
Marriage and Civil Partnership	<ul style="list-style-type: none"> » No indirect negative impacts identified. 	<ul style="list-style-type: none"> » No direct negative impacts identified.
Gender reassignment	<ul style="list-style-type: none"> » No indirect negative impacts identified. 	<ul style="list-style-type: none"> » No direct negative impacts identified.

13 EQUALITIES ASSESSMENT

PROTECTED	POSITIVE EFFECTS	
CHARACTERISTICS	Direct	Indirect
Religion or Belief	» No direct positive impacts identified.	<ul style="list-style-type: none"> » No aspects that prevent residents from practicing their religion/faith » The rehousing team will ask people about their use of places of worship to see the extent to which disruption to their lives can be minimised » Religious and cultural requirements for specific washing facilities and separate kitchens and living areas have become apparent » Homeowners of any religion and belief will be affected in exactly the same way and as everyone else will have the same compensation and housing options.
Sex/Gender	» No direct positive impacts identified.	» There is no evidence that homeowners of any gender will be disproportionately affected by the proposal. Everyone will be treated in exactly the same way and will have the same compensation and housing options as everyone else.
Sexual Orientation	» No direct positive impacts identified.	» No indirect positive impacts identified.

13 EQUALITIES ASSESSMENT

PROTECTED CHARACTERISTICS	NEGATIVE EFFECTS	
	Indirect	Direct
Religion or Belief	» No indirect negative impacts identified.	» No direct negative impacts identified.
Sex/Gender	» No indirect negative impacts identified.	» No direct negative impacts identified.
Sexual Orientation	» No indirect negative impacts identified.	» No direct negative impacts identified.

13 EQUALITIES ASSESSMENT

13.3 OTHER CHARACTERISTICS

DEPRIVATION

13.3.1 Deprivation is not a protected characteristic. However, people possessing certain protected characteristics (e.g. disabled people and ethnic minority children) are at greater risk than other people of experiencing deprivation or of living in areas of high deprivation. An understanding of where deprivation is focused can, therefore, help to identify where people who possess protected characteristics may be at greater risk of inequality.

EMPLOYMENT AND ECONOMIC ACTIVITY

13.3.2 Employment and economic activity data for Merton and the three Estates is included at **APPENDIX 6** of this report. LB Merton mirrors the relatively high level of key out-of-work benefit claimants across London, at 7% and 8% of the working age population respectively, compared to just 6.4% nationally. The percentage of economically active residents on all three estates is lower than the ward average.

THE ECONOMIC CONSEQUENCES OF COVID-19

13.3.3 Across a range of measures the pandemic has impacted renters, both social and private disproportionately compared to those who own their own home. According to research conducted by the Clarion Housing Group and RSA (2022), the COVID-19 pandemic placed four in 10 in a position of insecurity, just about managing to get by (40%), compared to 33 percent of private renters and 13 percent of owner occupiers.

13.3.4 The economic consequences of the ongoing COVID-19 pandemic have not yet been fully captured by local statistics but it is likely that this will exacerbate the existing issues faced by the local community.

13.4 IMPACTS ON MULTIPLE CHARACTERISTICS OR GROUPS

13.4.1 A small number of residents on the Eastfields and High Path estates have multiple protected characteristics. While some characteristics will be intrinsically linked (such as age and disability) others have no bearing on one another (e.g. age + ethnicity).

Estate	FH/LH	Protected Characteristics
Eastfields [4 residents]	FH	Age + Possible Mental Health
	FH	Age + Ethnicity
	FH	Age + Limited English
	FH	Age + Ethnicity
High Path [11 residents]	FH	Age + Disability
	FH	Age + Disability
	FH	Age + Disability
	LH	Age + Disability
	LH	Age + Disability
	LH	Ethnicity + Disability
	LH	Ethnicity + Gender
	LH	Ethnicity + Gender
	LH	Age + Marriage
LH	Sexual Orientation/Civil Partnership	
LH	Age + Gender	

14 PROPOSED MITIGATION

14.1 PROPOSED MITIGATION AND POTENTIAL BARRIERS

14.1.1 Barriers to mitigation in terms of implementation and realisation of benefits include:

- ❑ Affordability barriers which may make it harder for certain groups, including low-income ethnic minority households, children living in low-income households and mainly female-headed single-parent households, from sharing the benefits of the regeneration.
- ❑ Delays in the project programme, particularly for Eastfields residents.

14.1.2 The adjacent table outlines key mitigation measures identified in the Residents' Offer and Planning Applications. A more detailed description of the proposed mitigation measures is included at **APPENDIX 7**.

Protected Characteristics	KEY MITIGATION MEASURES	
	RESIDENTS' OFFER	MEASURES IMPLEMENTED
AGE	<p>Children + Young People</p> <ul style="list-style-type: none"> » Provision of secure amenity space both during and after the regeneration programme » Engage young people in the design of future amenity space within the new estate <p>Older People</p> <ul style="list-style-type: none"> » Older residents supported through their move by providing a named contact person to help them. Removal, packing/unpacking services and a handy-person service will help with small jobs once they move into their new home. 	<ul style="list-style-type: none"> » Support for older residents and those residents with younger children in the household will include commissioning occupation therapy reports to ensure that accessibility needs are properly considered and provided for, providing a packing and unpacking service and a handyman service when residents move into their new homes. » New homes are Lifetime Homes. Homeowners are less likely to have to move as their needs change. » Ensure that tenants, particularly those who are older, only move once into their new homes.
DISABILITY	<ul style="list-style-type: none"> » Recruitment of dedicated regeneration based occupational therapist/social support worker to assess the disability needs of residents. If leaseholders are seeking to leave the estate, referrals to other social care services should be made to mitigate any possible negative impact that disabled people may experience. » Disability grants reviewed and accessed or residents in specific need, to support the funding of adaptations. » Highlight residents with a complex disability and/or health needs and provide services accordingly » Commission handyman service to support additional fixtures and fittings. 	<ul style="list-style-type: none"> » Clarion will work with individuals and their families to support them through the moving process. This will include commissioning occupation therapy reports to ensure that accessibility needs are properly considered and provided for, a packing and unpacking service and a handyman service when residents move into their new homes. » All of the new homes are designed to the Lifetime Homes Standard with wide doors and circulation spaces. In the houses the ground floor WC is designed so that it can be adapted to include an accessible shower. » All homes will have level access either at ground level or at entry level, with lift access where it is above the ground floor.
ETHNICITY	<ul style="list-style-type: none"> » Compulsory purchase will apply equally to homeowners whatever their race and ethnicity. » Offer of translation for all residents who do not speak English as their main language. 	<ul style="list-style-type: none"> » Clarion holds information on the ethnicity of resident homeowners. Clarion officers know each of the resident homeowners, their family circumstances and whether written information needs to be provided in languages other than English. Clarion provides written information in different languages for both residents and absentee homeowners. The communication methods use a standard translation request section.

14 PROPOSED MITIGATION

Protected Characteristics	KEY MITIGATION MEASURES	
	RESIDENTS' OFFER	MEASURES IMPLEMENTED
GENDER REASSIGNMENT	» Residents' offer applies equally to all resident and non-resident homeowners. There are not considered to be any adverse impacts on transgender residents.	» No mitigation required.
MARRIAGE/ CIVIL PARTNERSHIP	» The residents' offer applies equally to all resident and non-resident homeowners. There are not considered to be any adverse impacts on homeowners because of marriage and civil partnership.	» No mitigation required.
PREGNANCY + MATERNITY	» Efforts to address disruption will be universal to the whole population of the estates. The residents' offer applies equally to all resident and non-resident homeowners.	» Where it is known that a baby is expected Clarion will work with the homeowner to ensure that this is taken into account when considering the allocation of a replacement home subject to a suitable home being available. » If Clarion is aware that a homeowner from whom they are buying a property is pregnant or has a very young child they will offer assistance with moving. This might include a packing and unpacking service and help with putting up curtains/fitting light bulbs.
RELIGION/ BELIEF	» The decanting strategy for the scheme will seek to protect communities from harm, limiting the number of moves residents have to make and allowing people to remain or move back to the estate, to maintain community links. » The residents' offer applies equally to all resident and non-resident homeowners. There are not considered to be any adverse impacts on homeowners because of their religion and belief.	» No mitigation required.
SEX	» The residents' offer applies equally to all resident and non-resident homeowners. There are not considered to be any adverse impacts on homeowners because of their gender.	» Whilst there is no evidence that homeowners of any gender will be disproportionately affected by the proposals, there is a greater proportion of single person households at Eastfields, High Path and Ravensbury than in the London Borough of Merton. The single person is more likely to be female than male and more likely to be older than the average tenant or homeowner. For homeowners Clarion will work with individuals to make sure that replacement homes meet the needs of single person households as closely as possible.
SEXUAL ORIENTATION	» The residents' offer applies equally to all resident and non-resident homeowners. There are not considered to be any adverse impacts on homeowners because of their sexual orientation.	» No mitigation required.

15 PHASING AND DELIVERY

15.1 PHASING STRATEGY

15.1.1 A Phasing Strategy has been prepared for each estate, taking account of decanting needs and construction logistics. The strategy seeks to enable existing residents to be moved straight into their new home without having to be temporarily housed, wherever possible. The phases have been designed to ensure minimum disruption to existing residents.

EASTFIELDS

15.1.2 The redevelopment of the Eastfields Estate will come forward in three phases. The phasing proposed is:

- ❑ Phase 1 201 Units
- ❑ Phase 2 125 Units
- ❑ Phase 3 474 Units

HIGH PATH

15.1.3 The redevelopment of the High Path Estate will come forward in 7 phases and deliver a total of 1,704 homes. The proposed phasing is as follows:

- ❑ Phase 1: 134 units (kickstart)
- ❑ Phase 2: 113 units
- ❑ Phase 3: 378 units
- ❑ Phases 4-7: 1,079 units

15.1.4 Clarion is in discussions with residents and the Council about amending the regeneration in respect of Phases 4-7 of High Path. However, Clarion has confirmed its commitment to delivering redevelopment pursuant to the 2022 CPOs and delivery of such is not contingent on any new or revised planning permission being granted for Phases 4-7.

RAVENSBURY

15.1.5 Under the first phase of works at Ravensbury, 21 new homes were handed over to existing residents in summer 2020, providing better quality homes and alleviating overcrowding. 179 homes are proposed in Phases 2-4.

15 PHASING AND DELIVERY

15.2 PHASING PLAN

15.2.1 The proposed Phasing Plan for all of the Merton Estates Regeneration Programme is set out in the adjacent tables as well as the separate phases for the individual estates.

TOTAL PROJECT		
Phase	Start on Site	Practical Completion
RP1	2019	2020 Q4
HPP1	2019	2022 Q1
RP2	2022	2023 Q3
RP3	2023	2025 Q3
HPP2	2024	2026 Q3
EP1	2023	2026 Q4
RP4	2025	2027 Q2
HPP3*	2024	2027 Q3
EP2	2026	2028 Q3
HPP4**	2027	2029 Q3
EP3	2028	2031 Q3
HPP5	2027	2031 Q4
EP4	2031	2033 Q2
HPP6	2032	2035 Q1
HPP7	2035	2038 Q1

EASTFIELDS		
Phase	Start on Site	Practical Completion
EP1	2023	2026 Q4
EP2	2026	2028 Q3
EP3	2028	2031 Q3
EP4	2031	2033 Q2

HIGH PATH		
Phase	Start on Site	Practical Completion
HPP1	2019	2022 Q1
HPP2	2024	2026 Q3
HPP3	2024	2027 Q3
HPP4	2027	2029 Q3
HPP5	2027	2031 Q4
HPP6	2032	2035 Q1
HPP7	2035	2038 Q1

RAVENSBURY		
Phase	Start on Site	Practical Completion
RP1	2019	2020 Q4
RP2	2022	2023 Q3
RP3	2023	2025 Q3
RP4	2025	2027 Q2

15 PHASING AND DELIVERY

15.3 DECANTING STRATEGY

- 15.3.1 Moving house can be difficult so the Merton Estates Regeneration Programme is predicated on keeping the number of household moves that residents have to make to a minimum. The regeneration of the three estates has been planned so that all Clarion tenants and leaseholders and freeholders who want to stay in the neighbourhood will be able to.
- 15.3.2 Wherever possible residents will move straight into their new permanent replacement home regardless of whether they are tenants, leaseholders or freeholders. The first phases of regeneration on High Path, Eastfields and Ravensbury will all be replacement homes for existing residents.
- 15.3.3 High Path, Eastfields and Ravensbury will all be delivered as phased regeneration schemes to enable homes on parts of the estates to be emptied, then demolished and rebuilt over time.
- 15.3.4 At High Path and Ravensbury, Clarion has built a 'kick start' phase before any homes are emptied and demolished, to reduce the number of residents that have to move elsewhere until their new home is ready. Clarion has not built a 'kick start' phase at Eastfields.

- 15.3.5 The early phases of regeneration are all replacement homes for existing residents, the first two phases at High Path, Eastfields and Ravensbury will all be replacement homes for existing Clarion tenants and resident homeowners. The only phase planned for sale is phase 3 at High Path, which is being used to improve the overall viability of the Merton regeneration business plan.
- 15.3.6 It is recognised that social housing is a scarce resource. Clarion has the largest social housing stock in Merton but will, wherever possible, use the decant capacity within the regeneration estates themselves to minimise disruption to residents and minimise the impact of regeneration on the supply of social housing in the London Borough of Merton.
- 15.3.7 Clarion will therefore use properties that it has bought back from private owners in later phases on the three estates to rehouse those who need to move temporarily rather than housing them in Clarion housing stock that would otherwise have been available to the local authority for nomination.

CREATING DECANT CAPACITY

- 15.3.8 Since the launch of the Residents' Offer in 2015 Clarion has acquired over 220 homes from homeowners by negotiation. Some of these homes have been used by the London Borough of Merton as temporary housing for households in housing need. Clarion proposes to use bought back homes in later phases to rehouse residents who will have to move from early phases to allow vacant possession and demolition of the next phases of development.
- 15.3.9 On High Path and Ravensbury, Clarion has used land in their ownership, which did not have housing on it, and have bought adjacent sites to build the first replacement homes for residents: 134 replacement homes in the first phase at High Path; and 21 replacement homes at Ravensbury.
- 15.3.10 Where residents need to move off site into another Clarion property in Merton, before they move to their permanent home to which LB Merton has nomination rights, it will be with the informed consent of LB Merton.

15 PHASING AND DELIVERY

INCREASE IN SOCIAL /AFFORDABLE HOUSING CAPACITY

- 15.3.11 The Merton regeneration programme will replace all of the social/affordable housing currently provided. Clarion has committed in their Residents' Offer that no household will be moved into an overcrowded home, even if they were overcrowded in their old home. As a consequence, some of the new homes built will be larger than the ones that they replace, where the residents are currently overcrowded.
- 15.3.12 Some of the replacement homes will have more bedrooms than the homes which they replace. In some cases grown up children will be rehoused as separate households. There will be an overall increase in the number of social/affordable homes and an increase in the number of bed spaces where larger homes have been built to address overcrowding.
- 15.3.13 In line with the viability agreement with LB Merton, more social/affordable homes for rent will be provided in the later phases at High Path.

REPLACEMENT HOMES AND CLARION'S RESIDENTS' OFFER

- 15.3.14 Clarion's Residents' Offer commits to replacing resident homeowners' homes with a property of the same type (house / flat/ maisonette) with a new home of the same type and size as their old home.

15.4 DECANTING IMPACTS

EASTFIELDS

- 15.4.1 Clarion has not been able to build a kick start phase to provide a supply of new replacement homes at the start of the regeneration of the Eastfields Estate because there is no land available. The first phase can therefore only be built once residents move out temporarily, whilst the first homes are built. This is now underway.
- 15.4.2 Wherever possible those who have to move temporarily will move into homes in the later phases. The temporary accommodation will be mostly homes that have been acquired from homeowners who sold their homes and moved away. These homes will be brought up to a lettable standard and used until the permanent replacement homes are completed. The first of these new homes will be ready in 2026.
- 15.4.3 By using homes that have been acquired, rather than those that LB Merton has nomination rights to under the terms of the stock transfer agreement, Clarion can minimise the impact on the supply of social/affordable housing whilst regeneration is underway. It also means that residents can stay in their neighbourhood and maintain their family, work, school, social and services links and networks.
- 15.4.5 The decant strategy at Eastfields means that some of the acquired homes that are being used as temporary housing now will have to be taken back by Clarion. Where possible and with the agreement of LB Merton the households that have been housed in temporary accommodation will be moved to other homes in the regeneration area that are available because their former occupants have now moved to their permanent replacement homes. These residents are housed on the basis of Short-hold Assured Tenancies (AST's). These AST's are offered by the London borough of Merton. Any decision to relocate these residents will need to be confirmed with the London borough of Merton.
- 15.4.6 At Eastfields one resident who uses a wheelchair lives in phase 1 and will move temporarily to a home that has been adapted to meet her needs. She has moved already and Clarion supported her through the move. All of the existing residents at Eastfields will have moved to their permanent replacement home once Phase 2 is complete in Q3 of 2028.

15 PHASING AND DELIVERY

HIGH PATH

- 15.4.7 Clarion is committed to alleviating overcrowding on the regeneration estates. At High Path there is capacity within the housing stock inside the estate boundary so most residents will move straight into their new home. Some households who are overcrowded have chosen to move to a larger property on High Path temporarily until their new home is ready.

PHASE 1

- 15.4.8 At High Path, Clarion has completed the first phase of 134 replacement homes for existing residents. The 134 Phase 1 homes will provide sufficient decant capacity for most of the existing residents of Phases two and three to move straight into their new homes and allow the phase two and three sites to be demolished for the new housing to be delivered.
- 15.4.9 All of the homes are replacement homes for existing Clarion tenants and homeowners, mainly those from phases 2 and 3. Phase 1 was achieved through the development of a garage site and an adjacent industrial site that Clarion bought on the open market.

PHASE 2

- 15.4.10 Phase 2 will provide replacement homes for High Path residents. Some of the first homes to be delivered in Phase 2 will be replacement houses built to replace the remaining Phase 3 residents who currently live in houses. This approach is in line with the Residents' Offer to provide a home of the same size and type as the old home.

PHASE 3

- 15.4.11 Phase 3 will be built as housing for sale to offset some of the cost of replacing all of the social/ affordable housing on the three estates and contribute towards the overall viability of the regeneration programme. Clarion anticipates that all existing residents will be rehoused by the time Phase 4 is complete in Q3 2029.

- 15.4.12 As residents move into their new homes Clarion plans to use the old homes as temporary housing whether as decant capacity for residents or for temporary housing for Council nominees to assist the London Borough of Merton in meeting their statutory housing obligations. Where demolition is imminent other meanwhile uses may be found including providing temporary housing for property guardians.
- 15.4.13 At High Path all of the existing residents will have moved to their new homes by the end of Phase 5. The majority of tenants will move from their existing homes into new homes when they are completed. There will only be 3 residents, possibly 4 in phase 2 who will need to be moved into temporary accommodation. None of these residents have protected characteristics.

15 PHASING AND DELIVERY

RAVENSBURY

- 15.4.14 The first phase of the Ravensbury Estate, 21 flats and houses were built on the former Ravensbury garage site that Clarion acquired from LB Merton, these homes were completed and occupied at the end of 2020.
- 15.4.15 Phase 2 of the estate has now been emptied, 21 residents moved into Phase 1 and the remainder have been rehoused either temporarily or permanently in Clarion stock either in Merton or elsewhere, if that was their preference.
- 15.4.16 Ravensbury Phase 2 is the only phase of the three Merton regeneration schemes where residents have had to move out of their permanent homes to facilitate regeneration. As a result, households have moved to a new home elsewhere until their new home on Ravensbury has been built.
- 15.4.17 The existing homes in Phase 2 of the estate will be demolished and construction of the new homes will start early in 2022. The majority of residents currently in Phases 3 and 4 will move directly into their new homes in Phase 2 when it is completed at the end of 2023.

AFFECTED HOUSEHOLDS*	MITIGATION
<ul style="list-style-type: none"> 11 households have moved temporarily and will return when their new Home at Ravensbury is ready. 	<ul style="list-style-type: none"> The temporary homes are of the right size and meet the needs of the households that have moved there temporarily.
<ul style="list-style-type: none"> Households have moved out of the old homes in phase 2 so that phase 2 can be demolished. 	<ul style="list-style-type: none"> Households will move into a new home on Ravensbury of the right size and that meets their needs once it is ready.
<ul style="list-style-type: none"> 2 of the households that moved into temporary accommodation had young children. 	<ul style="list-style-type: none"> Both of these households were supported through their moves and allocated homes that were convenient for schools and other services and of the right size for the family.
<ul style="list-style-type: none"> 2 of the households had members with serious health conditions. 	<ul style="list-style-type: none"> Both households were rehoused in properties on the ground floor and in one case the property was adapted for the specific needs of a wheelchair user.
<ul style="list-style-type: none"> 1 of the households consisted of a single older person. 	<ul style="list-style-type: none"> The single person was rehoused in a block next door to the part of the estate that is being regenerated so that she could maintain her social networks with minimal disruption.
<ul style="list-style-type: none"> 3 of the households were from minority ethnic communities. 	<ul style="list-style-type: none"> All three households have been rehoused in homes of the right size and will be able to move into a new home when it is ready. The moves to the temporary home were organised by Clarion, the move back to the new permanent home will be managed in the same way.
<ul style="list-style-type: none"> 7 of the households have moved away permanently and have chosen to stay in the home Clarion found for them, which is the right size and meets their needs. These households will not be returning to a new home on Ravensbury. Of those 7 households 1 is an older person and 2 households are from minority communities. 	<ul style="list-style-type: none"> The older person had help with moving to their new home and a series of minor works were undertaken to help her settle in. Clarion worked with both of the households from minority communities to support them through the moving process.
<ul style="list-style-type: none"> 1 household has moved away temporarily and has not yet decided whether to stay there or move to a new home on Ravensbury once it is ready. They have the right to move to a new home on Ravensbury once it is ready. 	<ul style="list-style-type: none"> The household has protected characteristics and will receive the necessary assistance in moving back to Ravensbury, if required.

*All affected households are tenants and not leaseholders or freeholders.

16 IMPACTS OF REGENERATION

16.1 EFFECTS OF REGENERATION

16.1.1 The regeneration will deliver a range of benefits including:

- A significant proportion of affordable housing, including re-provision of the existing affordable accommodation with significantly higher quality housing;
- An increase in the mix of dwelling types to cater for a broader range of family sizes and address overcrowding, having specific regard to the needs of estate residents;
- Provision of new market units to encourage greater social interaction in order to create a more diverse community;
- High standard of accommodation, including residential units built to exceed Building Regulation minimum standards;
- Significant improvements to the quality of the public realm with improved links to surrounding open space;
- Improvement to existing community facilities such as new place spaces.
- High quality urban design and architecture.

BENEFIT	EASTFIELDS	HIGH PATH	RAVENSBURY	TOTAL
Construction impacts				
Creation of temporary construction jobs per annum	130	60	60	250
Construction Gross Value Added	£42.5 million	£12.4 million	£19 million	£73.9 million
Construction Net Value added to Merton	£10.2 million	£3 million	£4.7 million	£17.9 million
Economic impact of housing				
Net expenditure increase per annum	£7.5 million	£1.5 million	£1.1 million	£10.1 million
Additional Council Tax Revenue per annum	£880,000	£175,000	£135,000	£1.190,000
Economic impacts of commercial development				
Job Creation	115	n/a	n/a	115
Estimated gross added value per annum	£5.3m	n/a	n/a	£5.3m

17 CONCLUSION

- 17.1 This report provides an overarching Equalities Impact Assessment (EqIA) for the Merton Estates Regeneration Programme. The regeneration programme includes the Eastfields, High Path and Ravensbury Estates. The Eastfields and High Path estates will be completely redeveloped following the demolition of all existing properties. The Ravensbury Estate will only be partially redeveloped with 91 existing homes retained. A total of 200 new homes will be provided.
- 17.2 The report provides an update to the initial Equalities Impact Analysis work undertaken between 2015-17 in relation to the outline planning applications for the estates and the London Borough of Merton's Estates Local Plan.

- 17.3 The Equalities Analysis undertaken by Clarion in 2015 identified that the 'protected characteristics' of: Age, Disability and Ethnicity were particularly relevant to the regeneration proposals and there was the potential for these groups to be negatively affected. The assessment has therefore focussed on these issues.
- 17.4 The Equalities Analysis undertaken in 2015 also identified that the greatest impact on equalities would be the mechanics of the delivery of the regeneration programme including:
- The Residents' Offer
 - Moving Existing residents into New Homes
 - Addressing Overcrowding
 - Minimising Disruption during the Regeneration Process.

THE RESIDENTS' OFFER

- 17.5 The Residents' Offer was published on 27 May 2015 to the existing homeowners and affordable housing tenants, followed up by an independent survey to gauge residents' responses to the Offer and the plans for the regeneration of the area. The Residents' Offer details the Replacement Home Option, which is offered to those resident homeowners who were living on one of the three neighbourhoods at the time.
- 17.6 During the Estate Local Plan consultations and throughout 2015 and 2016, homeowners raised concerns with the Council about the Residents' Offer and in particular what 'like for like' actually meant. Whilst this was set out in the 2015 Residents' Offer, the Council exercised its due diligence to residents in seeking clarification from Clarion on this important matter. Clarion provided clarification and an updated Offer in 2018.
- 17.7 Clarion has carried out extensive consultation in developing the proposals for the estates and obtaining planning permission for the redevelopment of the Estates. The feedback received from these events was considered and where required additional analysis and design testing was undertaken. Where possible, revisions were made to the emerging proposal to address the matters raised.

17 CONCLUSION

MOVING EXISTING RESIDENTS INTO NEW HOMES

17.8 Wherever possible residents will move straight into their new permanent replacement home regardless of whether they are tenants, leaseholders or freeholders. The first phases of regeneration on High Path, Eastfields and Ravensbury will all be replacement homes for existing residents. High Path, Eastfields and Ravensbury will all be delivered as phased regeneration schemes to enable homes on parts of the estates to be emptied, then demolished and rebuilt over time.

ADDRESSING OVERCROWDING

17.9 Clarion is committed to alleviating overcrowding on the regeneration estates. The Merton regeneration programme will replace all of the social/affordable housing currently provided. Clarion has committed in their Residents' Offer that no household will be moved into an overcrowded home, even if they were overcrowded in their old home. As a consequence, some of the new homes built will be larger than the ones that they replace, where the residents are currently overcrowded. Some households who are overcrowded have chosen to move to a larger property temporarily until their new home is ready.

MINIMISING DISRUPTION DURING THE REGENERATION PROCESS.

17.10 At High Path and Ravensbury, Clarion has built a 'kick start' phase before any homes are emptied and demolished, to reduce the number of residents that have to move elsewhere until their new home is ready. Clarion has not built a 'kick start' phase at Eastfields. The first two phases at High Path, Eastfields and Ravensbury will all be replacement homes for existing Clarion tenants and resident homeowners.

EQUALITIES ANALYSIS

17.11 The Equalities Analysis has identified that the 'protected characteristics' of: Age, Disability and Ethnicity are particularly relevant to the regeneration proposals and there is the potential for these groups to be negatively affected. The assessment has therefore focussed on these issues.

17.12 The assessment has identified a total of 100 residents with protected characteristics in the current Phases, within the three estates. The assessment sets out a number of recommendations to strengthen, secure or enhance positive equality impacts and to mitigate for potential negative equality impacts.

17.13 A small number of residents on the Eastfields and High Path estates have multiple protected characteristics. Whilst some characteristics will be intrinsically linked (such as age and disability) others have no bearing on one another (e.g. age + ethnicity).

17.14 Overall, the impacts of the regeneration will be positive. The Merton Estates Regeneration Programme will provide an opportunity to reduce overcrowding amongst its tenanted households. Overcrowding is proportionately more likely to affect households from the BAME community and so the regeneration provides an opportunity to address inequality in this area. Significant amenity and size improvements will be provided for residents, with all new homes built to current space standards with private outdoor space.

17.15 The regeneration is also an opportunity to provide new lifetime homes for all tenants, this will enable older tenants (and homeowners) to remain independent in their own homes for longer. New homes can be adapted to meet the specific needs of disabled residents, 10% of all new homes will be fully accessible and adaptable for wheelchair users.

17 CONCLUSION

- 17.16 Steps are being taken to ensure that the acquisition and relocation process are applied in a fair and non-discriminatory manner. However, it is acknowledged that the process of redeveloping the Estates itself may have a negative impact on older, disabled and vulnerable residents, due to the requirements to move house, potentially more than once, if temporary accommodation is necessary during the construction period. The EqlA will be monitored and reviewed throughout the progression of the proposals in order to ensure that any future impact can be measured and mitigated against as necessary
- 17.17 In delivering Phase 2 and 3 of the High Path Estate, Phase 3 and 4 of the Ravensbury Estate and Phase 1 of the Eastfields Estate redevelopment, Clarion will seek to keep the existing community together with existing residents having a guaranteed right to return to a new home in their regeneration neighbourhood.

APPENDICES

APPENDIX 1:
GENDER + SEXUAL ORIENTATION A2

APPENDIX 2:
MARRIAGE + CIVIL PARTNERSHIP A4

APPENDIX 3:
RELIGION OR BELIEF A6

APPENDIX 4:
LANGUAGE + NATIONALITY A8

APPENDIX 5:
HEALTH A10

APPENDIX 6:
SOCIO-ECONOMICS A13

APPENDIX 7:
IMPACT ANALYSIS + MITIGATION

APPENDIX 8:
REGULATIONS + POLICIES

APPENDIX 9:
COMMUNITY ENGAGEMENT

APPENDIX 10:
DATA SOURCES

APPENDIX 1: Gender + Sexual Orientation

Gender

GENDER

- ❑ The 2010 Equality Act protects both men and women from discrimination on grounds of gender.
- ❑ A person must not be discriminated against because:
 - They are (or are not) a particular gender.
 - Someone thinks a person is of a particular gender (this is known as discrimination by perception).
 - They are connected to someone of a particular gender (this is known as discrimination by association).

Section 11 of the 2010 Act

LONDON + MERTON

- ❑ The population of Merton recorded in the 2020 ONS population estimates is 206,500, of which 49.4% are male and 50.6% female.
- ❑ In London as a whole, approx. 50.1% of the population are male and 49.9% are female.

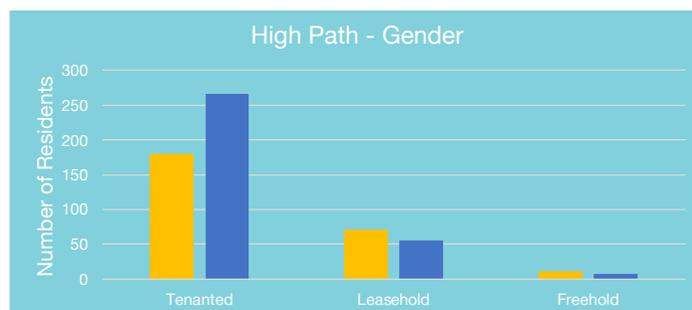
	MALE	FEMALE
LONDON	4,514,400	4,488,100
MERTON	102,000	104,500

ONS POPULATION ESTIMATES 2020

ESTATES

- ❑ On all three of the Estates, there is a notably higher proportion of tenanted residents who are female.
- ❑ There is also a slightly higher proportion of leaseholders and freeholders which are male on the Eastfields and High Path Estates. On the Ravensbury Estate the ratio of male to female leaseholders and freeholders is equal.

CLARION ESTATE PROFILING 2021



■ Male ■ Female

APPENDIX 1: Gender + Sexual Orientation

Sexual Orientation

SEXUAL ORIENTATION

- ❑ Sexual orientation covers a person's orientation towards people of the same sex, the opposite sex or persons of the same and opposite sex.
- ❑ A person must not be discriminated against because:
 - They are heterosexual, gay, lesbian or bisexual
 - Someone thinks they have a particular sexual orientation (this is known as discrimination by perception)
 - They are connected to someone who has a particular sexual orientation (this is known as discrimination by association).

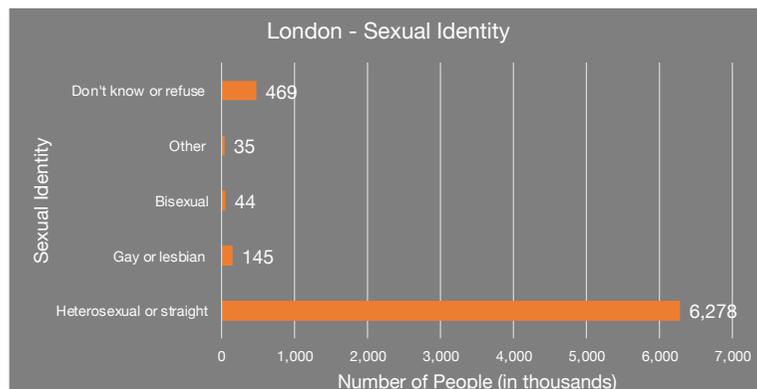
Section 12 of the 2010 Act

LONDON

According to the ONS Annual Population Survey (2016), the majority of people in London are heterosexual or straight (6,278,000).

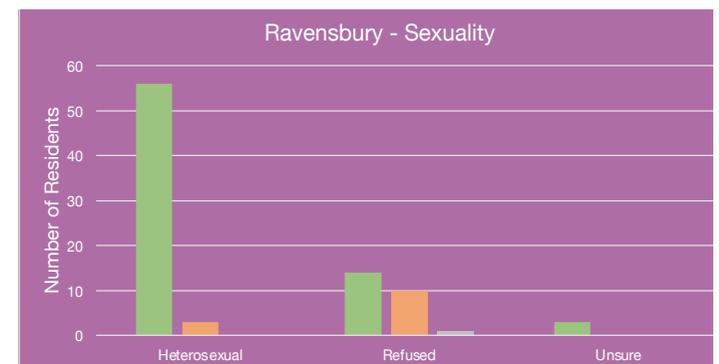
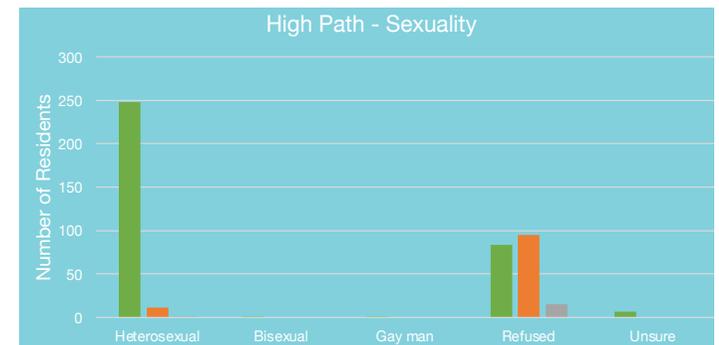
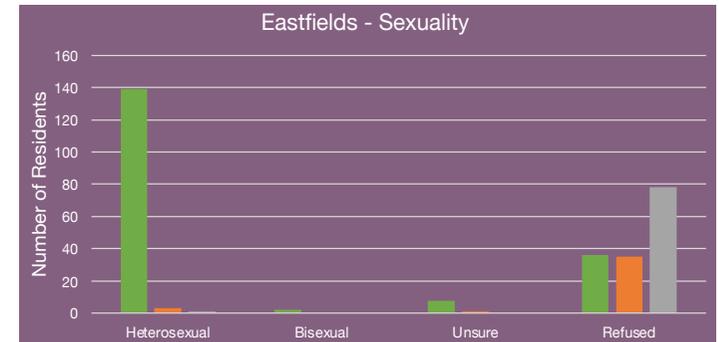
ESTATES

In line with the London average, the majority of residents on all three estates are heterosexual.



ONS ANNUAL POPULATION SURVEY 2016

CLARION ESTATE PROFILING 2021



■ Tenanted ■ Leasehold ■ Freehold

APPENDIX 2: Marriage & Civil Partnership

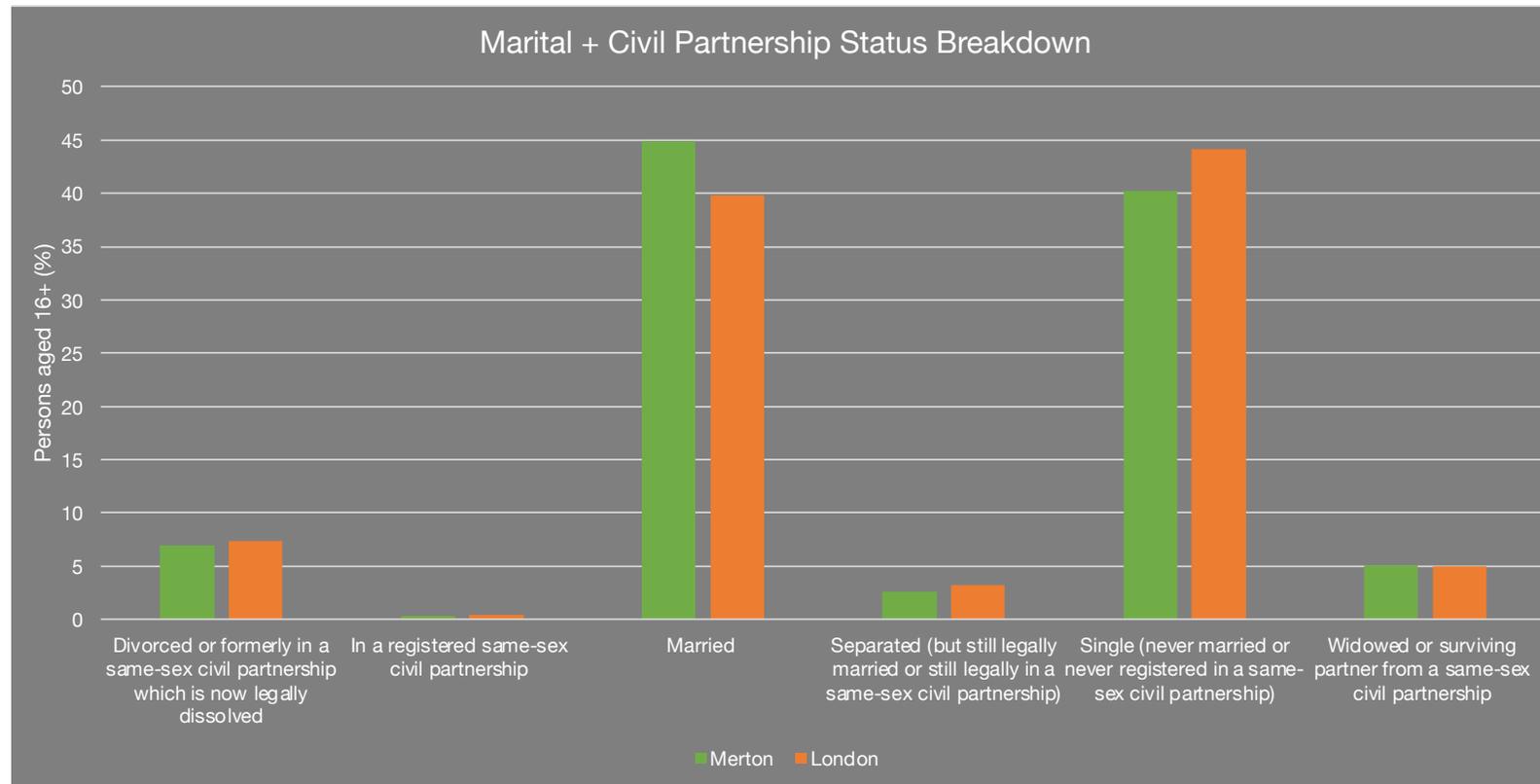
Marriage + Civil Partnership

SEXUAL ORIENTATION

Marriage and Civil Partnership is a protected characteristic referring to a heterosexual couple who are legally married and same-sex couples who have entered into a civil partnership or a civil marriage.

Section 8 of the 2010 Act

Page 363



2011

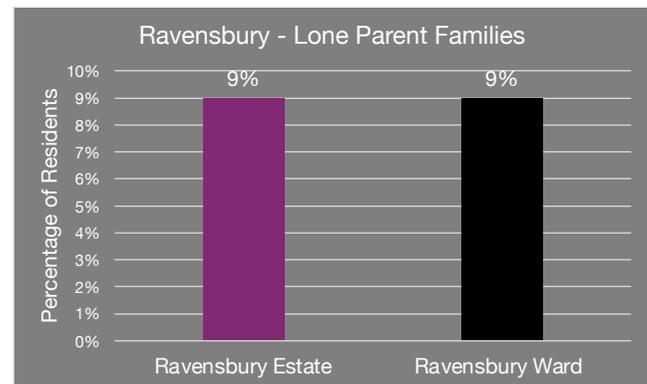
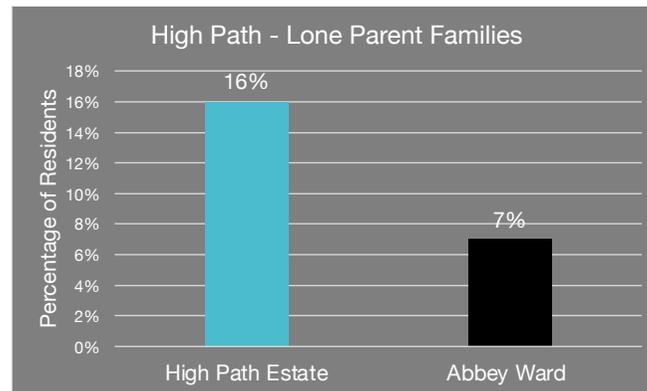
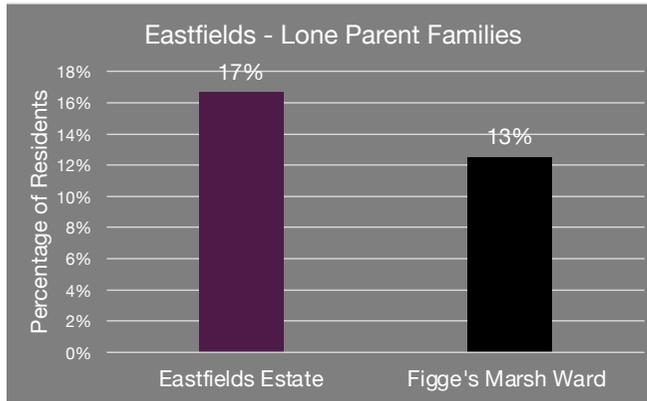
LONDON + MERTON

- A slightly higher proportion of residents in Merton are married in comparison to the population of London as a whole.
- In contrast, there are fewer single residents in Merton when compared to London.

APPENDIX 2: Marriage & Civil Partnership

2015

2021



ESTATES

- The percentage of lone parent families on the Eastfields and High Path Estate is higher than the percentage for the Figges Marsh and Abbey wards overall. On the Ravensbury estate the percentage of lone parent families is the same as it is for the Ravensbury ward.
- There is a greater proportion of single person households at High Path, Eastfields and Ravensbury than in the London Borough of Merton. The single person is more likely to be female than male and more likely to be older than the average tenant or homeowner. Single people are more likely to be nominated to a tenancy if they have a vulnerability that may be related to a protected characteristic. The mitigations to avoid adverse impacts on people with protected characteristics are set out in detail elsewhere in this document.
- Some households may be single person households where household members have died or moved away over time.

APPENDIX 3: Religion or Belief

Religion or Belief

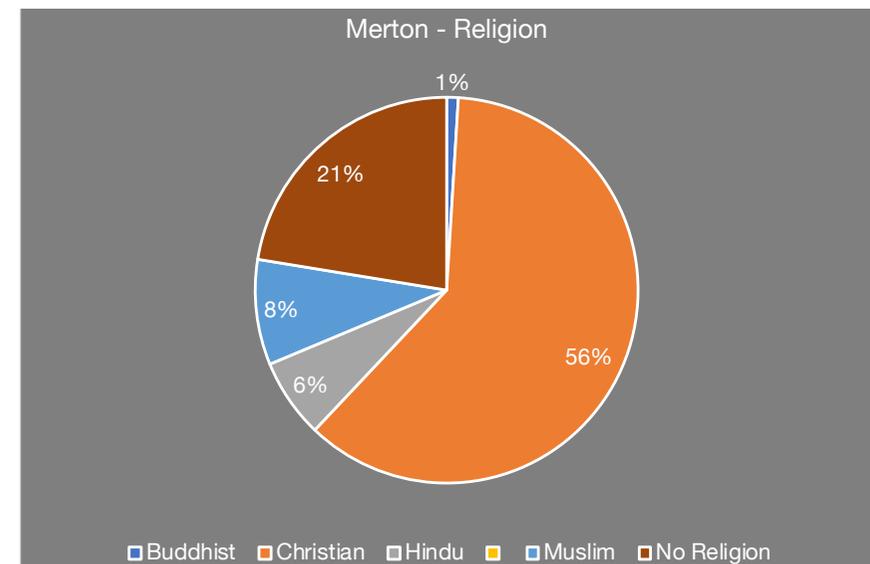
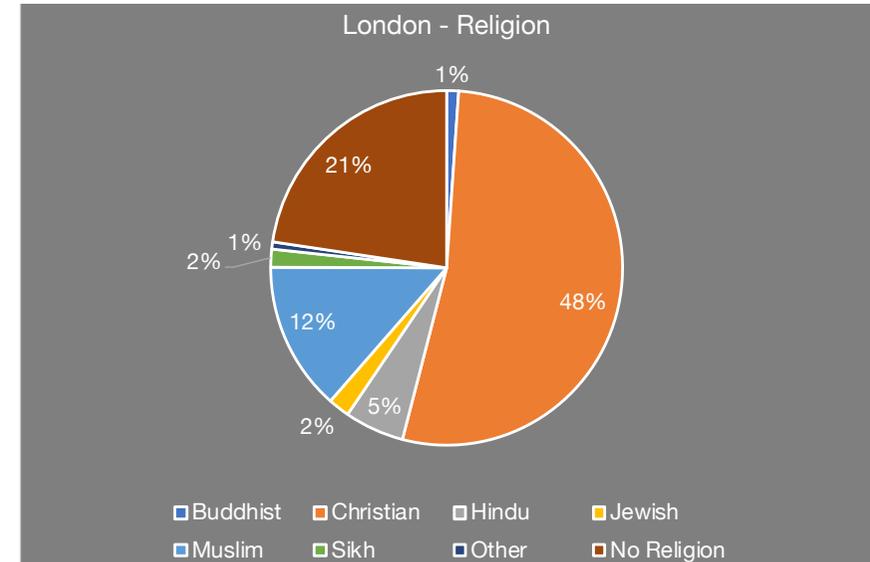
RELIGION OR BELIEF

- ❑ In the 2010 Act, religion or belief can mean any religion or philosophical belief such as humanism and pacifism and encompasses discrimination based on the lack of religion or belief.
- ❑ A religion must have a clear structure and belief system.

Section 10 of the 2010 Act

LONDON + MERTON

- ❑ Just under half (48%) of London is Christian. The next largest category is “no religion” of which 21% of the London population identify with, followed by Muslim which accounts for 12% of the population.
- ❑ Merton follows a similar trend, with 56% of residents identifying as Christian, 21% with “no religion” and 8% Muslim.



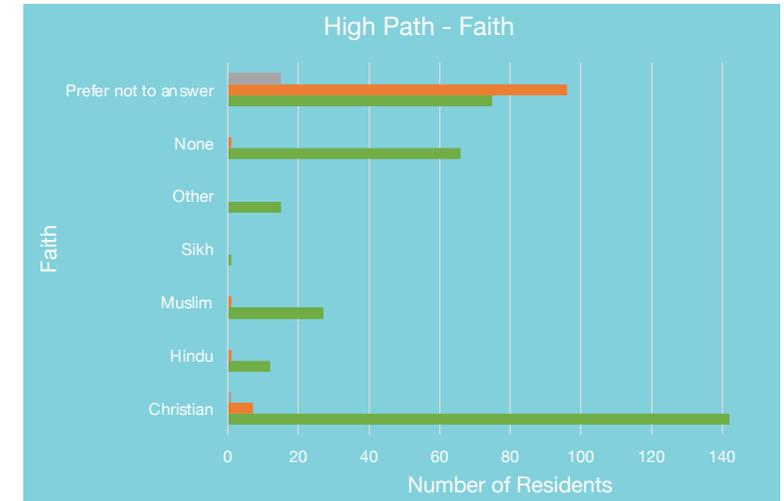
ONS DATA, 2011, VIA
MERTON WEBSITE

APPENDIX 3: Religion or Belief

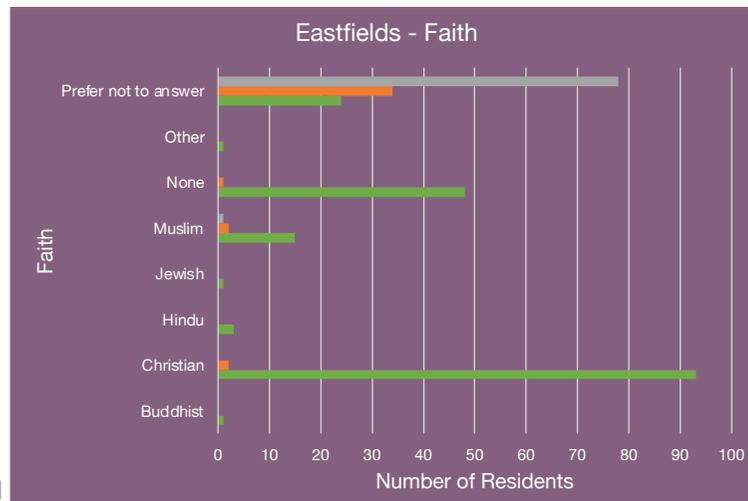
ESTATES

- As with the London and Merton profile, the majority of residents on all three estates are Christian.
- A large proportion of residents have no religion or would prefer not to answer.
- The second most common faith on all three estates is Muslim which is in line with the data for Merton and London.

HIGH PATH

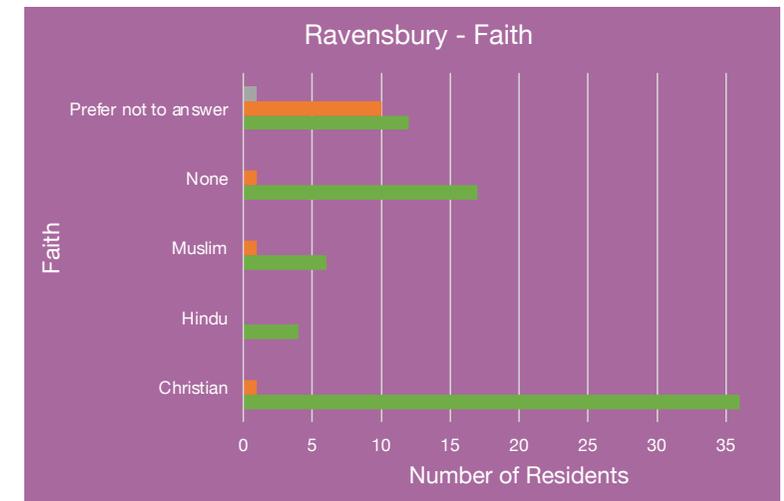


EASTFIELDS



Source: Clarion Estate Profiling 2021

RAVENSBURY



APPENDIX 4: Language + Nationality

OTHER CHARACTERISTICS

Appendix 4-6 includes statistics on other characteristics which are not “protected characteristics” as defined in the 2010 Equality Act:

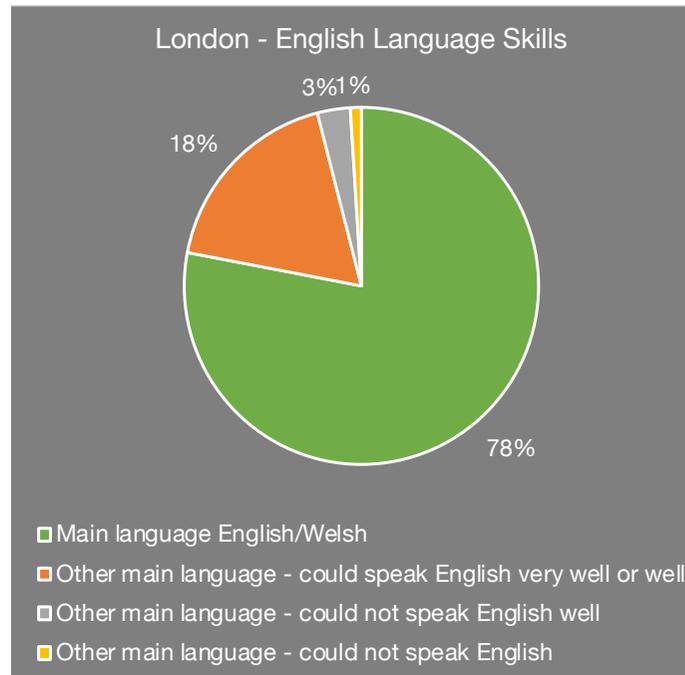
- A4 - Language + Nationality
- A5 - Health
- A6 - Socio-Economics

ESTATES

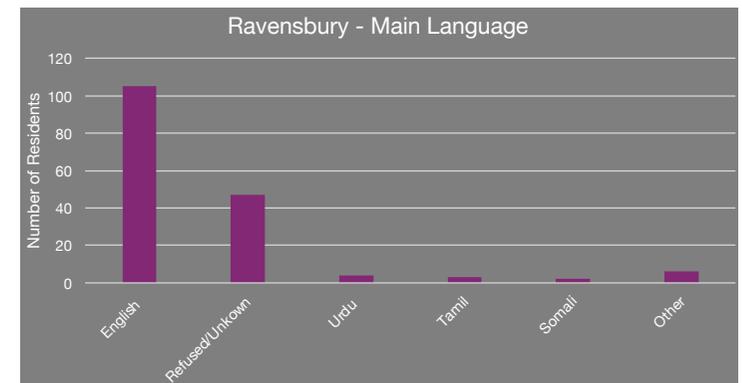
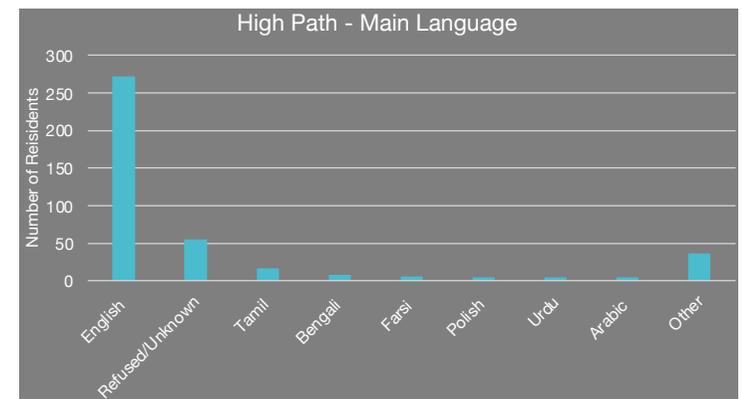
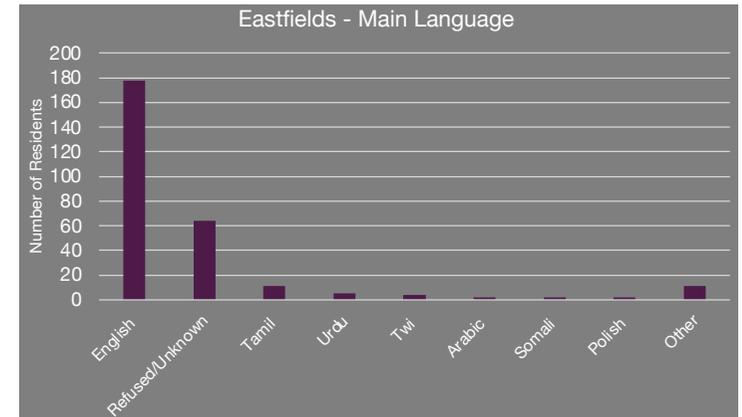
- In 2015, the majority of residents on all three estates spoke English as their main language.
- The estate profiling for 2021 also indicates that the majority of residents speak English on the estates.
- Other languages spoken on the estates included Tamil, Urdu, Somali, Bengali, Farsi, Polish, Arabic and Twi.

LONDON

- The majority of London’s population (78%) speak English as their main language.
- 18% of the population could speak English very well/well.
- 4% of residents living in London could not speak English well or at all.



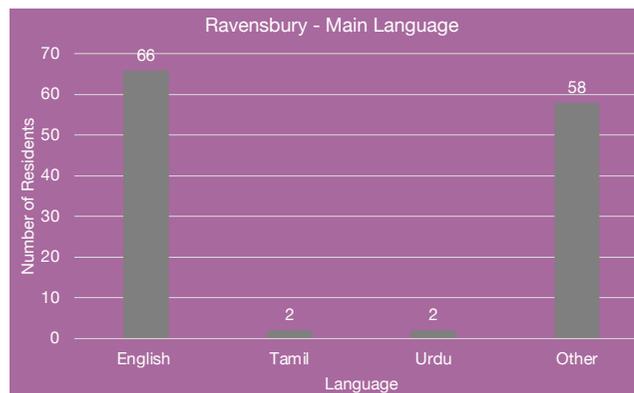
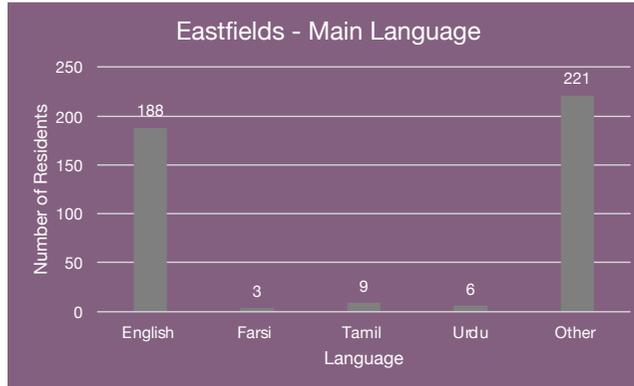
ONS CENSUS DATA (2011)



Merton Estates Overarching EqlA | March 2022

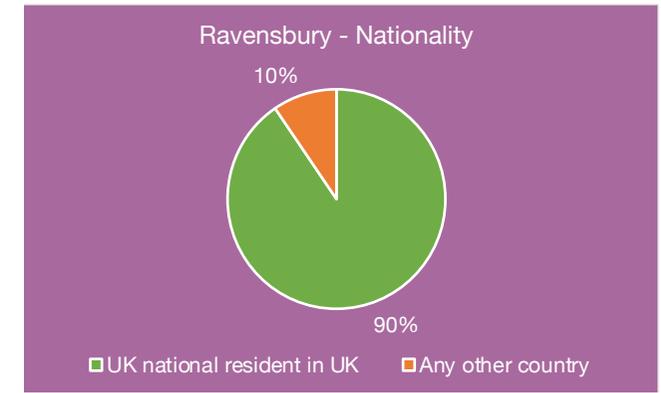
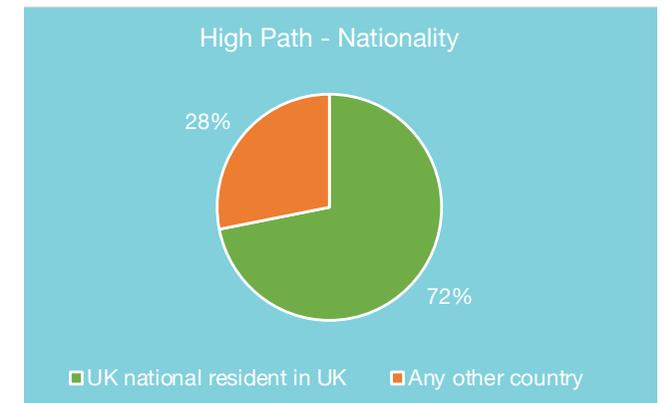
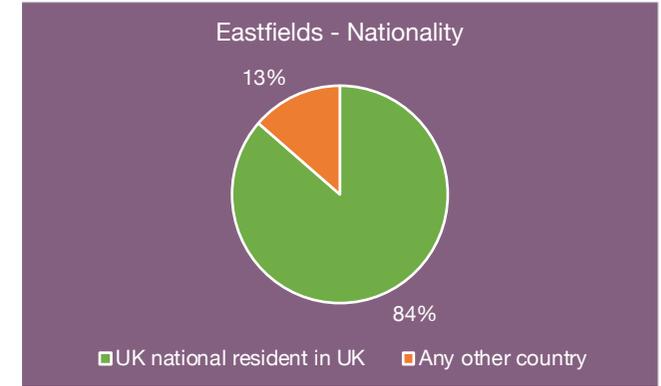
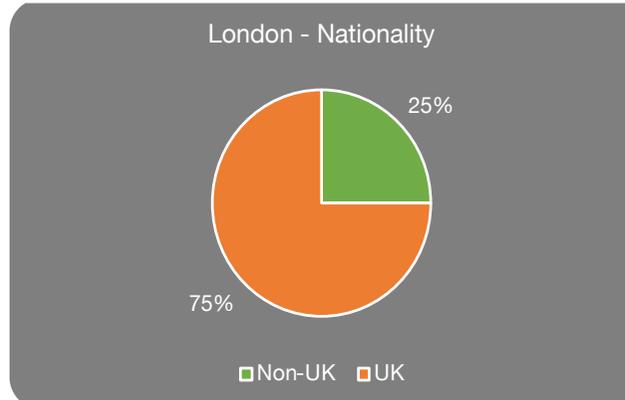
APPENDIX 4: Language + Nationality

CLARION ESTATE PROFILING 2021



LONDON

- 3/4 of all residents in London are of UK nationality.



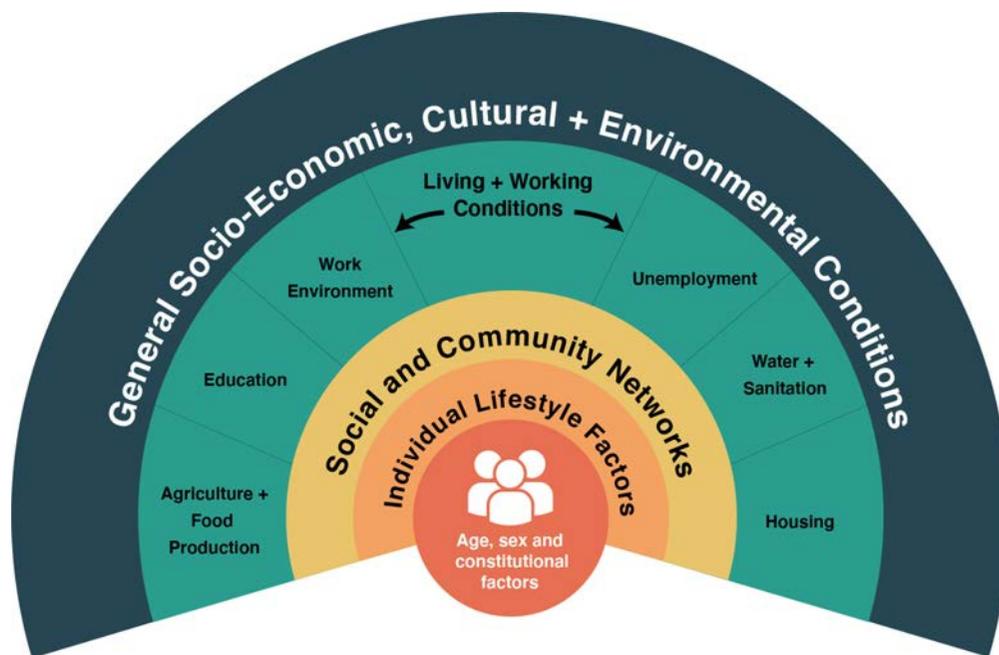
ESTATES

- High Path has the highest percentage (28%) of non-UK residents of the three estates.
- Eastfields and Ravensbury have a similar percentage of non-UK residents - 13% and 10% respectively.

APPENDIX 5: Health

The Dahlgren + Whitehead Rainbow

- The broad social and economic circumstances that together determine the quality of health of the population are known as the 'social determinants of health'.
 - Personal characteristics occupy the core of the model and include sex, age, ethnic group and hereditary factors.
 - Individual 'lifestyle' factors include behaviours such as smoking, alcohol use and physical activity.
- This shows:
 - Social and community networks include family and wider social circles.
 - Living and working conditions include access and opportunities in relation to jobs, housing, education and welfare services.
 - General socioeconomic, cultural and environmental conditions include factors such as disposable income, taxation, and availability of work.



WIDER DETERMINANTS OF HEALTH (DAHLGREN + WHITEHEAD, 1991)

NUMBERS IN MERTON - HEALTH + WELLBEING STRATEGY 2019-24

HEALTHY LIFESTYLES + EMOTIONAL WELL-BEING



EXERCISE: 31,000 = number of adults doing less than 30 minutes of moderate intensity physical activity per week



HEALTHY EATING: 68,200 = number of adults not meeting the recommended '5-a-day' on a 'usual day'



ALCOHOL: 40,700 = number of adults drinking above the recommended limit of alcohol a week.



SMOKING: 17,600 = number of adults who smoke



MENTAL WELLBEING: 19,000 = number of adults with depression and anxiety recorded by GPs.

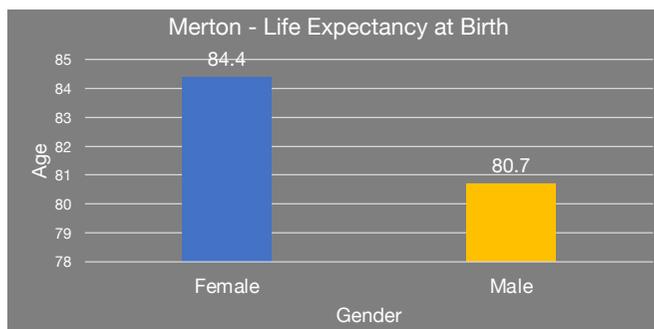
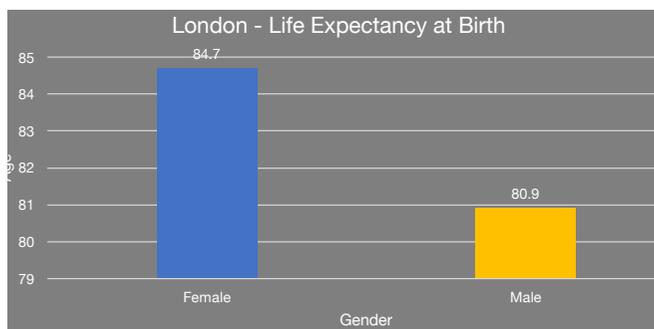
APPENDIX 5: Health

Life Expectancy

- ❑ Life Expectancy measures the average number of years an individual in a population can expect to live.
- ❑ Life expectancy in Merton is better than in 75% of other local authorities in England.
- ❑ However, the gap in life expectancy at birth between the 30% most and 30% least deprived wards is 3.8 years for men and 2.4 years for women. For healthy life expectancy it is larger, 9.4 and 9.3 years respectively.
- ❑ Economic activity, housing conditions, fuel poverty and crime are some of the broader determinants of health, which are more challenging in the east than in the west.
- ❑ Someone living in a deprived ward in the east of the borough will on average spend at least 9 more years in poor health than someone in a more affluent part of the borough.

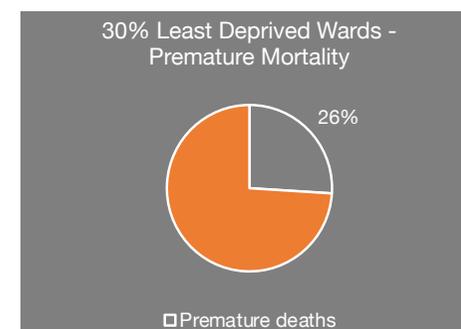
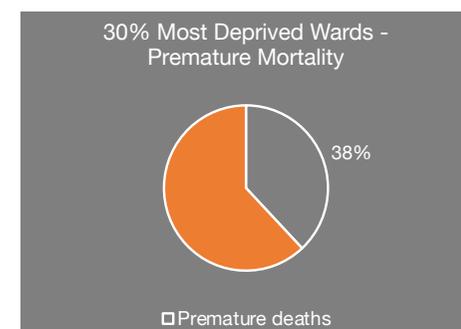
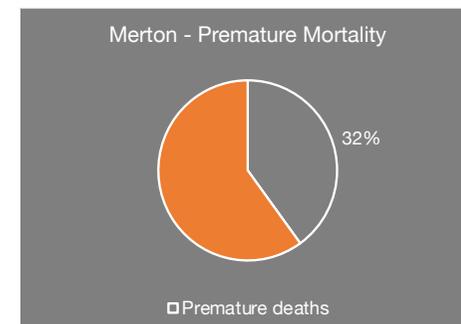
Public Health Outcomes Framework (PHOF)

LIFE EXPECTANCY AT BIRTH - PUBLIC HEALTH OUTCOMES FRAMEWORK PHOF (2017-19)



AREA	LIFE EXPECTANCY AT BIRTH (YEARS)		HEALTHY LIFE EXPECTANCY AT BIRTH (YEARS)	
	MALE	FEMALE	MALE	FEMALE
MERTON	80.7	84.4	64.1	65.3

PREMATURE MORTALITY - MERTON HEALTH STRATEGY (2019)



APPENDIX 5: Health

Mental Health

- ❑ 26,000 people (15.5%) in Merton are estimated to suffer from a common mental disorder such as anxiety or depression. This compares with London at 19.3% and England at 16.9%.
- ❑ In 2017/18 (0.9%) 248 people in Merton were recorded by their GP to have severe mental illness. This is lower than London (1.1%) and similar to England (0.9%). People with severe mental illness have a higher likelihood of poorer physical health. For example, compared to the general population, people under 75 years of age in contact with mental health services in England have death rates that are 5 times higher for liver disease.

Public Health England

	Common Mental Health Disorder	Severe Mental Illness
England	16.9%	0.9%
London	19.3%	1.1%
Merton	15.5%	0.9%

APPENDIX 6: Socio-Economics

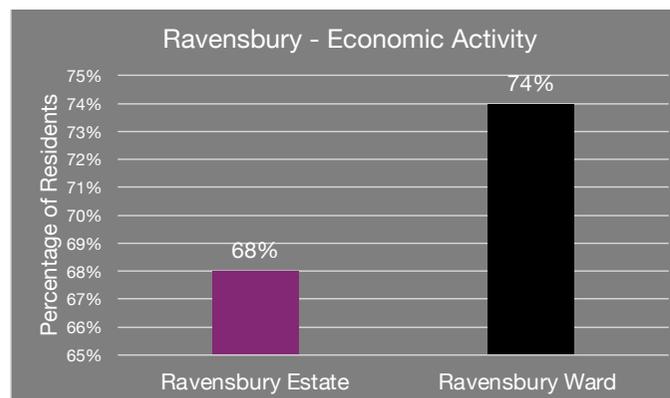
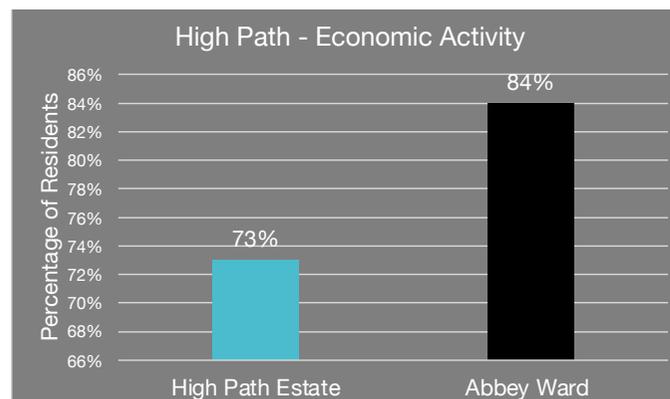
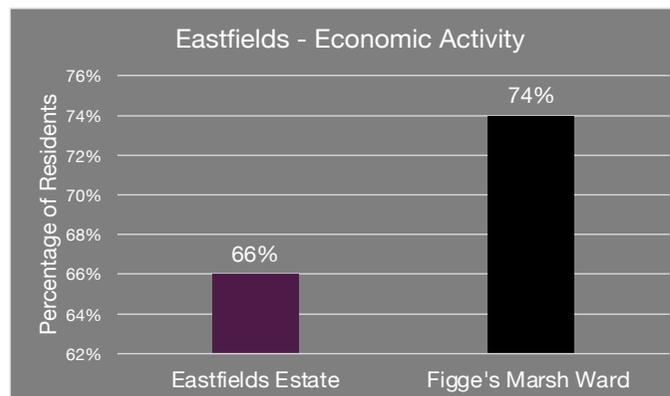
% ECONOMICALLY ACTIVE - ONS ANNUAL POPULATION SURVEY 2020

	% ECONOMICALLY ACTIVE
LONDON	80.1%
MERTON	84.4%

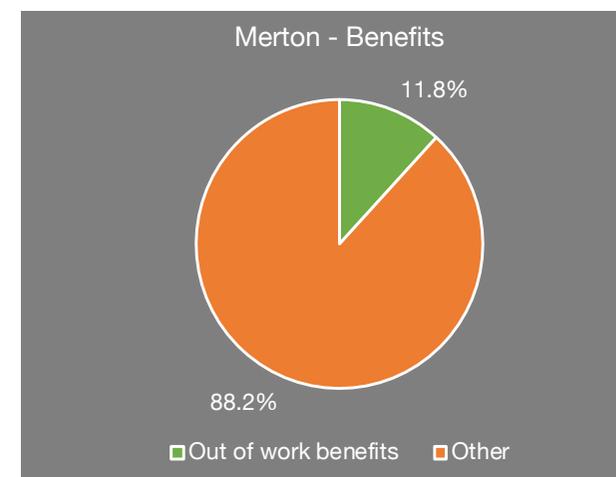
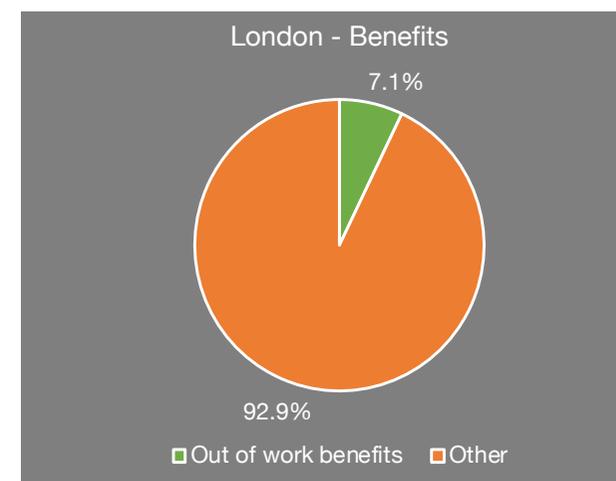
Long-term Unemployed

- ❑ LB Merton mirrors the relatively high level of key out-of-work benefit claimants across London, at 7% and 8% of the working age population respectively, compared to just 6.4% nationally.
- ❑ This relationship is also reflected in the unemployment rate. LB Merton (6.2%) is re consistent with the Greater London average (6%) which is higher than the national rate (4.8%).
- ❑ The percentage of economically active residents on all three estates is lower than the ward average. Eastfields has the lowest percentage of economically active residents (66%) followed by Ravensbury (68%) and High Path (73%).

2015 - SOCIO-ECONOMIC REPORT PETER BRETT

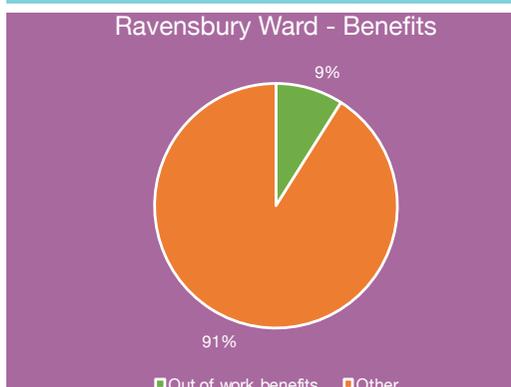
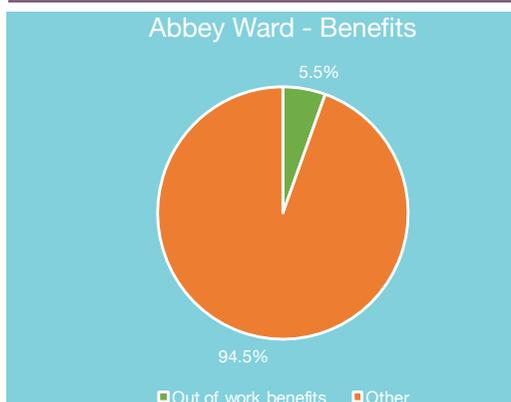


2021 - ONS CENSUS UPDATE



APPENDIX 6: Socio-Economics

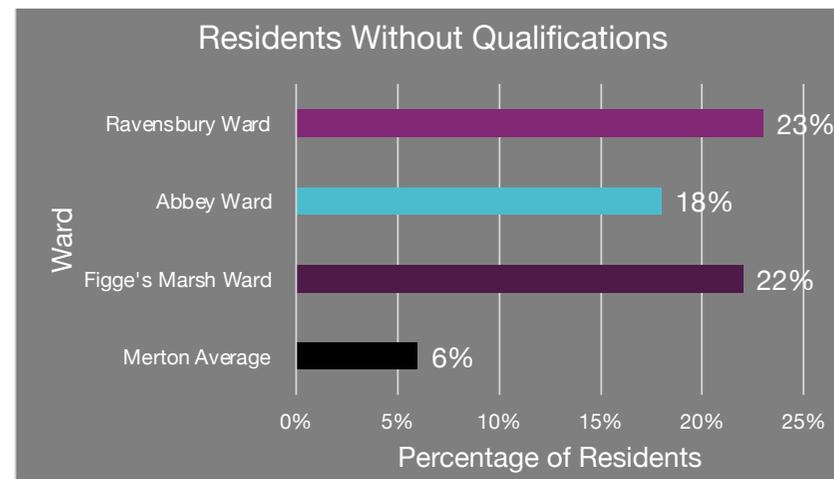
OUT OF WORK BENEFIT CLAIMANTS ONS CENSUS (2021 UPDATE)



Out of Work Benefits

- ❑ The percentage of out of work benefit claimants in Figges Marsh ward (11.8%) is in line with the Merton average (11.8%).
- ❑ The Abbey and Ravensbury ward have a smaller percentage of residents claiming out of work benefits, 5.5% and 9% respectively. This is more similar to the London average of 7.1%.

QUALIFICATIONS - STANTEC SOCIO-ECONOMIC REPORT (2021)



Qualifications

- ❑ LB Merton is characterised by a relatively low proportion of working age residents with no qualifications, comprising 4.4% of the population which is below the London and national average (5.1% and 6.4%).
- ❑ This is reflected in the higher end of qualifications too. A higher proportion of working age residents hold degree level qualifications in Merton (60%) than the London average (58.5%) and the UK as a whole (43.1%).

ONS Annual Population Survey (2021)

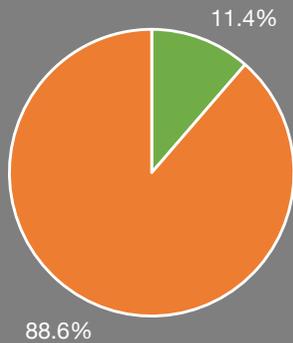
APPENDIX 6: Socio-Economics

FUEL POVERTY - BEIS (2018)

HOMELESSNESS - MHCLG (2017-18)

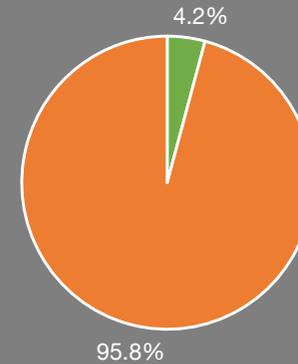
Page 374

London - Fuel Poverty



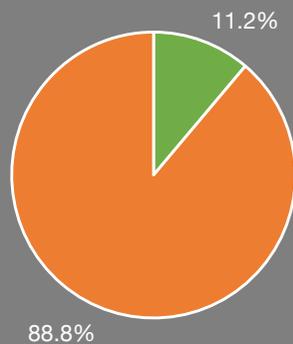
Households in fuel poverty ■ Households that do not experience fuel poverty ■

London - Homelessness



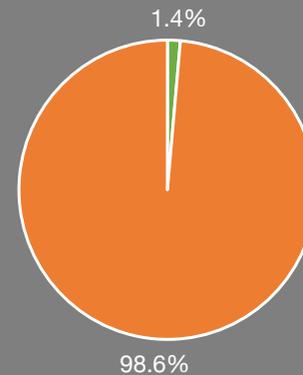
Homeless & in priority need ■ Other ■

Merton - Fuel Poverty



Households in fuel poverty ■ Households that do not experience fuel poverty ■

Merton - Homelessness



Homeless & in priority need ■ Other ■

Homelessness in Merton

- The termination of Assured Shorthold Tenancies by landlords is the biggest cause of homelessness in Merton.
- Although Merton has the lowest number of homelessness acceptances amongst all London boroughs, homelessness in the borough has been on the increase.
- The number of people rough sleeping in Merton has also seen a substantial increase, increasing from 5 to 23 in 2018 on a typical night.

APPENDIX 7: Impacts + Mitigation

PROTECTED CHARACTERISTICS	IMPACT ANALYSIS		MITIGATION
	COMMENTARY		
	POTENTIAL POSITIVE IMPACTS	POTENTIAL NEGATIVE IMPACTS	
Ethnicity	<ul style="list-style-type: none"> There is evidence that households from the ethnic minority community on the three estates where regeneration is being considered are more likely to be overcrowded than other households on the estate. Regeneration deals with overcrowding within Clarion's tenanted properties on the estate by rehousing each household in the right size property for them. All existing Clarion tenants and resident homeowners will have the option to stay in their neighbourhoods if they wish to, this will promote community cohesion and build on the strength of the existing very diverse communities in the existing neighbourhoods. 	<ul style="list-style-type: none"> Language barriers could limit the ability of some residents who are members of ethnic minority communities to participate in ongoing consultation regarding their housing needs or their rights under the Residents' Offer. Lack of written and oral English may have affected some residents' awareness of the proposals and capability to negotiate outcomes for tenants and leaseholders. Negative impacts of other protected characteristics will be experienced by ethnic minority groups given the estate's diversity. 	<ul style="list-style-type: none"> Clarion has put in place measures to ensure that no homeowners of any ethnicity will be disproportionately affected by the proposals. Everyone will be treated in the same way and will have the same compensation and housing options as everyone else. Clarion holds information on the ethnicity of resident homeowners. Clarion officers know each of the resident homeowners, their family circumstances and whether written information needs to be provided in languages other than English. Clarion provide written information in different languages for both residents and absentee homeowners. Their communications use a standard translation request section. Clarion does not hold information on the ethnicity of absentee owners (landlords), except where absentee owners (landlords) have requested that written information is provided in languages other than English. Clarion has recorded each contact and interaction with every homeowner since the regeneration was first proposed. Clarion has undertaken face to face consultation and meetings with homeowners throughout the regeneration preparation including formal consultation events and informal meetings with individual homeowners. Where requested Clarion has used translators or third parties for face to face or telephone meetings with homeowners who require that service. Clarion understand that there will be residents and homeowners who have more than one protected characteristic. The mitigation measures set out under the specific protected characteristics will be applied to residents who may have multiple protected characteristics across different categories.

APPENDIX 7: Impacts + Mitigation

IMPACT ANALYSIS			MITIGATION
PROTECTED CHARACTERISTICS	COMMENTARY		
	POTENTIAL POSITIVE IMPACTS	POTENTIAL NEGATIVE IMPACTS	
Gender	There is no evidence that homeowners of any gender will be disproportionately affected by the proposal. Everyone will be treated in exactly the same way and will have the same compensation and housing options as everyone else.	There is no evidence that homeowners of any gender will be disproportionately affected by the proposal. Everyone will be treated in exactly the same way and will have the same compensation and housing options as everyone else.	<ul style="list-style-type: none"> Whilst there is no evidence that homeowners of any gender will be disproportionately affected by the proposals, there is a greater proportion of single person households at Eastfields, High Path and Ravensbury than in the London Borough of Merton. The single person is more likely to be female than male and more likely to be older than the average tenant or homeowner. Some households may be single person households where household members have died or moved away over time. Clarion recognise the importance of providing appropriate replacement homes for single person households. For tenants the residents offer recognises that downsizing to a smaller home might be a challenge and have agreed that the 'needs plus 1' offer means that no one will have to move from a larger home to a one bedroom flat. For homeowners Clarion will work with individuals to make sure that replacement homes meet the needs of single person households as closely as possible. Where any household needs help to move to their new home Clarion will provide help and assistance to make the move as smooth as possible.
Gender Reassignment	No positive impacts identified	No negative impacts identified.	There is no evidence that homeowners undergoing or who have undergone gender reassignment will be disproportionately affected. Everyone will be treated in exactly the same way and will have the same compensation and housing options as everyone else.

Page 376

APPENDIX 7: Impacts + Mitigation

PROTECTED CHARACTERISTICS	IMPACT ANALYSIS		MITIGATION
	COMMENTARY		
	POTENTIAL POSITIVE IMPACTS	POTENTIAL NEGATIVE IMPACTS	
Disability	<ul style="list-style-type: none"> Provision of lifetime homes and adapted properties for residents and household members with specific needs. Proportion of homes designed and built specifically to meet the needs of disabled residents. 10% of homes adaptable to be fully wheelchair accessible. A better living environment is conducive to better health and well-being. Improved external environment will create more accessible and usable open spaces. Disabled parking bays that comply with the minimum disability standards will be provided. Inclusive play spaces will be provided that are accessible and welcoming to disabled and non-disabled children. There will be seating provided to assist disabled parents/carers to supervise play in the spaces provided. 	<ul style="list-style-type: none"> Potential for residents with disabilities to find it more challenging to move home than residents without a disability due to the nature of their disability. Disturbance of moving and quality of life, particularly if disability associated with breathing conditions. Sensory impairment and nervous system conditions – particularly construction machinery noise. New physical layout will be challenging to those with visual impairment People with learning difficulties may need separate forms of communication and engagement to enable their understanding of the reality of their situation. Potential negative impact on individuals with mental health issues. 	<ul style="list-style-type: none"> Homeowners with disabilities will have the same compensation and housing entitlement under Clarion's residents' offer as everyone else. Clarion recognises that the replacement homes offered will have to meet the specific requirements of homeowners with disability or impairments (or members of their households with disability or impairments) and this has been accounted for in the design of the new homes. All of the of the new homes are designed to the Lifetime Homes Standard with wide doors and circulation spaces. In the houses the ground floor WC is designed so that it can be adapted to include an accessible shower. Clarion recognise that moving home may be particularly challenging for residents with impairments, or where household members have an impairment, and we will work with individuals and their families to support them through the moving process. This will include commissioning occupation therapy reports to ensure that accessibility needs are properly considered and provided for, a packing and unpacking service and a handyman service when residents move into their new homes. Where a resident suffers sensory impairment and nervous system conditions and may be particularly adversely affected by construction machinery noise during construction, Clarion will work with the residents to find the best available solution to minimise the impact on them whether this is moving to a new home away from subsequent construction work or a temporary move away until work is complete. Regeneration construction is phased and any constructor will work within pre-agreed set hours and will be expected to mitigate any negative impacts of their activities. This is expected to include minimising disruptive noise, dust and vehicle movements as far as is possible. Clarion is aware that there may be residents with mental ill health or capacity issues. Clarion will continue to work with the resident, any family members or professional support services to understand the specific support that an individual may require. This will include consideration of how best to communicate with the individual to ensure they understand what is happening when. Ensure that tenants only move once into their new homes.

APPENDIX 7: Impacts + Mitigation

IMPACT ANALYSIS		MITIGATION	
PROTECTED CHARACTERISTICS	COMMENTARY		
	POTENTIAL POSITIVE IMPACTS	POTENTIAL NEGATIVE IMPACTS	
<p>Age</p> <p>Page 378</p>	<ul style="list-style-type: none"> Providing the right type of housing for different households of all age groups including older residents and families with young children. Any necessary accessibility adaptations such as grab rails or accessible electrical outlets can be fitted in the replacement home from the outset. All new homes will have private outdoor space; a garden, terrace or balcony this may be of particular benefit to older residents and families with children who may not have outdoor space now. Good access and views will be provided to green and ecologically valuable spaces, which will help to improve and support health and well-being of occupants, in particular of elderly house bound occupants. A decanting matrix tool was used to help place residents within the proposed development based on their needs. The tool captured the needs of residents such as preference for a ground floor flat, or wet room, which enabled placing of residents. Walking routes will account for the needs of the whole community, for example those with vision impairment and those with mental disabilities (including dementia). 	<ul style="list-style-type: none"> Clarion recognises that older residents or households that have older members may find moving to a new home more challenging. Residents with younger children in the household may also need additional help and support. Older people are more settled and require support when moving. Disturbance particularly if on their own, frail and vulnerable. Age related ill health or frailty may make the prospect of moving more difficult for older homeowners. Older homeowners may not raise mortgage on new properties/ Older residents may find it difficult to access funding or credit. Age related ill health or frailty may make the prospect of moving more difficult for older homeowners. There is the potential for both older and vulnerable residents to be worried about change and the impact on them. There is also the potential for older residents not to participate or to refuse to or worry about giving candid feedback. Families with children of pre-school and school age could be disrupted if they have to move temporarily potential increased journey times to school or childcare. 	<ul style="list-style-type: none"> Homeowners of any age will have the same compensation and housing options as everyone else. Support for older residents and those residents with younger children in the household will include commissioning occupation therapy reports to ensure that accessibility needs are properly considered and provided for, providing a packing and unpacking service and a handyman service when residents move into their new homes. If families with young children need to move temporarily until their new home is ready Clarion will arrange for moves to be within a reasonable distance of school and childcare to minimise disruption to these families. Older residents may find it difficult to access funding or credit. Clarion's Residents' Offer mitigates the need to access additional credit for homeowners as they are able to transfer the equity in their existing home into a new replacement home at no additional cost. New homes are Lifetime Homes. Homeowners are less likely to have to move as their needs change due to age, increasing frailty or age related impairment. Ensure that tenants, particularly those who are older, only move once into their new homes.

APPENDIX 7: Impacts + Mitigation

PROTECTED CHARACTERISTICS	IMPACT ANALYSIS		MITIGATION
	COMMENTARY		
	POTENTIAL POSITIVE IMPACTS	POTENTIAL NEGATIVE IMPACTS	
Sexual Orientation	No positive impacts identified	No negative impacts identified.	Homeowners of any sexual orientation will have the same compensation and housing options as everyone else.
Religion and belief	<ul style="list-style-type: none"> No aspects that prevent residents from practicing their religion/faith The rehousing team will ask people about their use of places of worship to see the extent to which disruption to their lives can be minimised. All facilities will be available to people of all cultures and faiths. 	No negative impacts identified.	Homeowners of any religion and belief will have the same compensation and housing options and everyone else.
Pregnancy and Maternity	<ul style="list-style-type: none"> Clarion will rehouse tenants in suitable sized accommodation to reduce overcrowding where possible. This includes rehousing some 'hidden households' and non-dependant adult children separately to alleviate overcrowding. New development designed to accommodate pushchairs and play facilities. All new homes will have private outdoor space. 	<ul style="list-style-type: none"> Disruption during construction period may negatively impact on pregnant mothers or families with new born children e.g. noise, dust, access issues. Disruption during decanting/moving home. Allocated home may no longer be suitable for needs - double decanting. 	<ul style="list-style-type: none"> Homeowners who are pregnant or who have very young children will have the same compensation and housing options as everyone else. Where it is known that a baby is expected Clarion will work with the homeowner to ensure that this is taken into account when considering the allocation of a replacement home subject to a suitable home being available. If Clarion is aware that a homeowner from whom they are buying a property is pregnant or has a very young child they will offer assistance with moving. This might include a packing and unpacking service and help with putting up curtains/fitting light bulbs. All new homes will have private outdoor space for children to play Each of the new neighbourhoods will have high quality play space for children of different ages.
Marriage and Civil Partnership	No positive impacts identified	No negative impacts identified.	<ul style="list-style-type: none"> Homeowners who are married or in a civil partnership will be affected in exactly the same way and will have the same compensation and housing options as everyone else.

APPENDIX 8: Planning Policies

REGIONAL POLICIES + PLANS		
TOPIC	POLICY / PLAN	SUMMARY OF OBJECTIVES + TARGETS
Air Quality	The control of dust an emissions during construction and demolition SPG (July 2014)	The aim of this SPG is to reduce emissions of dust, PM10 and PM2.5 from construction and demolition activities in London. It also aims to control nitrogen (NOx) from these same activities by introducing an Ultra Low Emissions Zone (ULEZ) for non-road mobile machinery.
	Pre-consultation draft – Air Quality Positive LPG (March 2021)	The Air Quality Positive LPG explains how to apply the air quality positive approach to large scale developments, required by Policy S11 (part C) of the London Plan. This approach aims to ensure that new developments are designed and built, as far as is possible, to improve local air quality and reduce the extent to which the public are exposed to poor air quality.
Accessibility + Equity	Planning for Equality and Diversity in London SPG (October 2007)	<ul style="list-style-type: none"> The Planning for Equality and Diversity in London SPG gives guidance on planning for equality and diversity in the capital. The SPG sets out some of the overarching principles that should guide planning for equality in London. It also explores how key spatial planning issues can impact upon equality and diversity.
	Accessible London: Achieving an Inclusive Environment SPG (October 2014)	<ul style="list-style-type: none"> One of the Mayor’s aims for London is that everyone, whether resident, visitor or worker, is able to participate and enjoy all that the city has to offer. To help achieve this aim, the London Plan includes a number of policies which promote the development of an inclusive environment. The Supplementary Planning Guidance (SPG) on Accessible London provides advice on implementing inclusive design principles effectively, and on creating an accessible environment in London. This SPG has particular emphasis on the access needs of the capital’s disabled and older people.
	Consultation draft - Public London Charter (October 2020)	The Public London Charter sets out principles for the management and maintenance of public spaces to help ensure new public spaces are inclusive places, offering the highest level of public access, and ensuring any rules or restrictions are only those that are essential for the safe management of the space.
Culture	Mayor of London’s Culture Strategy (December 2018)	This strategy sets out programmes and policies to safeguard and promote culture in London. This strategy takes a broad view of culture, from arts institutions, creative industries, the historic environment and museums, to community festivals, pubs and nightclubs, busking pitches, skate parks and street art.
Economy	The Mayor’s Economic Development Strategy for London (December 2018)	<p>This Strategy sets out plans to create a fairer, more inclusive economy that works for all Londoners and businesses. The strategy has three main goals:</p> <ul style="list-style-type: none"> Opening up opportunities Growth – ensuring London’s economy continues to thrive and is open to business Innovation – make London a world leader in innovation, technology and a hub of new ideas and creativity.

APPENDIX 8: Planning Policies

REGIONAL POLICIES + PLANS		
TOPIC	POLICY / PLAN	SUMMARY OF OBJECTIVES + TARGETS
Environment	London Environment Strategy (May 2018)	<ul style="list-style-type: none"> This strategy brings together approaches to every aspect of London's environment, integrating the following areas: <ul style="list-style-type: none"> - Air quality - Green infrastructure - Climate change mitigation and energy - Waste - Adapting to climate change - Ambient noise - Low carbon circular economy The London Environment Strategy sets out how the Mayor will work with others to make sure London's biodiversity is enhanced and more Londoners can experience nature.
Health	The London Health Inequalities Strategy (September 2018)	<ul style="list-style-type: none"> The Mayor's Health Inequalities Strategy sets out plans to tackle unfair differences in health to make London a healthier, fairer city. A Health Inequalities Strategy progress report was published in 2021 to provide an overview of the progress made in implementing the London Health Inequalities Strategy since it was published in 2018.
	NHS Vision for London (2019)	This document sets out key areas of focus where partnership action is needed at a pan London level between the GLA, Public Health England, London Councils and the NHS. This includes issues such as air quality, mental health and child obesity.

APPENDIX 8: Planning Policies

REGIONAL POLICIES + PLANS		
TOPIC	POLICY / PLAN	SUMMARY OF OBJECTIVES + TARGETS
Housing	Consultation draft - Good Quality Homes for all Londoners (October 2020)	The draft Good Quality Homes for All Londoners guidance is a suite of documents that provide guidance on ensuring land is used in the best way to deliver the right quantity of new housing, at the right quality, in the right place, embedding high-quality design at the centre of housing delivery.
	Pre-consultation draft – Fire Safety LPG (March 2021)	<ul style="list-style-type: none"> In the London Plan 2021, the Mayor introduced the first London Plan Policy to address fire safety at the planning application stage. This committed to addressing fire safety from the outset rather than waiting until the application of Building Regulations once many details of the building’s design have already been determined. This can result in sub-optimal fire safety solutions and access by fire fighters and vehicles, and may also result in late-stage design changes that compromise other design features and functioning. It is also important for everyone to understand the different roles and responsibilities for ensuring fire safety, and what professional competencies are needed to agree fire safety solutions as suitable for proposed developments.
	GLA Practice note on First Homes (July 2021)	<ul style="list-style-type: none"> First Homes are a type of discounted market sale housing introduced by national planning policy as an affordable housing product that meets the definition set out in the NPPF (2019). To qualify as First Homes, homes must have a minimum discount of 30% to market value, secure in perpetuity through legal agreement. First Homes are to be sold to first time buyers with an annual gross household income no greater than £90,000 (in London) and a minimum of 50% of the purchase price must be met through obtaining a mortgage. First Homes is a national policy requirement, like others set out in the NPPF or introduced through Written Ministerial Statements. This means that the First Homes requirement is a material consideration for decision makers to take into account alongside policies of the Development Plan and any other relevant material considerations.
Infrastructure	Social Infrastructure SPG (May 2015)	<ul style="list-style-type: none"> Social infrastructure includes a wide range of services and facilities, including: health, education, community, culture, play, recreation + sports facilities, faith and emergency facilities. The guidance emphasises the need for planning across services to ensure social infrastructure meets the broader built environment aims of the London Plan.
	Consultation - London Infrastructure Plan 2050 (July 2014) + 2015 update report	The London Infrastructure Plan 2050 attempts to identify, prioritise and cost London’s future infrastructure to 2050, given London’s growth.

APPENDIX 8: Planning Policies

REGIONAL POLICIES + PLANS		
TOPIC	POLICY / PLAN	SUMMARY OF OBJECTIVES + TARGETS
London Plan	The London Plan 2021	<ul style="list-style-type: none"> The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. The Plan is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital. This document brings together the geographical and locational aspects of the Mayor's other strategies, to ensure consistency with those strategies, including those dealing with transport, environment, economic development, housing culture, health and health inequalities.
Open Space	Play and Informal Recreation SPG (September 2012)	The SPG can be used by those involved in planning local neighbourhoods to engage with young Londoners and deliver real improvements in the quality of play spaces.
	Draft guidance - Urban Greening Factor LPG (September 2021)	<ul style="list-style-type: none"> London Plan Policy G5 requires all major developments to include urban greening as a fundamental element of site and building design. The policy introduces the use of an Urban Greening Factor (UGF) to evaluate the quantity and quality of urban greening provided by a development proposal. The guidance helps support boroughs and applicants in meeting the requirements of policy G5. It provides guidance to boroughs to inform the local application of the policy and information to help applicants to apply the UGF to proposed developments.
Sustainability	Sustainable design and Construction SPG (April 2011)	<ul style="list-style-type: none"> To support the policies in the London Plan the Sustainable Design and Construction SPG includes guidance on: <ul style="list-style-type: none"> Energy efficient design Meeting the carbon dioxide reduction targets Decentralised energy How to offset carbon dioxide where the targets set out in the London Plan are not met Retro-fitting measures Support for monitoring energy use during occupation An introduction to resilience and demand side response Air quality neutral Resilience to flooding Urban greening Pollution control Basement policy and developments Local food growing

APPENDIX 8: Planning Policies

REGIONAL POLICIES + PLANS		
TOPIC	POLICY / PLAN	SUMMARY OF OBJECTIVES + TARGETS
Transport	Mayor's Transport Strategy (March 2018)	The Mayor's Transport Strategy has now been published. The document sets out the Mayor's policies and proposals to reshape transport in London over the next two decades.
	Draft guidance - Sustainable Transport Walking and Cycling LPG (September 2021)	<ul style="list-style-type: none"> London Plan Policy T3 Transport capacity, connectivity and safeguarding requires Development Plans and development proposals to protect existing land for transport and support the enhancement of public transport, walking and cycling networks to enable London's growth. This guidance has been prepared by Transport for London (TfL) and the Greater London Authority (GLA).

APPENDIX 8: Planning Policies

LOCAL POLICIES + PLANS		
TOPIC	POLICY / PLAN	SUMMARY OF OBJECTIVES + TARGETS
Climate Change	Climate Strategy and Action Plan (2020)	This document sets out Merton's strategic approach to reducing carbon emissions that arise from activities occurring in the borough, and identifies a set of high level actions that are required to become a carbon neutral Council by 2030 and borough by 2050.
	Level 1 Strategic Flood Risk Assessment (2020)	The Level 1 SFRA has collated and analysed the most up to date available flood risk data for all sources of flooding to provide an overview of flood risk across the study area.
	Level 2 Strategic Flood Risk Assessment (2020)	The Level 2 SFRA provides a flood risk screening assessment of each allocated site within the borough. It provides specific recommendations on managing floor risk including the suitability of SuDS. This report will be used to inform development management decisions.
Community	Community Plan (2020-26)	The Merton Community Plan sets out the Merton Partnership's long-term ambitions for the borough and the overall direction and priorities that the Partnership will focus on. The Community Plan sets out the key priorities that the members of the Merton Partnership want to work on together.
	Equality and Community Cohesion Strategy (2017-21)	The Equality Strategy sets out the council's equality objectives in one document and outlines how the Council will embed equalities considerations into their day-to-day business.
Economy	Employment and Economic Land Study (2010)	This study provides an update of the 2005 Merton Employment Land Study. It forms part of the evidence base for the Core Strategy.
	Employment and Skills Action Plan (2013-14)	The Employment and Skills Action Plan provides a framework for the council and its partners on the Merton Economic Wellbeing Group (EWG) to address the worklessness and skills challenges in the borough. The EWG is a group of agencies from across the borough with an interest in worklessness and skills within Merton who have agreed to plan and co-ordinate interventions to reduce unemployment and increase economic wellbeing. It includes the council, Merton Chambers of Commerce, Registered Housing Providers, Job centre plus.

APPENDIX 8: Planning Policies

LOCAL POLICIES + PLANS		
TOPIC	POLICY / PLAN	SUMMARY OF OBJECTIVES + TARGETS
Health + Well-being	Health and Well-being Strategy (2019-24)	The Health and Well-being Strategy is a tool to support the Health and Well-being Board focus on the key outcomes they want to achieve for people in Merton considering the key attributes of a Healthy Place.
	Joint Strategic Needs Assessment - The Merton Story (2019)	The Merton Story is a snapshot of the local needs which have been identified through the JSNA process, which is developed to inform commissioning intentions in the borough. This work is complimented by health needs assessment and JSNA profiles to provide a rich picture of health and well-being within Merton.
	Autism Strategy (2018-2023)	This strategy takes a whole life course approach, encompassing children, young people and adults with autism and taking into consideration the needs of families and carers.
	Child Health Weight Action Plan (2019-2024)	This strategy has been produced to reduce childhood obesity in Merton. It has been produced through a process of engaging partners to develop a plan for future action through the Child Healthy Weight Steering Group, engagement with wider partners and reviewing the evidence of what works nationally and regionally.
	Child and Adolescent Mental Health and Emotional Well-being Strategy (2015-2018)	This strategy provides a vision for every child in Merton to enjoy good mental health and well-being.
	Suicide Prevention Framework (2018-2023)	This document provides a working framework for Merton's suicide prevention plans for 2018-2023. The Framework is based around five key priorities including reducing risk in high-risk groups, reducing access to means, good mental health and support for at risk groups, suicide awareness and good mental health for all and support for those bereaved by suicide.
	Indoor Sports Facility Study (2020)	This study provides an audit and assessment of indoor sports facilities throughout the borough, providing evidence of supply, demand and quality of facilities. The study has been prepared as supportive evidence for the new Merton Local Plan, providing an assessment of future need for indoor sports facilities. It sets out the supply, quality and location of current facilities and considers how the projected changes in Merton's population up to 2035 is likely to influence the projected need for indoor sports facilities throughout the borough.
	Housing Market Assessment for the Estates Regeneration Areas (2017)	The purpose of the Housing Market Assessment for Merton's Estates Local Plan is to develop a clearer understanding of local housing needs in the context of the three estates in Merton's Estates Local Plan: Eastfield, High Path and Ravensbury.
	Viability for the Estates Regeneration Areas (2017)	The purpose of this document is to carry out high level financial viability modelling in relation to the regeneration of Eastfields, High Path and Ravensbury
	Carers Strategy (2021-2026)	This strategy sets out the vision for Merton's offer to adult carers and the actions the borough will take over the next five years in order to achieve this.

APPENDIX 8: Planning Policies

LOCAL POLICIES + PLANS		
TOPIC	POLICY / PLAN	SUMMARY OF OBJECTIVES + TARGETS
Health + Well-being	Children and Young People's Plan (2019-23)	<ul style="list-style-type: none"> This four year plan sets out the strategic priorities for securing improvements to the well-being of children and young people, which will be delivered by Children's Trust partners. The plan commits to priorities under six outcome areas – Being Healthy, Staying Safe, Enjoying and Achieving, Getting Involved, Having a Say; Becoming Independent and Connection with family friends and the community.
	Looked After Children and Care Leavers Sufficiency Strategy (2020-21)	This Strategy was produced to improve outcomes and close gaps, particularly for vulnerable children and young people.
	Safer Merton Hate Crime Strategy (2017-21)	This Strategy sets out Merton's commitment to tackle perpetrators of hate crime and identifies how victims will be supported.
	Special Educational Needs and Disability Strategy (2020-23)	Merton's 'Strategy for meeting the needs of children and young people with special educational needs and/or disabilities aged 0-25 (Merton's SEND Strategy)' is for all children and young people with SEND. The strategy sets out a vision that Merton is a place where children and young people with special educational needs and/or disabilities are valued, included, enjoy equality of opportunity, feel safe and supported and are happy and fulfilled in all areas of their lives – at home, in the community, at school and beyond.
	Violence Against Women and Girls Strategy (2016-20)	Merton's violence against women and girls strategic aims seek to engender an integrated, evidence based and outcomes-focused approach to tackling violence against women and girls and domestic abuse in the borough.
Housing	Housing Delivery Study (2021)	<p>This study explores how housing deliver could be increased. The study's core objectives are as follows:</p> <ul style="list-style-type: none"> Identify housing delivery trends in Merton and in its different neighbourhoods, profiling the types of housing which have been delivered. Appraise the delivery timescales for different forms of development Understand views of the local communities within Merton regarding the types of housing they want to see in Merton and their concerns regarding development. Advising on opportunities to accelerate or increase housing delivery in Merton in the short, medium and longer-term.
	Housing Viability Study (2020)	This report tests the ability of developments in the London Borough of Merton to accommodate emerging affordable housing policies in the emerging Local Plan, alongside other plan policies in the London Plan and prevailing rates of Community Infrastructure Levy ('CIL') in the Council's adopted Charging Schedule.
	Strategic Housing Market Assessment (2019)	<ul style="list-style-type: none"> The purpose of the SHMA is to assess future development needs for housing (both market and affordable) across the Borough. The SHMA considers housing need over the 2017-2035 period in order to inform the emerging Local Plan. The study also considers the need for different types of housing; and the housing needs of different groups within the Borough. The SHMA forms part of the evidence base, which the London Borough of Merton will use in developing their Local Plan.

APPENDIX 8: Planning Policies

LOCAL POLICIES + PLANS		
TOPIC	POLICY / PLAN	SUMMARY OF OBJECTIVES + TARGETS
Housing	Homelessness Strategy (2008-2013)	The Homelessness Strategy sets out what the Borough needed to achieve over the five year period to tackle homelessness in Merton. The Council are now consulting on their Draft Homelessness Strategy and Rough Sleeping Strategy 2020-2025.
Infrastructure	Infrastructure Delivery Plan (2021)	<ul style="list-style-type: none"> The Infrastructure Delivery Plan has been prepared as part of the evidence base to inform the development of the new Local Plan. The IDP identifies the anticipated strategic requirements for the provision of a range of different infrastructure types across the borough. These include transport, health, education, green and blue infrastructure, sports and leisure, community, utilities, climate change, economic development and emergency services.
Open Space + Biodiversity	Green Infrastructure Study (2020)	This study assesses quantity, accessibility quality and value of open spaces throughout the borough.
	Playing Pitch Strategy (2019)	The Playing Pitch Strategy is a strategic assessment that provides an up to date analysis of supply and demand for playing pitches (grass and artificial) in local authority areas.
Planning	Core Planning Strategy (2011-2026)	The Core Planning Strategy is a plan for the future of the borough - it provides a 15-year vision on regeneration and development in Merton until 2026.
	Sites and Policies Plan (2014)	The Sites and Policies Plan contains policies which help the Council assess planning applications. It also includes sites for redevelopment. The Policies Map shows where developments can or can't take place, for example town centre boundaries and open spaces.
	Estates Local Plan (2018)	The Estates Local Plan is a legal document prepared by the Council to help guide what could be built and assess planning applications for three estates in Merton. Eastfields (Mitcham), High Path (South Wimbledon) and Ravensbury (Mitcham/Morden).
Pollution	Air Quality Action Plan (2018-2023)	This Air Quality Action Plan outlines the actions that the borough will take to improve air quality in Merton between 2018 and 2023. It has been produced as part of Merton's duty under the London Local Air Quality Management statutory process and in recognition of the legal requirement on the local authority to work towards air quality objectives under Part IV of the Environment Act 1995.
Transport	Third Local Improvement Plan (LIP3) (2019)	<ul style="list-style-type: none"> All London boroughs are required to develop a Local Implementation Plan setting out how they are going to deliver the Mayor's Transport Strategy, its priorities and objectives at a local level. Merton's Third Local Implementation Plan (LIP3) is the council's main transport strategy and sits alongside the council's Local Plan and other future strategies. The LIP3 contains an overview of the challenges and opportunities in delivering the Mayors' Transport Strategy within Merton; a set of borough transport objectives; a short and longer term delivery plan and a series of targets set by Transport for London.

APPENDIX 9: Community Engagement

EASTFIELDS

RESIDENT ENGAGEMENT

Year	Event	Date	Venue/Arrangements
2014	Design Workshop - House Types	26th June	Acacia Centre, wheelchair accessible
	Site Visit: Horsted Park, Kent and Kidbrook Village, Greenwich	5th July	Coach and lunch provided
	Community Event	12th July	Venue: Central green area on back green; wheelchair accessible
	Design Workshop - Open Spaces	23rd July	Acacia Centre, wheelchair accessible
	Design Workshop - Houses	2nd August	Venue: Central Green area on back green; wheelchair accessible
	Older and Vulnerable Residents Focus Group	15th August	Acacia Centre, wheelchair accessible
	Parents and Carers Focus Group	20th August	Acacia Centre, wheelchair accessible
	Site Visit: Great Knighton in Cambridge and Newhall in Essex	30th August	Coach and lunch provided
	Design workshop - Flats	9th September	St Marks Academy; wheelchair accessible
	Draft Masterplan Launch Event	18th October	St Marks Academy; wheelchair accessible
	Draft Masterplan Launch Event	20th October	St Marks Academy; wheelchair accessible
	Draft Masterplan Launch Event	21st October	St Marks Academy; wheelchair accessible
	Draft Masterplan Launch Event	22nd October	St Marks Academy; wheelchair accessible
	Resident Offer Workshop	19th November	Acacia Centre, wheelchair accessible
Resident Offer Workshop	26th November	Acacia Centre, wheelchair accessible	
2015	Design Workshop - Landscaping & Parking	5th March	Acacia Centre, wheelchair accessible
	Design Workshop - House & Flat options	26th March	Acacia Centre, wheelchair accessible
	Resident Offer & Masterplan Events	2nd June	St Marks Academy; wheelchair accessible
	Resident Offer & Masterplan Events	6th June	St Marks Academy; wheelchair accessible
	Residents Offer & Masterplan Events	9th June	St Marks Academy; wheelchair accessible
	Tamil Residents Focus Group - facilitated by Newman Francis	21st July	Acacia Centre, wheelchair accessible

APPENDIX 9: Community Engagement

EASTFIELDS			
RESIDENT ENGAGEMENT			
Year	Event	Date	Venue/Arrangements
2016	Previous and current master plan	1st & 3rd November	St Mark's Academy - wheelchair accessible
	Your Homes and Open Space	15th & 19th November	““
	Final Proposals	6th & 8th December	““
2017	Workshop for Hammond Avenue residents	4th February	““
2019	Residents Consultation	April	““
	2nd Residents Consultation	October	““
	Final Residents Consultation	Autumn/Winter	““
TAKEHOLDER ENGAGEMENT			
2014	St Marks Academy - Head Teacher	15th July	St Mark's Academy - wheelchair accessible
	Salvation Army - Emma Scott	15th July	Acacia Centre, wheelchair accessible
	Streatham Park Cemetery - Manager	23rd July	Streatham Park Cemetery
	St Marks Academy - Head Teacher	14th October	St Mark's Academy - wheelchair accessible
2015	Lonesome Primary School - Parent Teacher Worker	20th April	Lonesome Primary School
OTHER ENGAGEMENT METHODS			
	Vulnerable/elderly residents	-	i) Copies of all correspondence sent to named relatives - ongoing ii) Door knock/phone call to this group to ensure they are aware of upcoming events or new information, home visits arranged where required - ongoing.
	English as second language residents	-	All letters and newsletters are translated currently translating to Tamil, Polish and French
	Local Community	-	Copies of all newsletters sent to local stakeholders, and nearby residents
	Home owners	-	Copies of all correspondence sent to home owners who do not live in the property either by post or email.
	L & Q Residents	-	i) Joint meeting with L&Q Service Manager to meet with L&Q residents in March 2014 to discuss proposals. ii) All newsletters/generic letters sent to residents updating them of proposals.

APPENDIX 9: Community Engagement

HIGH PATH			
RESIDENT ENGAGEMENT			
Year	Event	Date	Venue/Arrangements
2014	Informal Drop in	11th June	Venue: Elim Pentecostal ground floor level access for wheel chair users
	Coffee Meeting for Elderly residents	19th June	Venue: High Path Resource Centre, ground floor level access for wheelchair users
	Community Event (Outdoors)	28th June	Venue: Corners of Nelson Grove and Pincott Road & Hayward Close and Rowland Way. Ground floor level access area for wheelchair users
	Informal drop in (Outdoors)	10th July	Venue: Behind Hudson Court. Ground floor level access area for wheelchair users
	Resident Site Visits to Haggerston and Orchard Village	26th July	Minibus with wheelchair access for those physically less able and coach for more able residents. Lunch provided.
	Design Workshop	29th July	Venue: High Path Resource Centre. Ground floor level access for wheelchair users.
	Design Workshop	12th August	Venue: High Path Resources Centre. Ground floor level access for wheelchair users.
	Resident site Visit to Sheltered Scheme at Gresham House for elderly residents	21st August	Minibus with wheelchair access. Also collected residents from home at Deburgh House to take her to pick up point and also for return journey.
	Design Workshop	26th August	Venue: High Path Resource Centre. Ground floor level access for wheelchair users.
	Resident site Visits to Myatts Fields and Clapham Park Estates	20th September	Transport by coach & lunch provided.
	Drop in Surgery	30th September	Venue: High Path Resources Centre. Ground floor level access for wheelchair users.
	Drop in Surgery	14th October	Venue: High Path Resources Centre. Ground floor level access for wheelchair users.
	Draft Masterplan Event	25th October	St John's Church Hall. Ground floor level access for wheelchair users
	Drop in Event	27th October	Venue: High Path Resources Centre. Ground floor level access for wheelchair users.
	Drop in Event	28th October	Venue: High Path Resources Centre. Ground floor level access for wheelchair users.
	Drop in Event	29th October	Venue: High Path Resources Centre. Ground floor level access for wheelchair users.
	Residents offer Workshop for homeowners and tenants	18th November	Venue: High Path Resources Centre. Ground floor level access for wheelchair users.
Residents offer Workshop for homeowners and tenants	3rd December	Venue: High Path Resources Centre. Ground floor level access for wheelchair users.	
2015	Resident Tenants Meeting	15th January	Venue: Elim Pentecostal ground
	Resident Tenants Meeting	19th January	St John's Church for wheelchair users h Hall. Ground floor level access.

APPENDIX 9: Community Engagement

HIGH PATH			
RESIDENT ENGAGEMENT			
Year	Event	Date	Venue/Arrangements
2015	Workshop	18th March	Venue: Elim Pentecostal ground floor level access for wheelchair users.
	Residents offer and Masterplan Events	30th May	St John's Church Hall. Ground floor level access for wheelchair users.
	Residents offer and Masterplan Events	4th June	Venue: Elim Pentecostal ground floor level access for wheelchair users.
	Residents offer and Masterplan Events	10th June	Venue: Elim Pentecostal ground floor level access for wheelchair users.
2016	Phase One Public Exhibition 1	9th, 13th & 30th January	Venue: Elim Pentecostal ground floor level access for wheelchair users.
	Self-build play workshop	January	Abbey Primary School - wheelchair accessible
	Phase One Public Exhibition 2	18th, 21st & 25th May	Venue: Elim Pentecostal ground floor level access for wheelchair users.
	Kickstart Workshop	July	Venue: Elim Pentecostal ground floor level access for wheelchair users.
	Self-build Play Workshop	July	Abbey Primary School - wheelchair accessible
	Phase One Public Exhibition 3	11th & 13th July	Venue: Elim Pentecostal ground floor level access for wheelchair users.
	Phase One Final Exhibition	19th & 21st September	Venue: Elim Pentecostal ground floor level access for wheelchair users.
	Have Your Say Day - Public Exhibition	5th & 7th November	Venue: Elim Pentecostal ground floor level access for wheelchair users.
	High Path Masterplan	7th & 9th November	Venue: Elim Pentecostal ground floor level access for wheelchair users.
2017	Revised outline phasing event	30th September	Venue: Elim Pentecostal ground floor level access for wheelchair users.
	Revised outline phasing event	2nd & 4th October	Venue: Elim Pentecostal ground floor level access for wheelchair users.
2018	Workshop/Exhibition	October	Venue: Elim Pentecostal ground floor level access for wheelchair users.

APPENDIX 9: Community Engagement

HIGH PATH			
RESIDENT ENGAGEMENT			
Year	Event	Date	Venue/Arrangements
2019	Workshop/Exhibition	February	Elim Pentecostal Church - wheelchair accessible
	Community Consultation 1	June	Elim Pentecostal Church - wheelchair accessible
	Heritage Workshop	August	South Wimbledon Community Association
	Community Consultation 2	September	South Wimbledon Community Association
2020	Final Community Exhibition	January	Online only - Covid-19 restrictions in place
SPECIALIST GROUP ENGAGEMENT			
2014 2015	Mums and Tots Group - Working alongside PRP during play session with Mums and Tots group	6th November	Venue: St John's Church Hall. Ground floor level access.
	Young Parents Group - Speaking to young parents about regeneration and its impacts	19th February	Sure Start Centre High Path. Ground floor level access.
	Regen week event for the pupils of Merton Abbey Primary School	24th - 26th February	Venue: Merton Abbey Primary School
	Visit to Rainham to view wheelchair accessible property for Mr Denton	13th March	Wheelchair accessible transport and accompanied by another member of staff.
	Tamil group meeting facilitated by Newman Francis	11th June	Supported Newman Francis with contact details of High Path Tamil residents.
Youth facilitated by Uptown Youth Club - Youths given the opportunity to think about potential designs for High Path through art.	July	High Path Resources Centre. Ground floor level access.	

APPENDIX 9: Community Engagement

HIGH PATH			
STAKEHOLDER ENGAGEMENT			
Year	Event	Date	Venue/Arrangements
2014	Meetings held with Merton Abbey School, Children Sure Start Centre, Uptown Youth Club & High Path Community Resource Centre	4th June	Meetings held at Stakeholders' premises
	Arrange Walkabout High Path Estate with Caretakers/Wardens	6th June	Arrange with PRP/Wardens and Caretakers to walk around High Path
	Meeting held with Girach & Co Accountancy	9th July	Meeting held at accountancy office
	Meeting held with Elim Pentecostal Church	1st October	Meeting held at church premises
	Meeting held with St John's the Divine Church	20th October	Meeting held at church premises
	Meeting held with local business - Loco Shop	24th November	Meeting held at the Grange
CORRESPONDENCE			
	Where English is not a first language for residents	Ongoing	Documents translated into seven languages
	Visually impaired residents	Ongoing	Large print
	Vulnerable residents - visually impaired/ learning difficulties/mental health	Ongoing	Copies of information sent to NOK/family members/support services
	Keeping the community updated	Ongoing	Letters/newsletters sent to residents, stakeholders, nearby residents and local businesses as deemed appropriate.
OTHER ENGAGEMENT METHODS			
	Door to door visits/office visits/responding to enquiries by telephone, email and face to face	Ongoing	Venue and type of communication agreed.

APPENDIX 9: Community Engagement

RAVENSBURY			
CONSULTATION			
Year	Event	Date	Venue/Arrangements
2014	Consultation Event	10th June	Ravensbury Community Room - wheelchair accessible
	Consultation Event	21st June	Hengelo Gardens Green - Location fully accessible to wheelchair users
	Design Workshop	25th June	Ravensbury Community Room - wheelchair accessible
	Site Tour	5th July	Arrange mini-bus/coach to collect residents for Ravensbury and return to Ravensbury
	Design Workshop - Coffee Morning	16th July	-
	Design Workshop - Refurb	20th July	-
	Consultation Event - Design Options Fun Day	9th August	Ravensbury Community Room - Location is fully accessible to wheelchair users
	Site visit	4th October	Arranged mini-bus/coach to collect residents from Ravensbury and return to Ravensbury
2015	Landscaping and parking workshop	5th March	Ravensbury Community Centre - wheelchair accessible
	Masterplan - Event 10 Community Workshop on phasing, planting and parking for the masterplan	12th March	Ravensbury Community Centre - wheelchair accessible
	Residents offer consultation	4th, 6th & 9th June	Ravensbury Community Centre - wheelchair accessible
	Masterplan - Event 12 Draft Masterplan and Residents Offer Community Event	3rd, 11th & 13th June	Ravensbury Community Centre - wheelchair accessible
2016	Masterplan - Event 13 Draft Masterplan and Residents Offer Community Event	22nd & 24th November	Ravensbury Community Centre - wheelchair accessible
	Masterplan Exhibition	December	Ravensbury Community Centre - wheelchair accessible
2019	Residents Consultation	April	Ravensbury Community Centre - wheelchair accessible
	2nd Residents Consultation	October	Ravensbury Community Centre - wheelchair accessible
	Final Residents Consultation	Autumn/Winter	Ravensbury Community Centre - wheelchair accessible

APPENDIX 9: Community Engagement

RAVENSBURY			
STAKEHOLDER ENGAGEMENT			
Year	Event	Date	Venue/Arrangements
2014	Local Stakeholder Partnership Meeting	30th September	-
2015	Local Stakeholder Partnership Meeting	23rd July	-
DRAFT MASTERPLAN			
2014	Draft Masterplan Event 1	3rd November	-
	Draft Masterplan Event 2	5th November	Personally collected elderly tenant by car to bring to the event
2015	Landscape Workshop	12th March	Venue fully accessible
	Refurb Options Workshop	24th March	Venue fully accessible
MASTERPLAN & RESIDENTS OFFER			
2014	MP & RO Launch 1	3rd November	Ravensbury Community Room - Venue fully accessible
2015	MP & RO Launch 2	11th July	Ravensbury Community Room - Venue fully accessible
	MP & RO Launch 3	13th July	Ravensbury Community Room - Venue fully accessible
OTHER ENGAGEMENT METHODS			
	Arranged mini-bus to collect residents from Ravensbury to the Grange to attend held events held in the evening during winter months.	-	-
	All communication needs regularly reviewed and updated	-	-
	All communication tailored to needs - large print and translated into first language where required. Details of tenant advocates recorded.	-	-
	Ongoing door-knocking carried out following events. Dates documented.	-	-
	Ongoing home visits arranged with vulnerable people to capture their views and feedback	-	-

APPENDIX 9: Community Engagement

RAVENSBURY

OTHER ENGAGEMENT METHODS

Reduced the heights of consultation boards for wheelchair users	-	-
Targeted door knocking and phone calls to residents who haven't attended events to ensure all views are captured.	-	-
All communication posted absentee landlord correspondence addressed and emails sent where possible to ensure communication is received without delay.	-	-
Arrange mini-bus to collect residents from Ravensbury to the Grange to attend events held in the evening during the winter months.	-	-
All communication needs regularly reviewed and updated.	-	-

APPENDIX 10: Data Sources

SECTION	PAGE REF.	SOURCE
9 Residents' Offer	53	Clarion Residents' Feedback Reports (2015)
12 Equalities Data 2015	62	Clarion Equalities Analysis (2015)
13 Equalities Data 2018-21	68	<ul style="list-style-type: none"> Clarion Estate Profiling (2021) LSOA Data for Index of Multiple Deprivation (2021) GLA Data (2020) ONS Census Data (2011) and 2018 update
Appendix 1: Gender and Sexual Orientation	A2	<ul style="list-style-type: none"> Clarion Estate Profiling (2021) ONS Population Estimates (2020) ONS Annual Population Survey (2016)
Appendix 2: Marriage and Civil Partnership	A4	<ul style="list-style-type: none"> Clarion Estate Profiling (2021) ONS Data (2011) via London Borough of Merton website
Appendix 3: Religion or Belief	A6	<ul style="list-style-type: none"> Clarion Estate Profiling (2021) ONS Data (2011) via London Borough of Merton website
Appendix 4: Language and Nationality	A8	<ul style="list-style-type: none"> Clarion Estate Profiling (2021) Merton Equality Analysis (2015) ONS Data (2011) via London Borough of Merton website
Appendix 5: Health	A10	<ul style="list-style-type: none"> Public Health England Merton Health and Well-being Strategy (2019-24) Public Health Outcomes Framework PHOF (2017-19)
Appendix 6: Socio-Economics	A13	<ul style="list-style-type: none"> ONS Census Update (2021) Stantec Socio-Economic Report (2021) ONS Annual Population Survey (2020) BEIS - Department for Business, Energy & Industrial Strategy (2018) MHCLG - now Department for Levelling Up, Housing and Communities (2017-18) Peter Brett Socio-Economic Report (2015)