



CLARION
HOUSING

Eastfields

Regeneration update

Summer 2024



Phase 1

Welcome to the summer issue of the Eastfields Regeneration update. Inside you can read more about the progress of the regeneration and what you can expect over the next few months. We also want you to get in touch if there have been any changes to your circumstances which may affect your housing needs.

Construction update

You will have noticed increased activity on the site of the first new homes. JJ Rhatigan, the building contractor appointed to complete the first 32 homes, are making good progress. They are constructing the concrete frame and have finished the substructure of the houses and maisonettes

A crane has been erected on site and over the new few weeks the structure of two of the new blocks will start to take shape. The concrete frame for the first block is

being built, which will be followed by the windows and brickwork. Scaffolding erected around the structure will provide access for the workers.

As more of the properties become vacant the contractor will prepare them for demolition, which begins in June. In the meantime, we will continue disconnecting the utilities (water and power) and undertaking a soft strip of the empty buildings. As work progresses the hoarding around the site will be extended to keep residents safe and the area secure. JJ Rhatigan has installed CCTV on site, and we are arranging more CCTV to cover the wider area.

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JJ Rhatigan - working in the community

While we're building the new homes, we are committed to working with the contractor to ensure residents benefit from the regeneration in different ways including jobs and training opportunities. JJ Rhatigan offered a job to a resident who started working with them in April. They also have a graduate programme and advertise local vacancies on the community noticeboard. There is currently a Traffic Marshall role available for a start on site in a few weeks. To find out more contact the Community Liaison Officer at eastfields-info@jjrhatigan.com

The team at JJ Rhatigan is also working with local groups around Eastfields by supporting the re-opening of the Merton Saints BMX track and doing landscaping works at the Acacia Adventure Playground.



Jobs and skills training is also available through our Clarion Futures team. You will find more information on the website here: www.myclarionhousing.com/help-and-guidance/Jobs-skills-and-training.

Merton Compulsory Purchase Order update

To ensure we can proceed with the regeneration of Eastfields we need to buy back all privately owned properties on the estate. You may remember Merton Council made a Compulsory Purchase Order (CPO) for Eastfields Phase 1 in June 2022. The Planning Inspector confirmed the CPO following a public enquiry the CPO was confirmed in March 2024.

In early May, the Council, on behalf of Clarion Housing, issued a formal letter and a statutory notice confirming the CPO to everyone who has an interest in the land, or properties affected by the CPO.

The Council now has the power to implement the CPO to compulsorily acquire property interests required for the regeneration. However, this will be a last resort. It will be implemented where Clarion has been unable to reach an agreement with homeowners to buy their property. We are still keen to negotiate the purchase of properties. The CPO will not affect any agreement homeowners have already made with Clarion.

If you have any questions or you would like to know more about how the CPO will affect you, please contact the Eastfields Regeneration Manager, **Doreen Jones**, on **07584 365629** or email at mertonregen@clarionhg.com.

The Merton CPO documents are available to view online at: www.merton.gov.uk/compulsory-purchase-orders. Paper versions can be inspected at Merton Civic Centre, London Road, Morden SM4 5DX.

New homes at 42 Station Road

We are still offering all permanent Clarion tenants at Eastfields an opportunity to move to a new home in Colliers Wood. The homes are currently only available to Eastfields tenants but if there is no more interest we will offer the remaining homes to Clarion tenants living elsewhere.

There will be 98 new affordable homes in the car free development at 42 Station Road. The properties comprise of one, two and three-bedroom flats which will be complete by summer 2026. This means some Eastfields residents could move into a new home much sooner than planned. Moving to Station Road will be entirely your choice – if you wish to remain on Eastfields and wait for your new home there, you can do so.

Hill was appointed as the main construction partner in the spring and work on the riverside homes started soon after. The contractor has completed the piling for one of the blocks and is working on piling for the second block. The groundworks include preparations for a crane which will be erected in the coming weeks.



To find out more please contact your Regeneration Manager, **Doreen Jones** on **07584 365629** or email **mertonregen@clarionhg.com**.



Join ParkPlay

ParkPlay is coming to Eastfields. The group run fun two-hour sessions with games and other activities in parks and they're coming to Eastfields. Everyone is welcome and the free activities are open to people of all ages.

Look out for ParkPlay on the central green every Saturday morning from 10am. It's a great opportunity to improve your health and wellbeing by staying active, meet your neighbours and make new friends.

To register for a session and find out more visit: park-play.com

Get on the bus

Looking for a space to socialise or get advice about your health? You'll find both on the community bus which will visit Eastfields twice a week.

Some residents will be familiar with Crafternoon sessions, craft workshops run by the Salvation Army, who also operate the community bus. Now everyone will have an opportunity to participate in the services offered in the mobile community hub which provides a safe space for residents to meet and get practical and emotional support.



For a trial period the vehicle will be parked on Clay Avenue, near the portacabin, on Wednesday and Friday between 10am and 2pm.

News in brief



Meet the contractor

Earlier this year more than 30 residents attended an event to meet the team from **JJ Rhatigan**, the contractor building the first new homes at Eastfields. This was an opportunity to get an update on the plans for the first phase of regeneration and discuss individual circumstances.

As the building work progresses the contractor offers employment and training opportunities. JJ Rhatigan advertises available jobs on the hoarding and community noticeboards or alternatively, you can contact the Community Liaison Officer at: eastfields-info@jrhatican.com



Regeneration and housing drop-ins

Pop in or make an appointment to discuss:

- **Eastfields regeneration plans**
- **Merton Residents Offer**
- **Your housing needs**

Your regeneration manager will be available at the portacabin on Clay Avenue (opposite 55 Clay Avenue), on Tuesday and Thursday from 10am to 6pm.

The housing team will also be available Monday to Friday from 9.30-11.30am to discuss any housing, tenancy and repairs issues you may have.

Community garden

The Eastfields community garden looks great following regular sessions with green-fingered residents, neighbours and professional gardeners from Urban Growth. The garden, on the central green, includes eight large wooden planters where ornamental and edible plants are thriving.

In the summer 10 trees will be planted around the green to offer shade to residents enjoying the outdoors. When the trees have had time to settle in, we will arrange a community event with activities for all ages. We will write to residents when a date has been agreed.



Contact us

If you have any questions or would like to arrange a meeting to discuss what regeneration means for you, please contact your Regeneration Manager, **Doreen Jones** on **07584 365629** or email mertonregen@clarionhg.com.

If you would like a copy of this newsletter in large print, Braille or any other format or language please call **0300 500 8000**.

Find out more about Eastfields at: myclarionhousing.com/my-community/regeneration-projects



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