



CLARION
HOUSING

Eastfields

Regeneration update

January 2024



Welcome to the Eastfields regeneration update. In this issue you will find information about what you can expect over the next few months as construction begins on the first new homes. We also ask you to get in touch if there have been any changes to your circumstances which may affect your housing needs.

JJ Rhatigan, the contractor appointed to build the first new homes, started enabling works in October and their team continues preparing the area. This includes setting up the site compound, groundworks and getting the site ready to build the homes. Once this work is complete construction of the buildings will begin and the first 32 homes will be ready to move into around spring 2025.

You will notice hoarding around the site on Clay Avenue, between Thrupp Close and Pains Close. This is to secure the area and allow heavy vehicle access. The footpath running alongside the hoarding, is level with lighting

added to keep residents safe. We will also be adding designs to the hoarding to brighten up the area.

We will start demolishing the remaining properties in the first part of Phase 1 as soon as we temporarily move residents and buy back the privately owned homes. This will give us vacant possession of all the buildings in that phase.

Ross Garrod, Leader of Merton Council, will join Clarion Housing staff for a visit to the site in the new year, and residents will have an opportunity to meet JJ Rhatigan's team at a separate event at the end of the January.

In this issue // Meet the Contractor / Compulsory Purchase update

Meet the contractor

All Eastfields residents are invited to meet the JJ Rhatigan team working on the first new homes. Please join staff from Clarion and the contractor to find out more about the plans for Phase 1 and how the works will be undertaken.

The event will take place at St Mark's Church of England Academy, Acacia Road, CR4 1SF on Saturday 27 January. You are welcome to drop in anytime between 11am and 3pm.

If you have any questions about how the regeneration will affect you, please contact your Regeneration Manager, **Doreen Jones** on **07584 365629** or email **mertonregen@clarionhg.com**.

Stages of regeneration



Next steps



Compulsory Purchase Order update

To ensure we can proceed with the regeneration of Eastfields we need to buy back all leasehold and freehold properties on the estate. You may remember Merton Council made a Compulsory Purchase Order (CPO) for Phase 1 in June 2022, which is subject to confirmation by an inspector on behalf of the Secretary of State. We now have a date for the CPO Inquiry which will take place from Tuesday 20 February to Friday 1 March. This is a Public Inquiry so anyone can attend, it is taking place at Merton Civic Centre in Morden, and the paperwork will be available to view online closer to the date.

The Inquiry is for the CPOs for Eastfields Phase 1, High Path Phases 2 and 3 and Ravensbury Phases 2 to 4. This is an opportunity for the Inspector to hear more about the Merton regeneration project and to ask questions of both Clarion and the Council to better understand what is planned on

Eastfields and the other estates. They will also hear from anyone who has made a formal objection to the CPOs. We do not have any objections to the CPO at Eastfields.

The Inspector will consider all the evidence submitted and will determine whether the CPO can be confirmed or not. We will be in touch with any homeowners affected by this separately to confirm what this means for you.



News in brief

Central green improvements

You told us you wanted to see planting in the dog free area on the central green and we are happy to report the work is complete. Next year we will install benches and picnic tables on the central green. Both projects are funded by The Large Estates Allocation Fund for Merton, also known as LEAF.



Community garden update

Thank you to all residents who continue to work in the community garden and participate in the gardening club. The next gardening club session will be in the spring when the weather warms up and it is time to sow seeds and bulbs. Please keep an eye on the plants in the wooden planters over the winter if you can.

You may have noticed two new large planters in the garden. We would like you to think about what type of plants you would like to plant here next year and what the gardening club priorities will be in the future.

Get involved

Eastfields is your home, and you can have a say in local services. If you would like to get involved in surveys, projects and events in your community please contact us at getinvolved@myclarionhousing.com.

A Christmas day out

Residents visited Winchester Cathedral Christmas Market in December. It is one of the most popular Christmas markets in Europe with arts and crafts and food and drink stalls. They also enjoyed musical performances from local artists.



A new home at Station Road

It is not too late to take advantage of an opportunity to move to a new home at 42 Station Road. More than half of the properties have now been allocated to Eastfields residents who expressed an interest in the development in Colliers Wood.

We are still offering all permanent Clarion tenants at Eastfields a chance to move to a new home in the car free development. However, if there is no further interest, we will offer the remaining homes to Clarion tenants living elsewhere.

There will be 98 new affordable homes comprising one, two and three-bedroom flats. 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.

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



You can also visit our virtual exhibition room to discover more about the new development here: stationroadproposals.co.uk/clarionresident



Eastfields 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 portakabin on 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.

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/eastfields



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