

Eastfields **news**

Spring 2018



Inside this edition:

*Planning update,
your housing needs,
community garden
and more...*



CLARION
HOUSING

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What planning approval means for Eastfields

In March I wrote to let you know that the outline planning application for Eastfields was approved by Merton Council.



This means that the regeneration of your neighbourhood is definitely going ahead. Thank you for your patience and all of the feedback we have received from you.

In this update we've included information about next steps, a reminder about the buy back scheme for homeowners and a short recap of the Residents Offer.

If you have any questions please get in touch with Doreen Jones, your regeneration manager, on **020 3784 5951** or email **mertonregen@clarionhg.com**.

Best wishes

A handwritten signature in black ink, appearing to read 'P. Quinn'.

Paul Quinn
Director of Merton Regeneration

Regeneration update

On 8 March Merton Council gave us the go ahead to regenerate Eastfields.

This means we'll be rebuilding the neighbourhood with up to 800 new homes over a 12 year period.

We are beginning construction work on the first new homes on High Path and Ravensbury later this year. This is because we have suitable empty garage sites on both estates where we can make a start. Unfortunately we do not have a similar site on Eastfields. This means your neighbourhood is running a little behind the other two. However, we are doing everything we can to get the regeneration of Eastfields underway as quickly as we can.

We're finalising the construction programme and will be consulting on the first phase of regeneration later in the year. We promise to support you throughout the regeneration process and will keep you informed about what you can expect in the coming months.



Your housing needs

Our priority is to rehouse existing resident homeowners and Clarion Housing tenants first.

To help us plan for this we need to have the latest household information about resident homeowners and our assured tenants. This will help us to build the right replacement home for you.

Please contact Doreen Jones, your regeneration manager, to confirm your household needs and any special adaptations you may require. We will use this information to keep your housing needs records up to date and build the right home for you.

Call **020 3784 5951** or email mertonregen@clarionhg.com



Residents Offer for our tenants



new homes for existing tenants



free, professional packing and removals



keep the same tenancy rights you have now



free handyperson service to help older and vulnerable tenants



disturbance payment of £3,000 per household to cover the cost of moving home



help if you need to move temporarily because of regeneration



relocation payment of £6,100* per household



new energy-efficient fridge freezer, washing machine, cooker and dishwasher

Regeneration is about making sure we provide the best quality homes for our assured tenants and resident homeowners. Our tenants will be rehoused under the terms of their existing tenancy. This means if you are a Clarion Housing assured tenant you will be charged affordable or social rent based on your current tenancy agreement with us.

** This figure is based on the Ministry for Housing, Communities and Local Government's Compensation to Residential Owners and Occupiers booklet and is subject to an annual review.*

Visit www.gov.uk for the most up to date information.

Residents Offer for resident homeowners**



a new replacement home if you choose to stay, or



a disturbance payment of £3,000 per household to cover the cost of moving home



open market value for your home plus ten per cent if you prefer to leave, or



free and independent home valuation. Up to £750*** towards your own independent valuation



a shared equity option



legal fees and other costs reimbursed



payment towards Stamp Duty Land Tax



help if you need to move temporarily because of regeneration

Resident homeowners are entitled to a replacement home equivalent to the size of their current home. 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 offer you a new 125-year lease at no cost regardless of how long you have to run on your current lease.

** Existing resident homeowners are leaseholders and freeholders who were on the title deed and living in the property as their main and principal home on 27 May 2015.

*** This is subject to an annual review every April.

Residents Offer for non-resident homeowners



open market value for your property,
plus a 7.5 per cent additional payment



free and independent home valuation.
Up to £750*** towards your own independent
valuation



legal fees and other costs reimbursed



payment towards Stamp Duty Land Tax



opportunity to buy a new home in your
neighbourhood at market value

*** This is subject to an annual review every April.

Community garden

Over the last year Graham Mesquitta, a keen gardener, has transformed a small area of Eastfields into a community gardens.

Graham said “This garden would not have been possible without the help of the community who have kindly provided me with so many useful items. The garden is for the use of everyone on Eastfields and I hope that everyone enjoys it as much as I have in creating it.

“It has shown me just what a great community spirit the estate has”



Selling your home to us

If you own a home on Eastfields and you're thinking about moving, we'll buy your home from you.

As part of our buy back scheme we offer resident homeowners market value of their property, plus an additional 10%. Non-resident homeowners can get market value of their property, plus 7.5%.

We also pay reasonable costs including:

- Legal conveyancing costs up to a maximum of £750 plus VAT
- Surveyor's fees to buy a replacement property
- Survey fee and costs of transferring an existing mortgage or getting a new one
- Solicitor's costs for both your current and new property
- Stamp Duty Land Tax on a reasonable replacement property, up to the agreed value of the home you are selling to us, plus the additional payment
- Mortgage redemption fees
- Mortgage arrangement fees

The first step is finding out the market value of your home. We'll arrange for a free independent valuation to be carried out by a RICS registered chartered surveyor.

If you are interested in getting a free valuation of your home contact us on **020 3784 5951** or email **mertonregen@clarionhg.com**





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Contact us

If you have any questions or would like to arrange a meeting to discuss what regeneration could mean for you please contact Doreen Jones, your regeneration manager, on **020 3784 5951** or email **mertonregen@clarionhg.com**.

If you need a copy of this newsletter in large print, Braille or any other format or language please call **020 3784 5951**.

We welcome calls from Text Relay. If calling from a textphone, please dial 18001 and the number you wish to connect.

mertonregen.org.uk