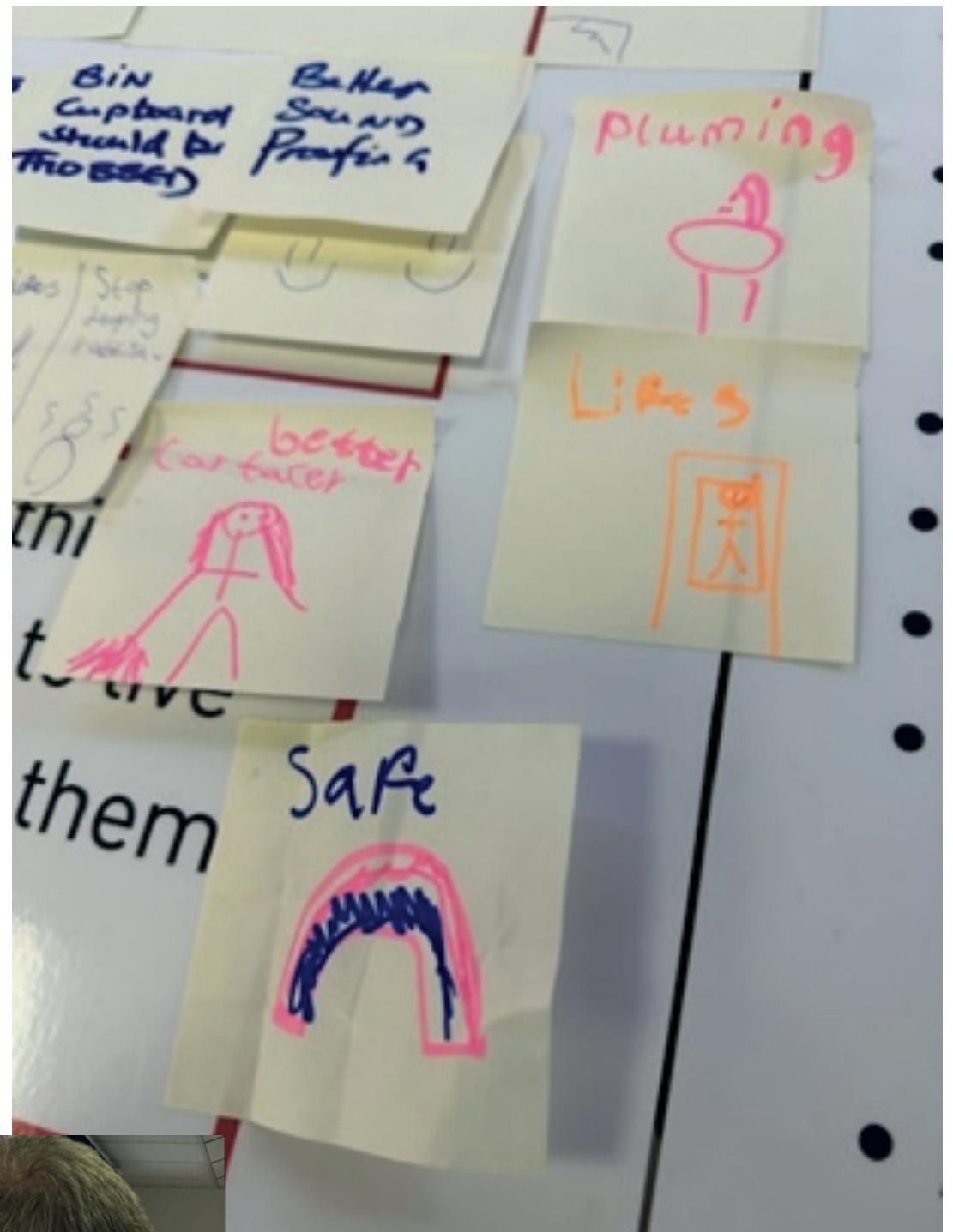


What we have done since we last saw you

Thank you for all your input so far. We have used the following to help us come to a decision about the future of Blacksmiths Lane:

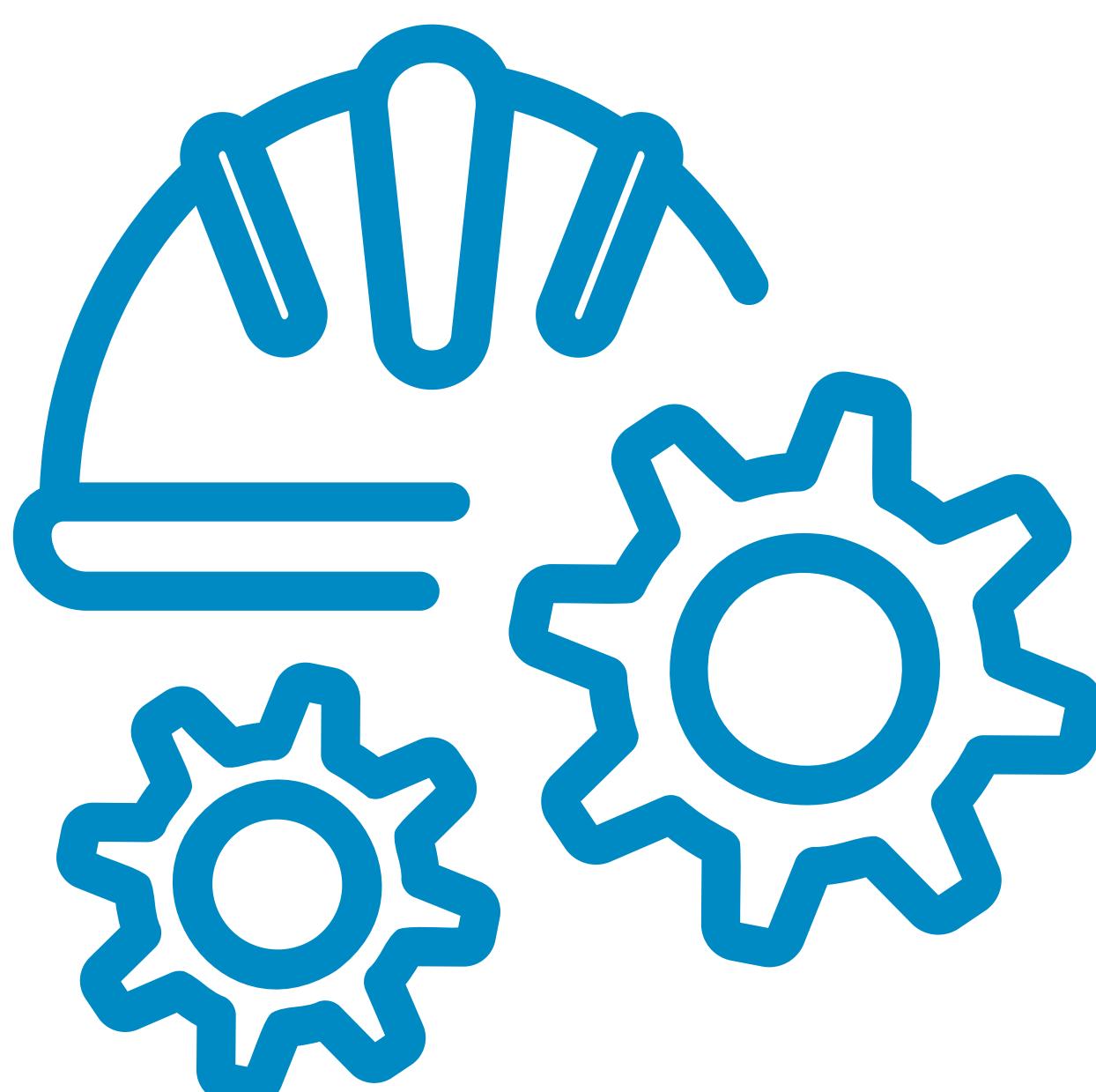
- The workshops on 18th June where you provided us with more of your ideas and feedback
- Our online survey which 51 people completed - a great response rate
- Working with surveyors and architects to look at options for the site
- Speaking with the local authority to understand current and future housing need



What is the preferred option?

The preferred option is to regenerate Blacksmiths by replacing the existing 80 homes with approximately 125 flats. We believe that this is the only option which offers us the chance to:

- Increase the number of affordable homes in an area where there is low affordability
- Provide homes that are more energy efficient resulting in lower energy bills for our residents
- Improve the housing mix on Blacksmiths by providing more family sized homes
- Create new flat layouts that are easier for people with mobility problems to move around in
- Provide an opportunity for us to increase the quality of on-site external amenity areas



What does that mean for me?

All existing Clarion residents will be re-housed to a suitable property while the work is carried out and will have a right to return to the new properties once they are complete.

When you move out you will receive a Disturbance Payment and a Home Loss payment. Currently that Homeloss Payment is worth £8,100 (it is reviewed every year by Government) for Clarion tenants. For homeowners, Homeloss is calculated as 10% of the market value of your home, up to a maximum £81,000.

If you are in arrears this will be deducted from your Home Loss Payment..

The disturbance payment covers items you may need in your replacement property such as curtains, carpets and white goods. Your removal costs will also be covered.



Why are the buildings not suitable for refurbishment?

To comply with modern building regulations, the refurbishment option meant that we would have needed to:

- Provide two lifts which would lead to a loss of flats in the blocks
- Change the existing layouts of the flats so they are suitable for people with wheelchairs to visit and live in them
- Have a fire sprinkler system and ventilation system. This would lead to lower ceiling heights and our architects have advised us this may lead to ceilings in a refurbished building with a height of 2 metres, not only giving the homes an oppressive feel but also not complying with government minimum requirements of 2.3 metres
- Improve sound proofing performance in walls floors and ceilings, which would have reduced the space in your home
- The majority of existing flats on Blacksmiths are too small and most would need to be remodelled. This adds complexity and costs that might add up to the cost it would have been to replace the old units with brand new ones.

Refurbishment options will not be able to provide a scheme that achieves current building regulations. For this reason, any refurbishment is not feasible. As such, a completely newbuild scheme is considered as the only viable option for this site.



Examples of other projects we have worked on



Sherwood Close, Ealing



Example floor plan



What happens next?

- For the scheme to progress we need vacant possession (i.e. all the homes need to be empty)
- There are 5 properties that are owned by leaseholders. We will now begin formal negotiation with those leaseholders to purchase their properties
- Subject to those properties being purchased, we aim to begin the design process for the new homes in Spring 2025
- All your comments so far will be included in the design process which will include a full resident engagement process
- We will keep you regularly updated on our progress and will be holding more workshops with you as we move forward



Meet the team



Gill, Keiron and Sandra - Regeneration Managers. They will help you with your move, making the process as smooth as possible and support you with any rehousing and regeneration queries.

Natalie - Head of Regeneration (National) looks after the non-Merton regeneration projects and ensures residents' views are heard.



Helen - Our Regeneration Communications Manager, manages our communications with residents and other stakeholders, keeping everyone informed about the project.

Peter - The Regeneration Manager for a number of projects. His current focusses include initial feasibility work for a number of projects in Bromley.



Alina - Our Development Manager in charge of Blacksmiths Lane.