



Ravensbury Phase 3, London Borough of Merton

Resident Update

26 May 2026

Welcome!

Why are we here today?

We want to update residents on the progress being made on the regeneration of Ravensbury and to provide residents with an update on Phase 3.

We will cover:

- Changes needed to meet new Building Regulation and Building Safety requirements.
- How we are responding to this and our commitment to deliver homes quickly for residents.
- Updates to designs and house types to provide residents with information about their new home.
- Next steps and timescales



Completed Phase 2 homes



Existing vacant homes on Phase 3 site

Construction Phasing

Our focus now is on Phase 3 and building replacement homes for remaining residents. Phase 3 is being prepared and hoarding erected in April 26.

Since masterplan consent, Building Regulation and Building Safety changes means designs need to be reviewed to meet changes, namely those surrounding fire safety, energy efficiency, overheating and EV infrastructure.

- Phase 3A (meets needs of existing residents awaiting replacement homes)

2 bed x 4 3 bed x 23 4 bed x 7

- Phase 3B (design to be reviewed before being brought forward)

Why?

- Support resident moves from Phase 4
- Improve construction logistics



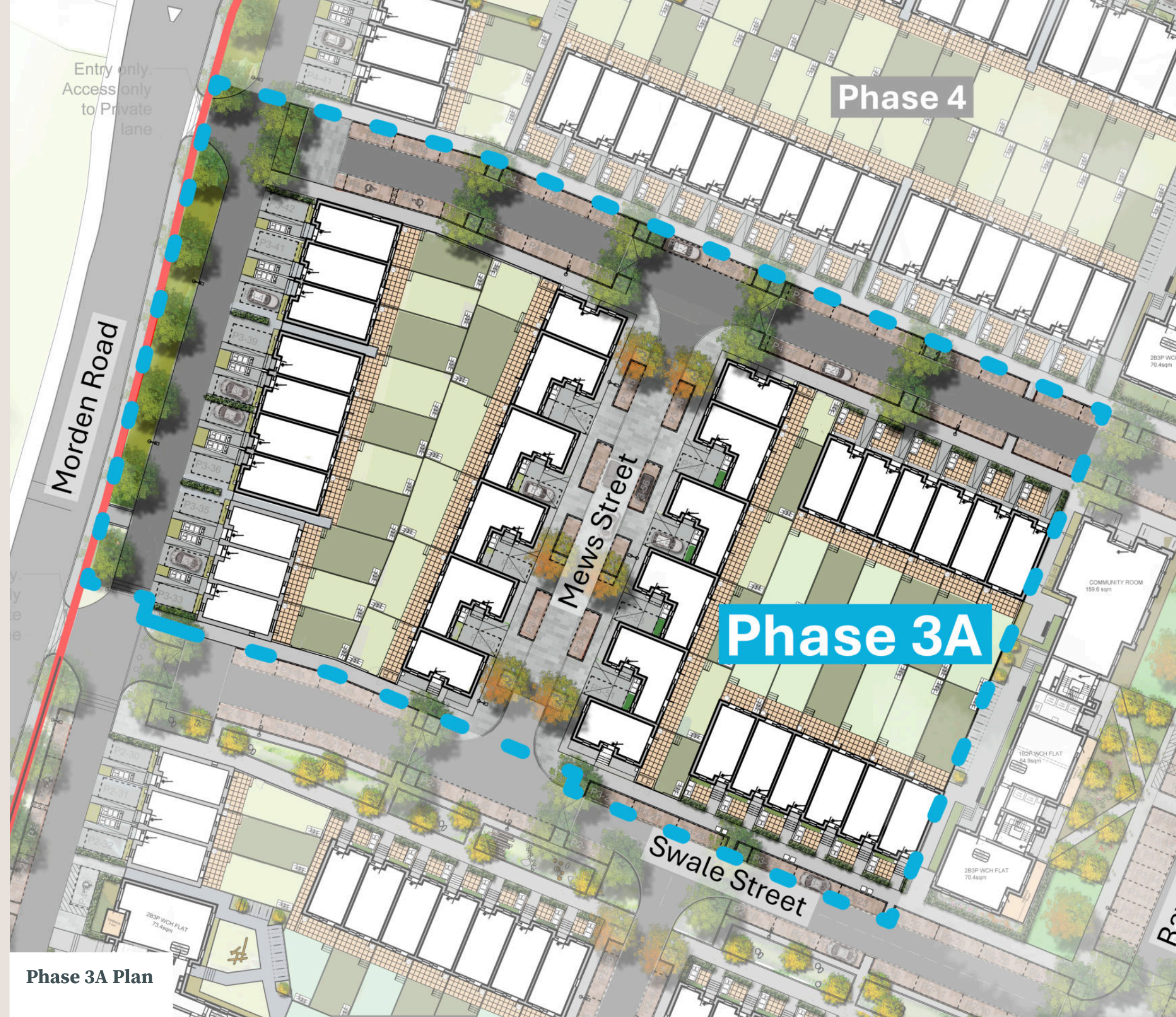
Phasing plan (Phases 2-4)

Construction Phasing

In preparation, work to develop designs for the Phase 3A has been progressed. We are continuing to follow the styles delivered in Phases 1 and 2 into Phase 3.

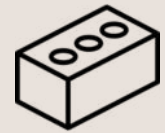
Before construction can progress, a revised NMA planning application will be submitted. This will adjust the phasing area and also provide changes to some of the design aspects including:

- Changes to some roof materials and brick types.
- Adjustments to some window styles and design, to comply with overheating requirements.
- Changes to sustainable energy solutions, including Air Source Heat Pumps (ASHP).
- Provision of active on-plot parking with electric vehicle charging infrastructure.
- Omission of the apartment blocks pending design reviews.



Phase 3A Plan

What is changing?



Building Materials

Why change materials?

- Supply chain availability

What you'll notice:

- Similar red brick tone
- Tiled roofs instead of metal roofs



As seen previously



Illustrative proposed changes

What is changing?



Keeping Homes Cool in Summer

Changes to sustainable energy solutions:

- Air Source Heat Pump

Changes to house exteriors:

- Adjustments to some window styles and design
- Slight roof height reduction
- Some brick details around windows removed
- Roof lights removed



As seen previously



Illustrative proposed changes

What is changing?



Landscape Materials

Minor updates to:

- Tree positions (numbers remain the same as consented)
- Paving material



What is changing?



Electric Vehicle Charging

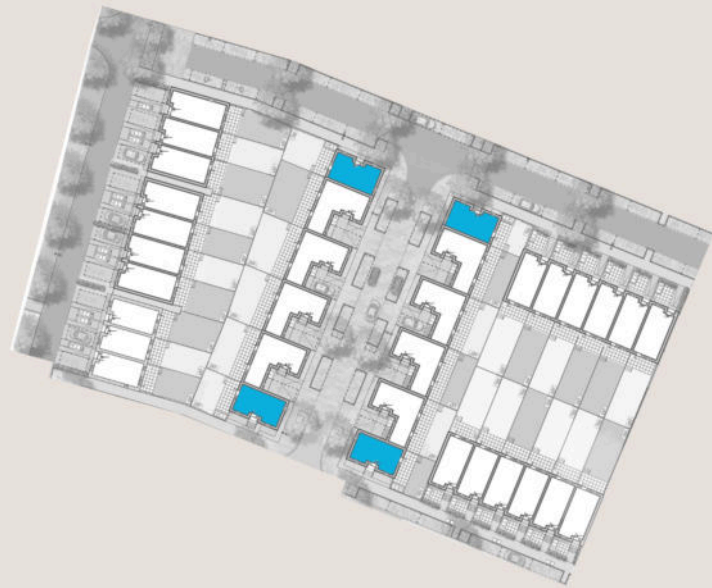
Parking spaces upgraded with electric vehicle chargers



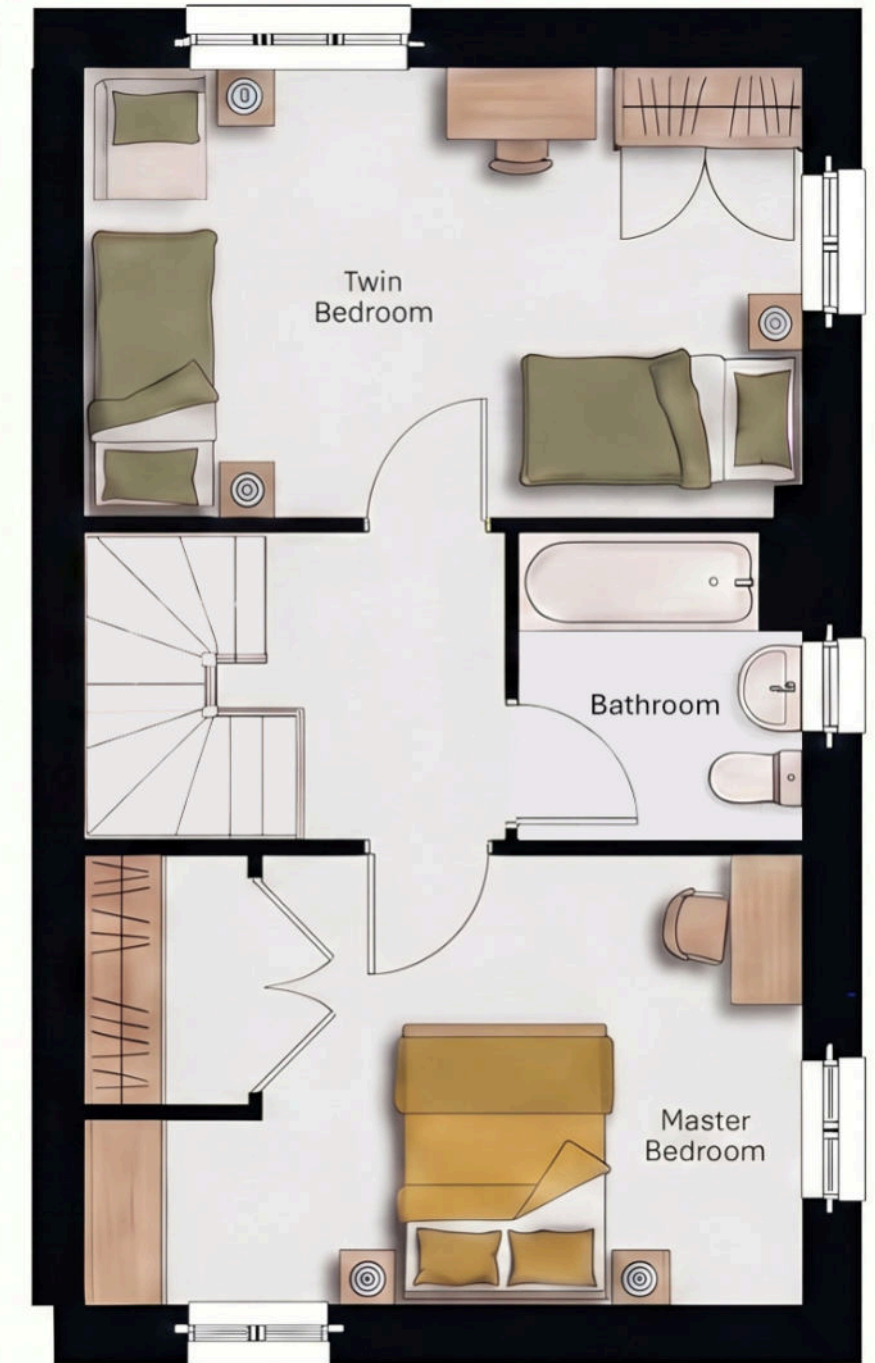
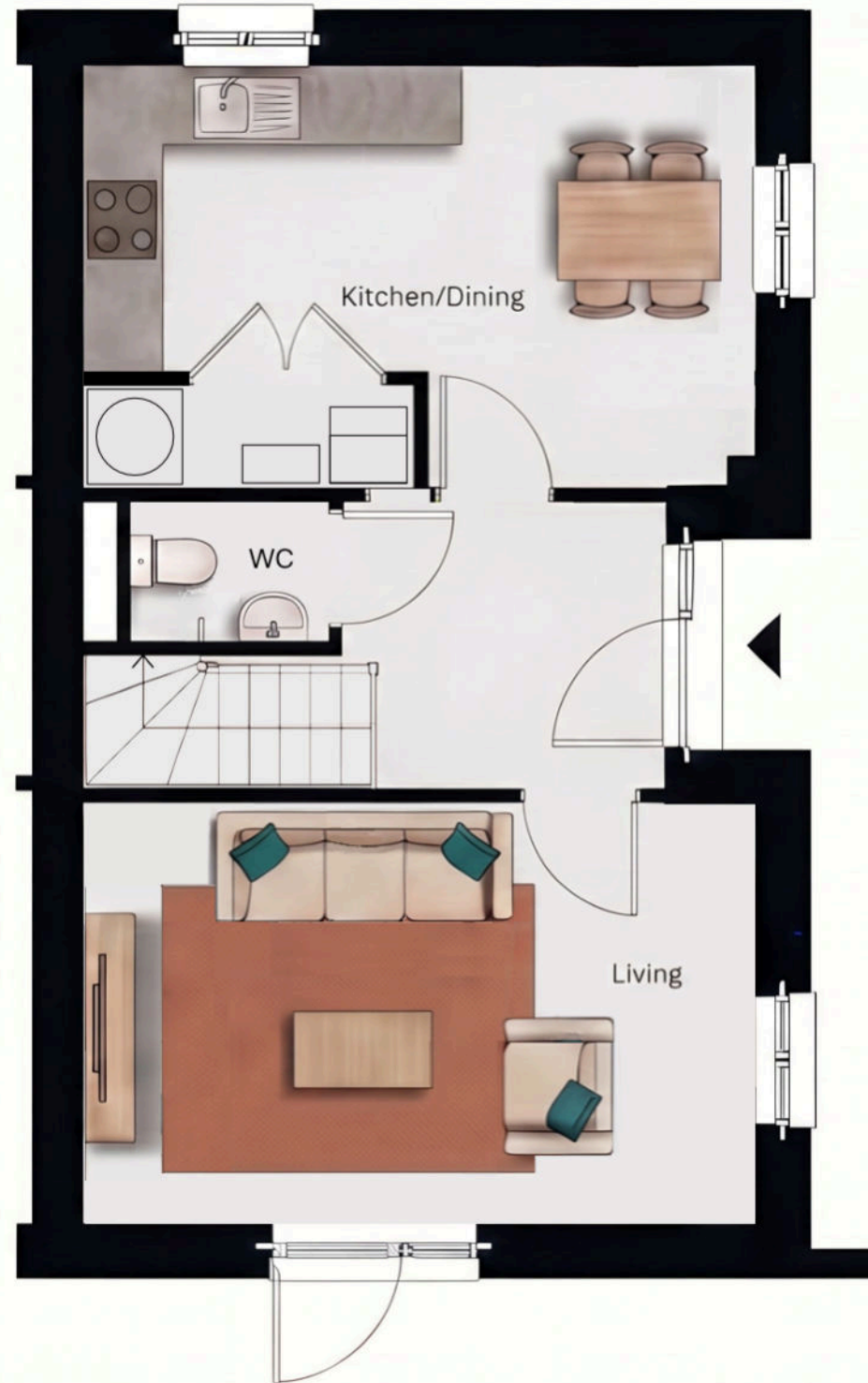
Phase 2 electric vehicle charging

House Types

- 34 new **100% social rent** homes



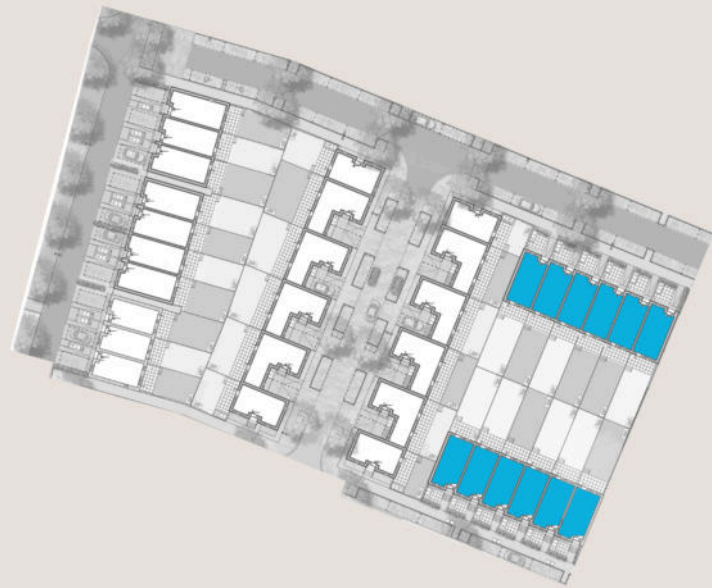
2 Bed Mews House
x 4



2 bed 4 person unit plan

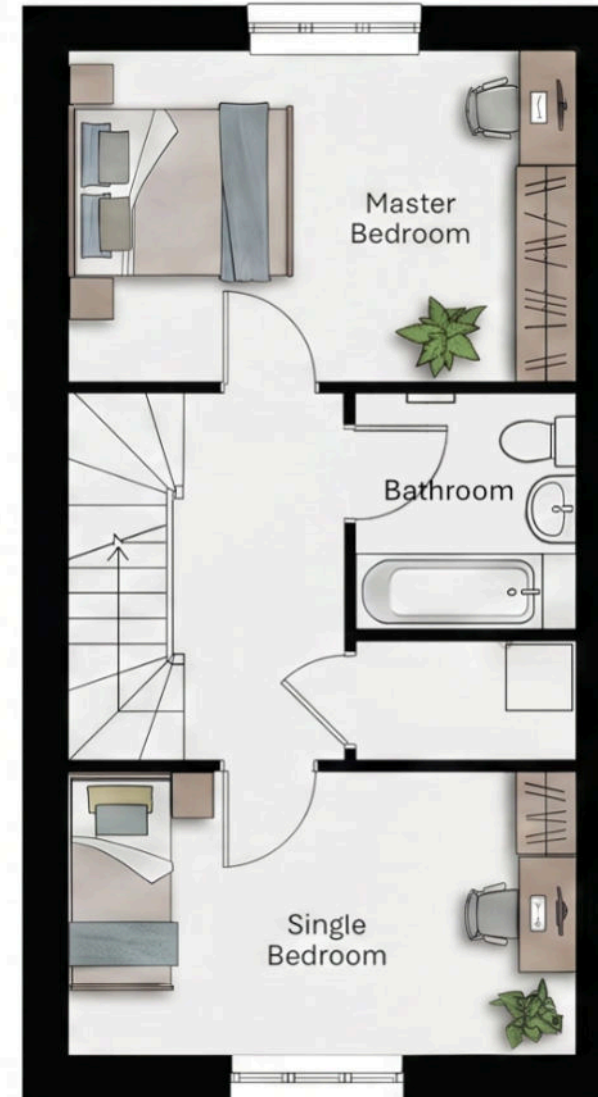
House Types

- 34 new **100% affordable** homes



3 Bed Dormer House

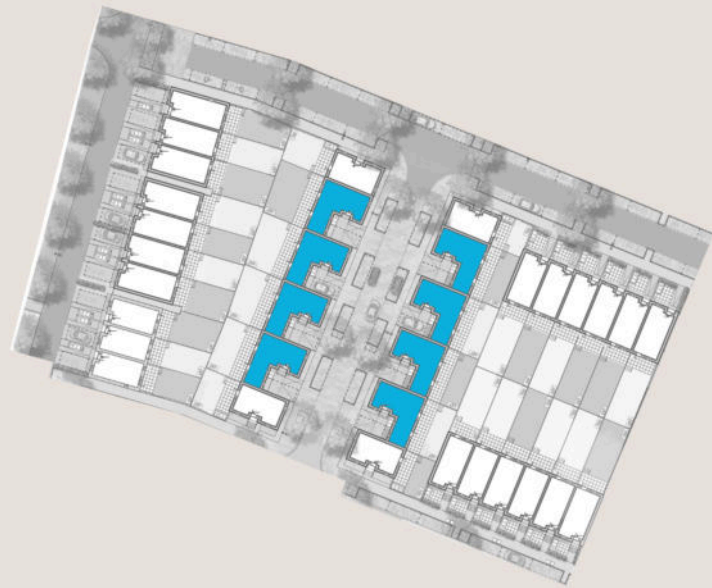
x 12



3 bed 5 person unit plan

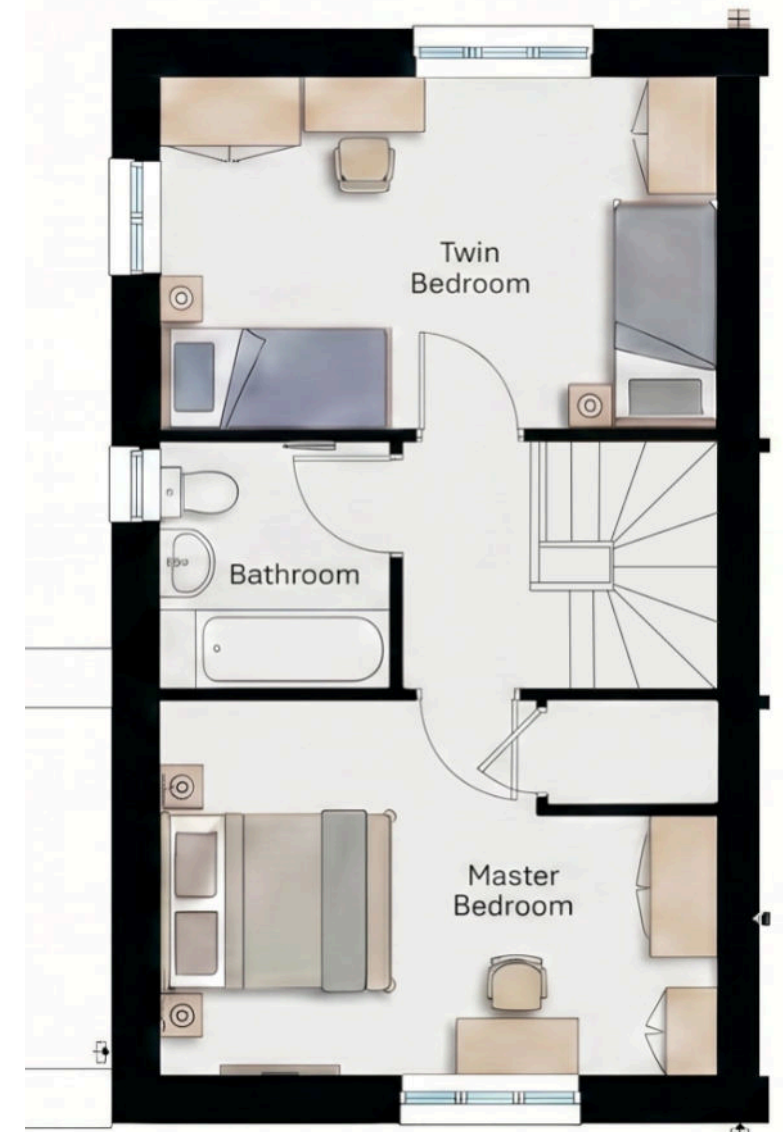
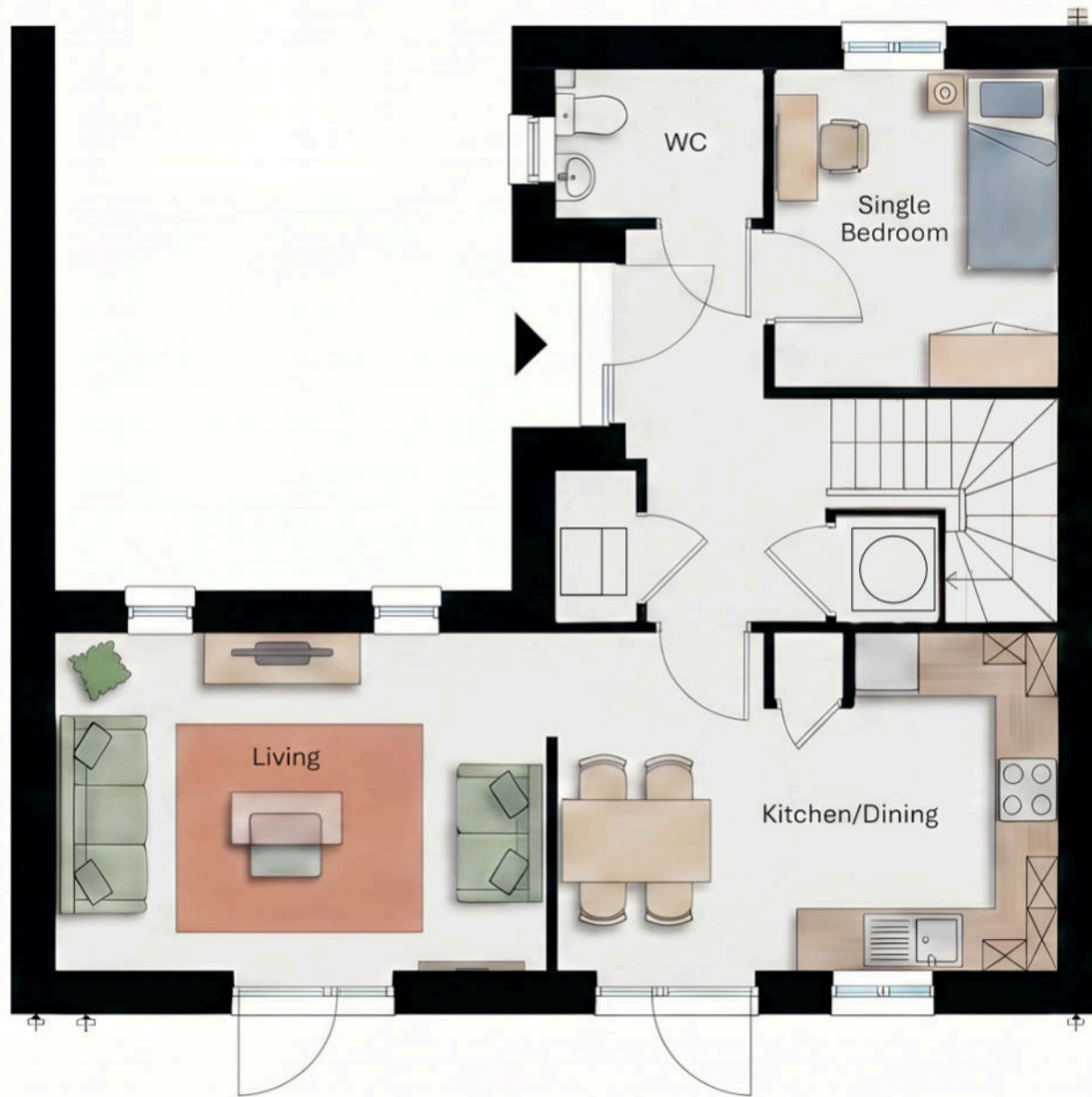
House Types

- 34 new **100% affordable** homes



3 Bed Courtyard House

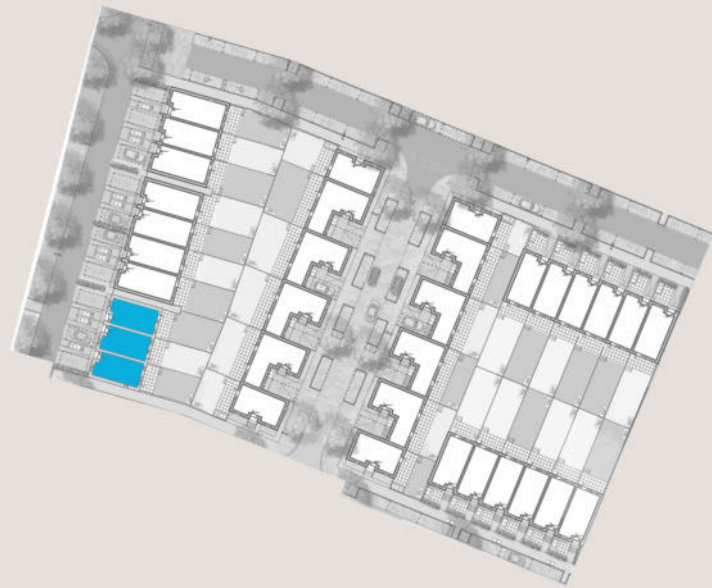
x 8



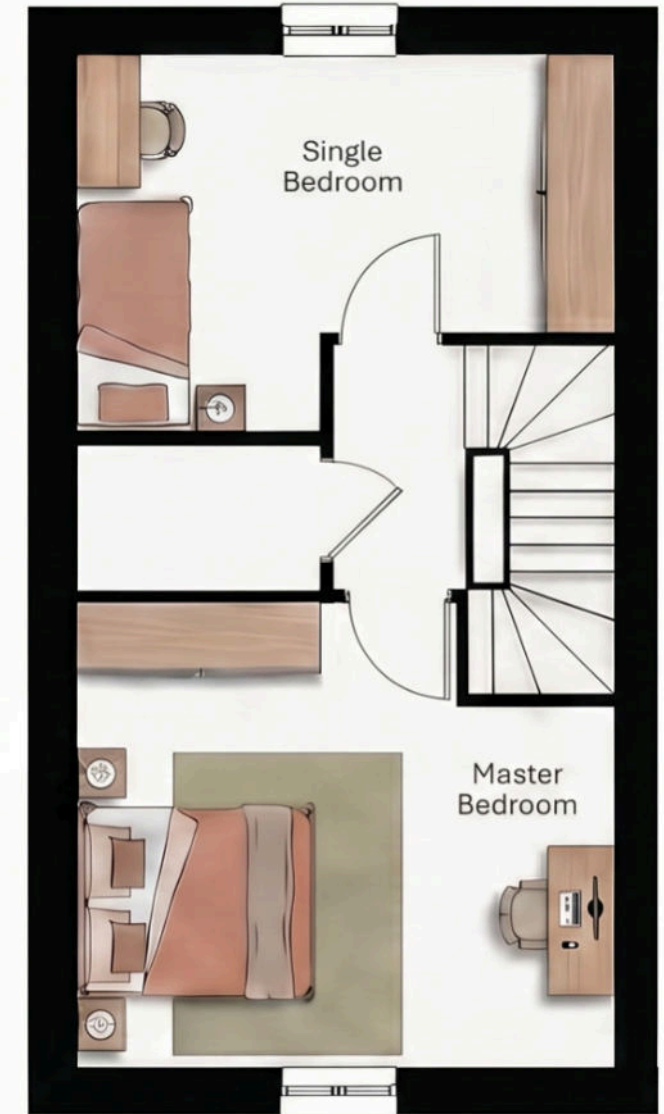
3 bed 5 person unit plan

House Types

- 34 new **100% affordable** homes



3 Bed Gable Town House
x 3



3 bed 5 person unit plan

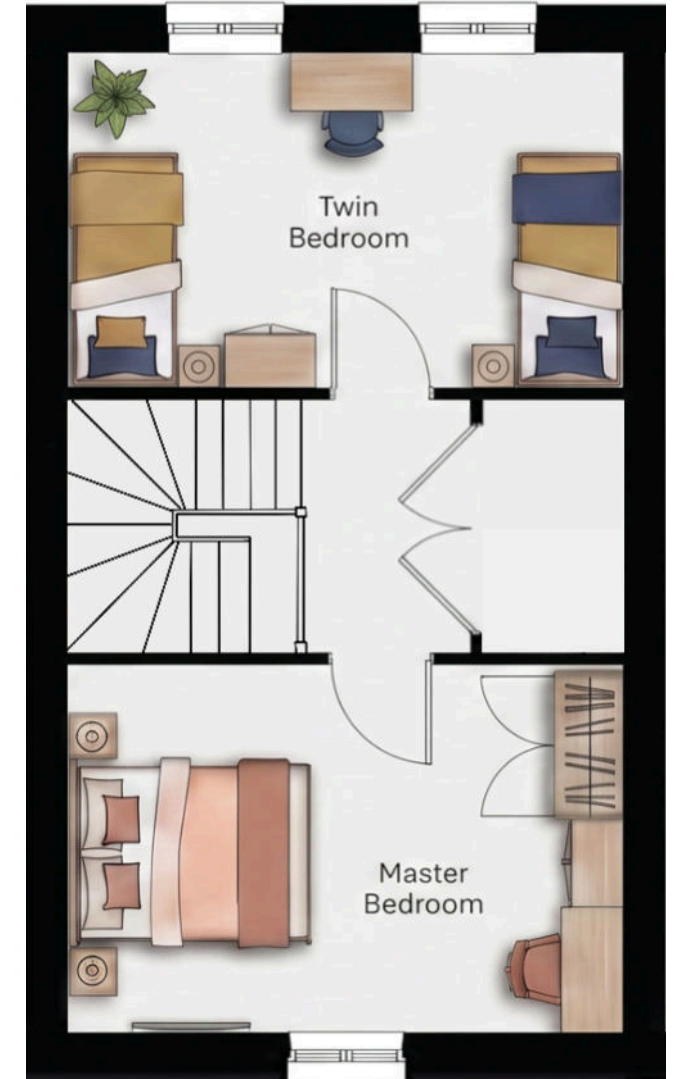
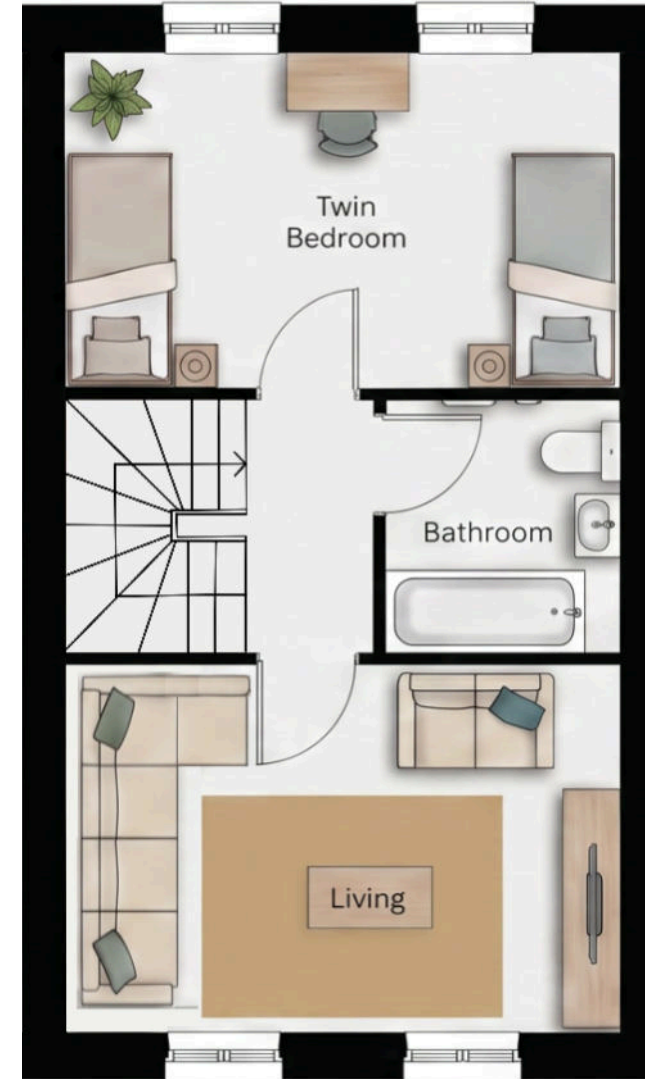
House Types

- 34 new **100% affordable** homes



4 Bed Gable Town House

x 7



4 bed 7 person unit plan

Whats next?

**Hoarding
Erected**

**April
2026**

**Residents
Webinar**

**26th May
2026**

**NMA
Planning
Application
Submission**

June 2026

**Demolition
Late Summer
2026**

Work Starts

**Early
2027**

**Residents
Move In**

**Summer
2028**

Contact Us

If you would like to learn more about the regeneration, please contact your Regeneration Manager, Farrida Deen, on 020 3840 0824 or email mertonregen@clarionhg.com.

Follow <https://ravensburylive.com/>