

Dear Sir,

Please find attached document related to Merton's Estates Local Plan for submission to an independent planning inspector for examination.

Thank you.

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Dear Sir,

Sub: Merton's Estates Local Plan

This is to inform you that as responsible citizens and long standing residents of Merton, we do not object to any House building projects which are fair and are not robbing us to subsidise new housing at our expense in the name of general/common good, through systematic means.

Merton does not own any housing stock therefore the subject heading is misleading. It is the housing association in the driving seat and not the Merton Council and the housing association staff are the main contributors of the above document.

Our ██████████ housing rights, housing facilities and housing standards as we are enjoying now must be fully protected and at least be matched if cannot be improved in the replacement houses being offered to us.

There must not be any restrictive/punitive covenants and ransom/clawback clauses (if we were to sell our house to upsize to meet our family needs), such as a 5 year 100% property price difference repayment and 11 year staggered profit repayment clauses, when we are currently enjoying 100% freehold house ownership rights without any debts and are in our 60s.

We must be given at least the same opportunity to maintain our current housing facilities and employment chances as we are enjoying now, if it cannot be improved in the regeneration plan.

Unfortunately, it would appear that the secret pact between the housing association and Merton Council ***is to safeguard their financial position without safeguarding our freehold and leasehold house owners' housing, financial and economic rights and wellbeing***. It would also appear that the local plan is prepared to meet Merton's and the housing association's objectives at the expense of the High Path freeholders and leaseholders and ***we must be protected from these almighty powers who are not acting fairly in performing their public duties to all their residents***.

There is overwhelming bias in supporting/subsidising all social tenants of all estates and house owners of ██████████ at the expense of freehold and leasehold house owners of ██████████ and it is not fair.

The resident offer to freehold house owners of ██████████ is totally unfair, as well as misleading and must be changed.

The housing association boasts that all replacement houses will be at least of the same size or bigger, as well as of high standards and designs.

Unfortunately, the above statement is somewhat misleading as follows:

Our current house is [REDACTED] We have an [REDACTED] garage [REDACTED] [REDACTED] which is our lifeline for our daily living space and employment. *This facility is not replaced or taken into account at all as a loss of quality house space and facility which is our bread and butter. We require an independent [REDACTED] garage for our livelihoods as we have had it for the last 30 years.*

The new replacement house does not have a garage at all. This means a loss of our livelihoods. Any financial compensation for loss of a big garage is not an answer to our requirements of daily housing space needs and economic sustainment.

A one size fits all approach is not the answer to our plight and the housing association must adopt flexible methods to meet our housing requirements, as we are enjoying now, as stated above.

The housing association's measurements for Internal and external properties and facilities are selective and somewhat manipulative, for example, we have a separate living room and kitchen, but in the new property it is open plan, so if we want to divide it separately, then the new wall which we will build will make it an even smaller house than what we have now. *Also, access to living room is via the kitchen door which is totally impractical and dangerous for family living as well detrimental to home/self-employment.*

Focal spaces such as a fire/chimney place, is not taken into account. If we were to remove the chimney, we can have enough space to fit an office desk. So that is a total loss of space. Also we have big windows and windowsills, which will be lost in the new designs. *We will not have direct sunlight and natural air circulation because of the new designs which are extremely poor, for example, a bathroom is in the middle of two bedrooms, without windows.*

All new houses are at least 0.5-1metre narrower than our current house, therefore we will not be able to use bigger 4 seater sofas as we have now in our new houses. It will be cramped and an impractical living space. Although it may be same in total square metres, it is not in terms of its most usable design/space. Roof terrace space and the ground level space are not comparable spaces.

Our living rooms are not of the same size as we have now. The layout/designs of the living room, kitchen and bathroom are impractical unusable designs – for example, all rooms are rather narrower and linear than our current squarely build living room and bedrooms.

The wall between the kitchen and living room allows us to have extra wall cupboards for storage, as well as ground level storage or to hang a flat screen TV. But new designs are open space, therefore totally useless for our big family use.

The same applies to loft space and quality ground level garden space, as well as the location of the property which is deprived of direct sun light, natural air circulation and open sky views which we are enjoying at the present time.

[REDACTED] *replacement houses' internal designs and sizes are extremely undesirable. Our needs and views are totally ignored, particularly for internal designs and sizes, which is extremely demoralising.*

The so called independent surveys (e.g. Membership Engagement Services, Newman Francis, PRP architects, Savills, Future Merton) and public consultation questions were designed to achieve selective outcomes in favour of the housing associations and the Merton Councils secret housing regeneration plans and true feedback from affected residents is systematically excluded or misrepresented in all documents.

There will be no direct sunlight for [REDACTED] once the tower blocks/ flats are built around it, and this is not good for a healthy environment or in line with the current layout of the area.

We were going to convert our huge loft space into a third bedroom similar to [REDACTED], but cannot do it now due to the impending housing regeneration proposals. We have plenty of loft space, which we are using for multipurpose use, and we can convert it to another bedroom as per our needs.

[REDACTED] we look to have [REDACTED] but we will only be offered [REDACTED] as we have now, we are happy to upsize it [REDACTED] by paying a reasonable cost to difference between [REDACTED] and [REDACTED], but not at an open market value. We will be charged for a [REDACTED], which is in fact **of the same size as** [REDACTED].

New housing is supposed to resolve overcrowding problems for all residents affected by the housing regeneration and not only the social tenants. We [REDACTED] just managed to improve our life chances after [REDACTED] of struggle and hard work only to face punishment for being prudent when we are at the end of our lifecycles.

There is nothing wrong with our current [REDACTED]. It is of sound build and has gas central heating, double glazing, loft and cavity insulation etc. and we are being forced to accept lower housing facilities to facilitate housing regeneration at our cost, basically to rob us to support the housing association to meet their decent home standards requirements at our cost. This should not be allowed because the housing association acquired Merton's housing stock to bring it up to what it considers decent home standards within five years, and it failed to do so. And we are being penalised for Merton Council's and the housing association's deficiencies.

The housing association wants to become the sole owner of the High Path area through systematic means. It is offering us punitive/restrictive covenants and terms and conditions by changing our current favourable house ownership rights. For example, the housing association is deliberately designing the houses in such a way, to attract service and administration charges from current 100% freehold house owners, when it is not appropriate. For example, linking street houses to a communal heating system, or running services mains utilities under the new replacement houses, when it is not necessary to do so.

We [REDACTED] cannot afford any new financial burden, such as admin and service charges, which can be avoided by not linking certain facilities to our properties, when it is not required, and treat us differently to the normal street properties.

The housing association is also using manipulative measurements so that our properties look smaller, and there is clear manipulative interpretation of spaces, for example, usable space, habitual space, space not in use at the moment. Replacement houses based on bedroom numbers and not

the actual size occupied by the bedrooms plus living room and the plan fails to include big on plot garages, stores and loft spaces from material documents and the same is true for Merton Council which is the main backer of this housing regeneration project.

Pincott Road is a historical, traditional Victorian terrace type street with some traditional terrace houses similar to Victory Road across Merton High Street, but it is not mentioned in any documents, and there are no prominent pictures of houses in Pincott Road in the housing association's or Merton Council's documents.

All of High Path can be designed to fit in with the streets and houses across Merton High Street and Abbey Road which is more in line with the properties in the area. Rather than turning High Path into a concrete jungle of tower blocks owned by a monopoly multinational charitable organisation, robbing Paul to pay Peter. We were told that the tower blocks will be replaced with traditional street type houses as there was plenty of space on High Path to do so with innovative designs but this was just a ploy to meet their devious objectives.

The above option is not mentioned or offered in any of the residents surveys or local plans and documents.

We the law abiding, prudent citizens and true financial stakeholders, (owners of freehold traditional houses and leasehold houses and flats are the main losers because [REDACTED] not treated fairly in terms of replacement houses and terms and conditions related to new housing/housing offer etc. in comparison to social housing tenants).

It is rather strange that the housing association and Merton Council has decided to exclude the proposed Harris Academy Secondary School development on High Path from all their documents.

The impact of a new proposed secondary school on High Path, is not mentioned anywhere in the whole document, and will have a detrimental and devastating effect on the current and future residents, the entire High Path regeneration project, antisocial behaviour/law and order situation and an adverse effect on other residents of Merton passing through High Path. For example, extra traffic, footfall, problems at bus stops and underground stations, local supermarkets with more than 1000 children entering and leaving High Path at least 3 times a day and not to mention evening activities which is now a norm for all Secondary Comprehensive Schools.

The entire project is skewed in favour of Circle Housing and Merton Council, but not in favour of independent residents of freehold houses and leaseholders of Merton, for example Pincott Road terraced houses.

The High Path local plan must not be inferior than any other housing standards applicable to other houses in Merton. The so called acute need for more houses in London must not be used to subsidise Council *budgets* at the expense of current freehold and leasehold owners of High Path. London Mayor's minimum housing standards, density and parking restrictions must not be used to lower our current and better standards of housing and parking facilities.

If our current housing standards and facilities cannot be improved by the regeneration project than please do not rob us of what we have got now.

Thank you.

[REDACTED]