

# ABOUT THE PROJECT

In 2021, we wrote to residents to explain that we were undertaking a review into the condition of the Ekin Road estate to understand the issues which are affecting leaseholders and tenants and look at the potential for redevelopment.

Following the meeting of the Council's Housing Scrutiny Committee (HSC) in September 2021, we wanted to learn about your experiences of living on the estate and get your thoughts on some of the options we are considering.

Thank you to those of you who have been able to provide feedback by completing a survey or speaking to us in person. Your comments are valued and form part of our ongoing consultation with residents. We will be in touch soon with details of the different ways in which you can get involved and the timescale we are working towards in 2022/23.

The feedback from the previous consultation can be found [here](#).

# CAMBRIDGE CITY COUNCIL HOUSING ASPIRATIONS

Cambridge City Council has built over 500 new council homes over the last five years and has plans to build a further 1,000 council homes over the next ten years. The Council's aspirations include:

- Address the housing shortage across Cambridge by building new high quality council homes and making better use of the council's land
- Review existing council owned homes to ensure that properties let by the Council meet current fire and building regulations and are energy efficient
- Create great places with better walking and cycling routes and open spaces for residents to enjoy

Examples of recent council developments have provided a mix of houses and apartments based on the following principles:

- Modern (Nationally Described) space standards
- Directly accessible garden and balcony areas
- Tenure neutral
- Including homes that are fully adaptable for wheelchair use
- Low carbon and reduced water demand



*Ironworks, Mill Road*



*Timberworks, Cromwell Road*

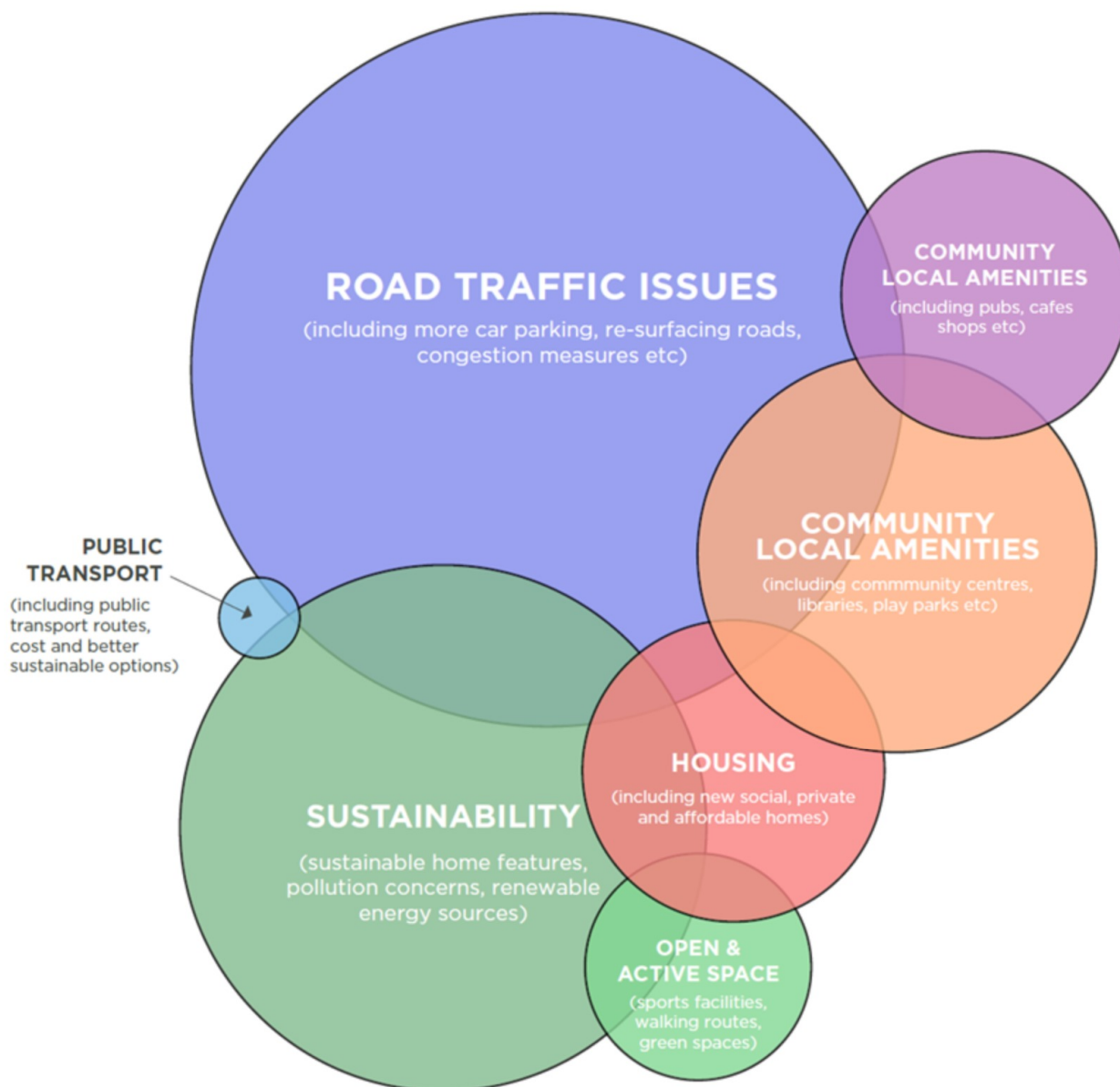
# EKIN ROAD IN CONTEXT

The Council is committed to supporting communities as part of its development programme. Our projects have included community centres, a nursery, new shop premises and new open spaces.

As part of this commitment we published “East Barnwell – A Framework for Change” following consultation with the local community. In 2021, we set out a vision for the future of East Barnwell to support regeneration in the area and improve the lives of existing residents up to 2030.

Housing, sustainability, open and active space were all identified by local people as important issues. We are working with other agencies on plans to address transport and local amenity issues.

You told us that the following issues were important to you...



We are also looking at the opportunity to transform the central area of East Barnwell and consultation is underway. [Click here for more details](#)

# WHY CONSIDER REDEVELOPMENT?



✦ Badly lit and confusing pedestrian routes



✦ Known structural issues within the flat blocks



✦ Minimal green space, surrounded by parking



✦ No level access in the flat blocks; only narrow staircases



✦ Poor visibility and connection across the estate



✦ Current buildings not meeting our modern sustainability standards



✦ Two storey houses backing onto industrial site

# IS PARTIAL REDEVELOPMENT AND REFURBISHMENT AN OPTION?

There is a significant cost to refurbishing the three storey flat blocks. Works to be considered could include:

- Retrofitting/cladding to improve energy efficiency
- Structural repairs
- Level access to the flats above ground floor
- Improving security
- Meeting modern sustainability standards

In addition to the immediate cost and the on-going maintenance cost there is uncertainty that modern standards could be achieved through this.

Another option could be partial redevelopment – demolish the three storey blocks and retain the other properties. This would in principle be possible. Any scheme is likely to involve replacing the three storey blocks with houses on the borders facing Ditton Lane and Keynes Road.

This would provide new high-quality homes but it would reduce the number of homes available for letting to Council tenants. All the homes provided would be ‘replacement’ and there is no external funding available for ‘replacement’ homes.



# WHAT ARE THE BENEFITS OF REDEVELOPING THE WHOLE ESTATE?



More homes to help address the housing shortage in Cambridge



Potential access to funding to make the redevelopment possible



A better relationship between houses, flats, and neighbouring buildings



More green open spaces for the community



Improved routes and connections through the site



High-quality accommodation



Accessible homes to suit every need



A range of homes including flats and houses



Environmentally friendly homes



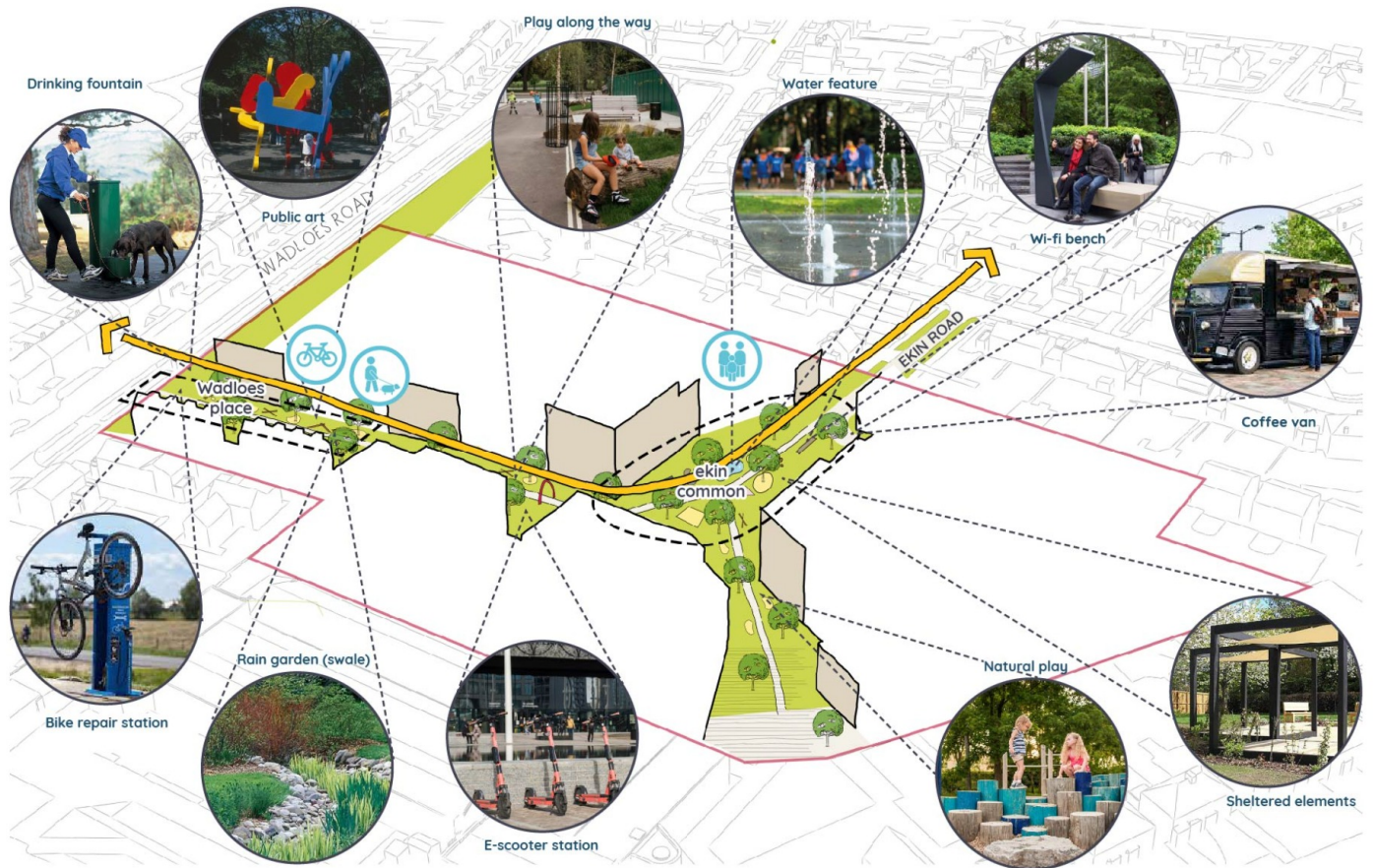
Lower energy bills



Lower maintenance costs

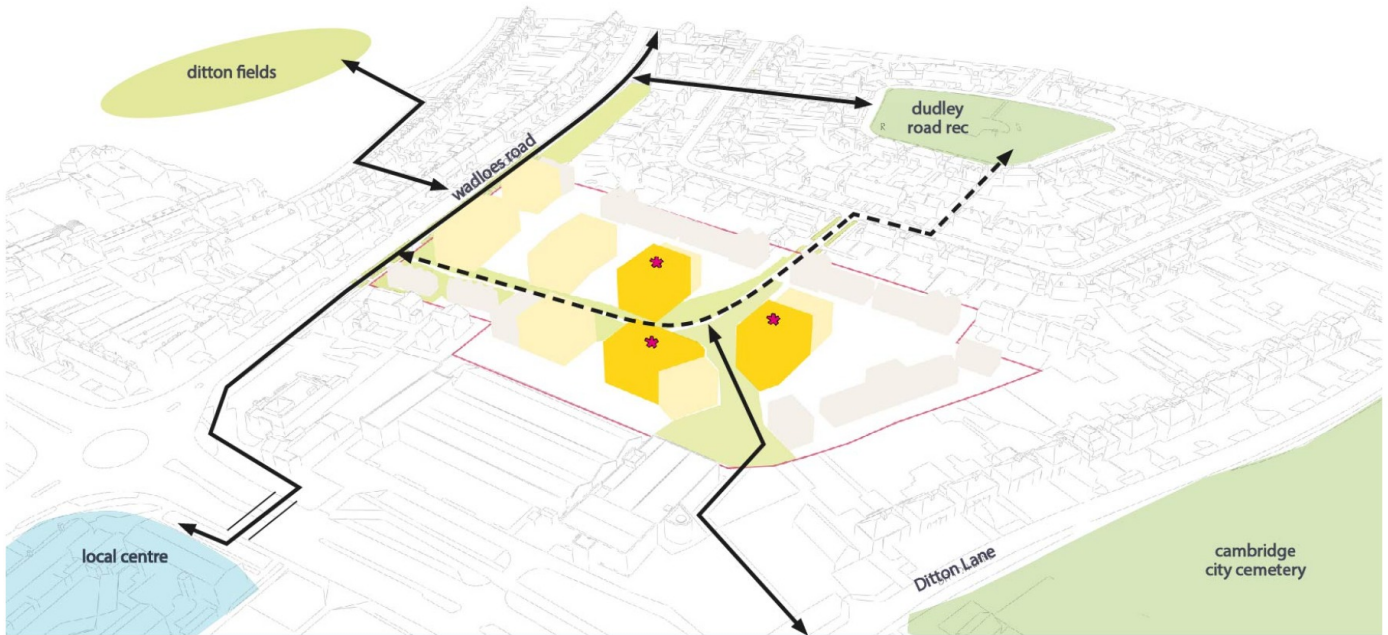
# HOW COULD WE PROVIDE BETTER OPEN SPACES?

Redevelopment would present an opportunity to improve existing green spaces by providing a new central green space running through the site with a range of community benefits.



# HOW COULD WE JOIN UP THE ESTATE WITH THE NEIGHBOURHOOD?

Redevelopment would allow us to improve connections into and around the site, including dedicated cycle and pedestrian routes. We can also introduce a new and improved vehicular access to replace the current access.





# WHAT WOULD REDEVELOPMENT MEAN FOR ME?

You'll have to move out, but we'll help you by:

- Giving you a year to complete your move – though most people will move within six months
- You'll also have a dedicated person to assist you in your search and provide guidance on the moving process
- The move could be to a new location or you have a right to return to the new development
- You get home loss payment for having to move
- We'd pay for your removal costs and things like fitting carpets

Redevelopment, if it takes place, is likely to be phased. The timing of this will depend on the redevelopment programme and where your current home is located, but we will discuss this with you as early as possible. During the construction period, we will ensure that access is maintained for all residents.

## **Council tenant**

- We will give you the highest priority on Homelink – this would be band A
- You'll have the choice of some of our other new build flats and houses
- We will aim for a like-for-like house type move – some residents may be able to make a single move to one of the new homes but that cannot be guaranteed

## **Property owners**

- We would pay you for the market value of your property
- You may be able to make a single move to one of the new homes but that cannot be guaranteed

# ONLINE WEBINAR

On the **13th June** we held a webinar for the local community to learn more about the proposals and ask questions of the project team. You can watch a recording of the webinar below.



# WHAT'S NEXT?

## **Consultation**

Resident engagement will continue throughout Autumn and Winter and we will be writing to all tenants and homeowners with further information shortly. In the meantime, if you have any questions please get in touch with the team.

## **Steering group**

We are committed to engaging with you as the residents of Ekin Road and want to make sure your voices are heard at every step of the way. To help us achieve this, we are setting up a residents' steering group to give residents a collective voice and a place to share their opinions. This steering group will be very important in shaping the future of the estate. If you would like to be part of the steering group, please get in touch..

## **The next steps**

A progress report has been sent to the City Council's Housing Scrutiny Committee on September 22nd 2022. This will include a report on this consultation with residents, and anything we are doing in response.

We will need to develop a scheme, consult local people and ask for planning permission and funding.

We aim to take a full proposal to the Housing Scrutiny Committee in 2023. No one will be asked to move ahead of a decision at the Housing Scrutiny Committee. Tenants and