

Ekin Road Liaison Group Meeting – Tuesday 4th July 5.30pm to 6.30pm

Notes

Staff Attendees:

Fiona Bryant (FB), Director of Enterprise and Sustainable Development
Dave Prinsep (DP), Assistant Director, Place Group
Ben Binns (BB), Interim Assistant Director, Development
Jim Pollard (JP), Senior Housing Development Manager
Andrew Johnson (AJ), Regeneration Manager
Nacer Dali (ND), Housing Officer
Molly Savino (MS), Development Officer

Councillor Attendees:

Cllr Naomi Bennet (Cllr NB)
Cllr Elliot Tong (Cllr ET)

Welcome (FB):

Introductions from Dave Prinsep and Ben Binns to the group. Following a recent restructure of the Senior Management Team in the City Council, Fiona is now handing over the chair role to Ben Binns who is interim Assistant Director in the Development team.

Options Appraisal process and timeline (JP):

There were a number of options presented at the last Liaison Group meeting. Since then, we have appointed JLL to assess these options. JLL also carried out the same process for Hanover and Princess Courts which was received well by the residents and the ward Councillor.

JLLs scope sets out a plan of work between now and Summer 2024 (as illustrated in slide 4 of the presentation). JLL aim to evaluate the options and create a shortlist by September 2023 and then consider each option in greater detail. The preferred option will be proposed to the Housing Scrutiny Committee in June 2024.

The Council will continue to engage with the Liaison Group as the options evolve and we will present further details at our next Liaison Group meeting planned for September.

The matrix system (referred to in slide 6 of the presentation) is an evaluation tool which sets out key success factors that need to be achieved for the project to be considered a success. This is the same tool as used at Hanover and Princess Courts with the addition of Health and Wellbeing. These factors have not been made up but are drawn from the Council's wider aspirations.

Questions from the group (BB):

Question: What does JLL mean by 'social outcomes'?

Response: Social benefits could be assessed on what you can bring to the area in each option. Examples include open space, social gathering spaces, security on the estate, reduced antisocial behaviour etc.

Question: Why did you choose JLL?

Response: The Council tendered for similar work for Hanover and Princess Courts and JLL were awarded. Their environmental and carbon analysis was a particular strength. JLL were appointed on a framework and our experience so far has been positive. They are a large consultancy firm and have a wide skill set.

FB: There are a wide range of views on the estate and we need to demonstrate an independent analysis of options with a 'tool kit' approach, which will be a robust way of reviewing the options.

Question: Are the options we saw in the last meeting going to be assessed?

Response: Yes, but JLL may also suggest other options as well.

Question: What is the next step after June 2024?

Response: It depends on the preferred option, which may include redevelopment or refurbishment. If there is a phased approach, timescales may vary. The timescales referred to in the last meeting are still valid.

Question: Who makes the final decision?

Response: The project team will seek approval to the final proposal at the Housing Scrutiny Committee. Useful details of this committee can be found [here](#).

DP: If planning permission is required, the decision maker will be the independent planning authority.

Question: At what point will you start discussions with leaseholders and freeholders about moving out?

Response: We are open to speaking to residents about their individual situations now but a programme for decanting (residents moving out with associated compensation) would only follow a Housing Scrutiny Committee decision.

Andrew Johnson (Regeneration Manager) can assist with discussions on finances and practical elements of moving. It is recommended to talk to Andrew and the team as early as possible if you have any concerns or questions.

FB: In my experience, the team go above and beyond to make the process as positive as possible for each household.

Question: How will the layouts of the flats differ from the existing homes?

Response: Architects have drawn up some plans. Layouts of the new properties may vary in response to modern fire regulations, specification, accessibility requirements, nationally described space standards, housing need etc.

DP: We would recommend looking at other new Council developments in the city

Cllr NB: Attended the new homes at Colville Road, Cherry Hinton and the attention to detail in the new properties is amazing. There is also the possibility of new homes being built in the East Barnwell Regeneration Project.

Update from Housing Officer (ND):

A letter was sent recently to all tenants on the estate about the tenancy audits which are taking place every Thursday afternoon. Items being picked up during conversations include

mould and damp concerns and security issues with the failure of the magnetic strips on the front doors of the flat blocks. ND has asked that this is looked at.

FB: If anyone else in the area wants to speak to Nacer on Thursday afternoons, feel free to speak with him. This is not exclusive to Council tenants.

There is an issue with items being dumped in the communal areas. ND confirmed details of the community day on Thursday 6th July, a large skip will be located on a parking space and residents are invited to clear out unwanted items.

Update from Regeneration Manager (AJ):

All residents at Ekin Road/Walk are encouraged to attend the Liaison Group meetings but we understand that not all are able or willing to attend. The team are considering holding drop in events at a local venue once a month – on a Thursday afternoon to tie in with Nacer's tenancy audit visits. This will start with a trial and could accommodate one-to-one discussions in a more private setting. We will confirm the details of the first session in a letter to all. If needed, we can also visit residents at their homes if that is preferred.

Resident: It would be good to have a space for questions to be asked, not in front of the rest of the group.

We are looking to update and restructure the Ekin Road website (ekinroad.co.uk) so it is easier to navigate. All are encouraged to take a look at the website and submit any comments or suggestions to the team.

Meeting closed – 7.30pm