

Welcome to our consultation, where we are showing you our proposals for Ekin Road and asking for your feedback.

Should the Ekin Road estate be fully redeveloped, alongside the nearby East Barnwell redevelopment, this would mean up to £100 million would be invested in Abbey, which could provide 275 new homes with over 70% council homes, create new jobs, support the local economy, and improve the lives of our community.



The Ekin Road estate is part of the council's wider programme of work across Cambridge to improve accommodation standards for people living in existing council homes; to build council homes to meet local need, and to address wider housing supply issues, including much-needed larger family homes.



Your views are important to us, so that we can consider them before making a final decision on Ekin Road.

Please have your say by filling in a feedback form here today, or by visiting the website [www.ekinroad.co.uk](http://www.ekinroad.co.uk) and letting us know your thoughts online.

Members of the project team are available today to discuss the proposals with you and answer any questions that you may have.

**Thank you for taking the time to come and take part in today's consultation.**

**Any questions?  
Get in touch**

Find out more by visiting [www.ekinroad.co.uk](http://www.ekinroad.co.uk)

The future of Ekin Road has been under discussion for a long time.

Many of the homes on Ekin Road are ageing and don't meet modern standards for living conditions. We have consulted the public throughout the process and are committed to engaging with you to make sure your voice is heard every step of the way.



### 2021

We started a review of the condition of the Ekin Road estate to understand the issues which are affecting leaseholders and tenants and look at the potential options for the future.

### 2022

We held an in-person event in June 2022 where we asked for your feedback. 112 people attended this event, and 63 people filled in a survey response. This survey asked residents of Ekin Road what they liked about where they lived, what they would change about where they lived, and their views on redevelopment.

### 2023

Options were further reviewed through 2023 by JLL.

A shortlist of options was presented at the council's Housing Scrutiny Committee in September 2023.

In late 2023, a survey was carried out, including door-to-door canvassing, further asking residents' views. 63 households responded to the survey, showing a majority in favour of redevelopment. This report is available on the website, or hard copies are available on request.

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## Stage One

JLL reviewed seven options ranging through minimal changes, refurbishment, partial redevelopment, or full redevelopment.

Three shortlisted options were identified, which were presented to residents and the Housing Scrutiny Committee in September 2023.

These were:

- Refurbishment
- Partial redevelopment (retaining some houses)
- Full redevelopment

## Stage Two

From September, JLL assessed each of these three options based on their potential economic, social, environmental, financial, and strategic benefits. Residents were asked their views on the options, their current homes and their general wellbeing in a survey.

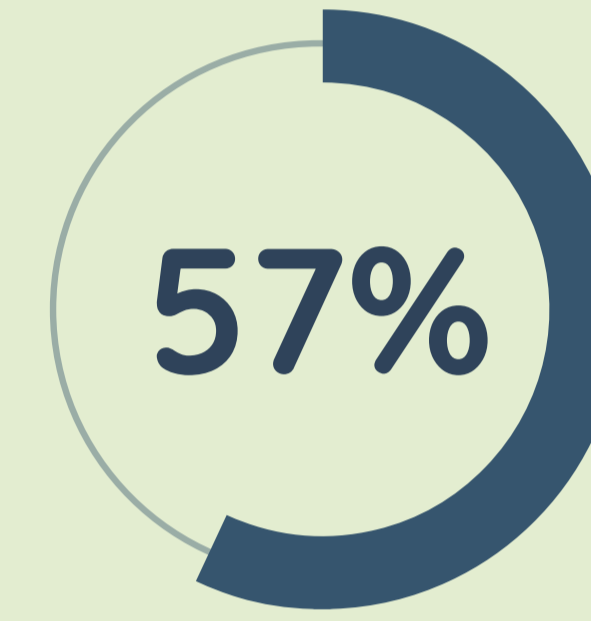
JLL's report notes that this option will offer significant long-term improvements. The highest number of additional homes can be created alongside providing the greatest improvement in the quality, accessibility, and safety of housing across the whole estate. JLL set out that alternative designs should be explored with a development partner should this option prove not to be financially viable for Cambridge City Council.

The report is available on:

[www.ekinroad.co.uk](http://www.ekinroad.co.uk)

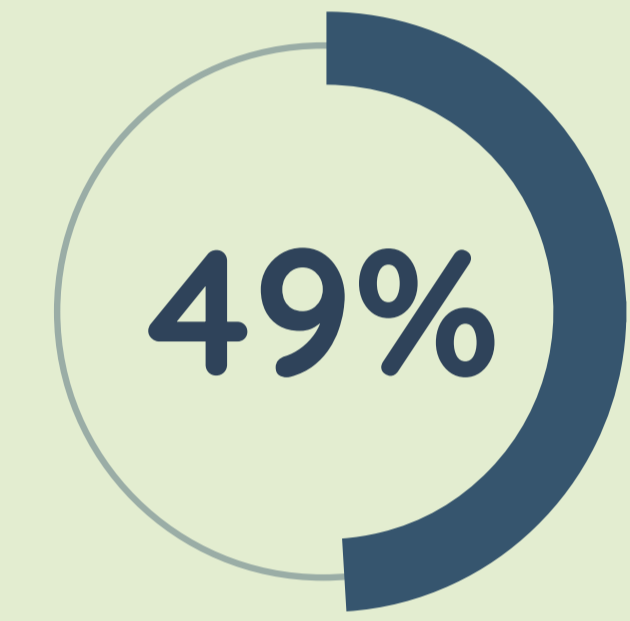
Hard copies are available on request.

### Residents' Feedback



57% of residents in favour of redeveloping Ekin Road

49% of residents in favour of full redevelopment



### Key issues affecting residents' wellbeing:

- Personal safety
- Mould
- Condensation
- Temperature issues

### Top priorities for residents:

- Improving sustainability
- Increasing the quality of accommodation
- Reducing crime and anti-social behaviour

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**The council does not believe that it is fair to residents' wellbeing to create delay and uncertainty. Therefore, we are consulting on our plans for Ekin Road now.**

The council needs to balance many competing interests, including reducing the financial risk to its budget; ensuring value for money for tenants and taxpayers; addressing the housing crisis in the City; ensuring reasonable living standards in council housing, and meeting net zero targets to combat climate change.

None of the options available to the council are financially risk-free, but the council takes its responsibility seriously to deliver the best housing outcomes for the people of Cambridge.

The challenge is how to proceed in a way that delivers high-quality, affordable homes for tenants, while being affordable to the council. The council is exploring a mixed-tenure scheme, including both affordable homes and those for market sale.

By addressing the shortage of 3-bed and 4-bed houses as well as providing a range of low-energy 1-bed and 2-bed flats, this would help meet housing need and create a balanced and mixed community across East Barnwell.

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## The current plans include:

- 22 x 1-bed
- 13 x 2-bed
- 91 x 3-bed
- 29 x 4-bed

Emerging Masterplan for Ekin Road

Having considered advice from public feedback and JLL's report, the council has developed a potential option for redeveloping the Ekin Road Estate, delivering a mix of affordable and market sale properties.

The design approach we are showing today would increase the number of 3- or 4-bed family homes compared to what is currently available on the estate. This would support people who are currently in overcrowded 1- or 2-bed flats to have opportunities to access larger family homes in the area. This may mean fewer but larger council homes, to meet housing need.

At least 5% of homes will be wheel chair adapted.

Below are images of the emerging designs, showing how the new development could look.



Artist's Impression of Ekin Road Street Scene

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Contact Cambridge City Council on  
[EkinRoad@cambridge.gov.uk](mailto:EkinRoad@cambridge.gov.uk)  
or ring 01223 457000



Artist's Impression of Public Open Space On Ekin Road



Artist's impression of Ekin Road - view from Wadloes Road

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**The council wants to see homes on Ekin Road that are modern and comfortable; easy and cheap to keep warm to address cost of living issues, and contribute to the City's climate change goals.**

The current homes on Ekin Road were built in the 1950s-1970s and do not meet the council's vision of being a net zero carbon council by 2030 and delivering sustainable housing.

This means that energy costs are higher for residents than they could be, and that they are contributing more carbon to the atmosphere than they could be.

During the recent survey, residents chose improving sustainability as their top priority for the Ekin Road Estate and made specific suggestions, such as improving insulation. Many are also experiencing problems relating to temperature control, mould, damp, and condensation.

New homes on Ekin Road would be more energy efficient and consideration would be taken to ensure the development has a net biodiversity gain, electric vehicle charging points and plenty of secure cycle storage meaning they contribute more to the City's efforts to combat climate change, and will be cheaper and easier to keep warm and comfortable for residents.

New homes could have features such as air source heat pumps; gas-free energy; reduced water usage, and improved insulation with a fabric first approach. These cannot be installed into the current properties on Ekin Road.

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The council is consulting now to understand your views on their proposals to redevelop Ekin Road.

Once this consultation finishes, you will have the opportunity to respond to the consultation and give your feedback until 3rd May. After this, feedback will be analysed and used to inform the final decision, which will be taken by the Housing Scrutiny Committee on 18th June.

Once a decision has been made, the council will need to apply for planning permission. This application will be dealt with exactly the same as any other planning application and is handled by a different part of the council.

If planning permission is granted, a process will begin where existing residents of Ekin Road are relocated off the site. From there, demolition and construction will be carried out to redevelop Ekin Road. This will follow a phased approach, meaning different parts of the site will be demolished and rebuilt at different times, the details of which are under review.

### TIMELINE

**November 2023**  
Resident Survey

**February 2024**  
JLL report and Council response published on 26th February

**March 2024 - May 2024**  
Consultation on emerging proposals

**3rd June 2024**  
Ekin Road Liaison Group Meeting

**18th June 2024**  
Housing Scrutiny Committee makes final decision

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## If an option is chosen that requires you to leave your home

It is often the case that people do not wish to move twice due to the general stresses of moving – alongside any potential impact on school location, getting to / from work etc. However, returning to the completed development is an option.

You will receive financial support to assist you in the moving process. This includes an initial payment of £1250 to cover your removal costs and a home-loss payment of £8,100 once you have moved into your new home.

If you have any questions or concerns about the relocation process, please speak to a member of the team, who will be able to direct you to more support.

Confidential appointments are available for residents on request at Mandela House or in their home or online. If residents would like to arrange a meeting in person or over the phone, please contact Andrew Johnson on:

 07563 421031

 [ekinroad@cambridge.gov.uk](mailto:ekinroad@cambridge.gov.uk)

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**If an option is chosen that requires you to leave your home, property owners' houses will be bought at the market rate.**

Financial support for leaseholders and freeholders includes a compensation payment in addition to the value of the property. This is 10% of the agreed market rate for resident property owners and 7.5% for non-resident property owners.

The Council will arrange for a market valuation to be made and you will have 2 weeks to decide if you would like to accept the offer.

Once a decision has been taken purchases can proceed subject to normal legal procedures. The Council seeks to work with leaseholders to resolve issues that arise.

The Council will seek as far as possible to purchase property through a process of mutual agreement. The use of a Compulsory Purchase Order is considered a last resort action only. There are important procedures and safeguards regarding the exercise of this power.

If you have any questions or concerns about the relocation process, please speak to a member of the team, who will be able to direct you to more support.

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