

# CRE

CAMBRIDGE ROAD ESTATE

REGENERATION

# Newsletter

Issue 3 - December 2016

## Consultation feedback



**Hello and welcome** to the third Cambridge Road Estate Regeneration newsletter.

Many thanks to all of you who participated in our recent consultation exercise. We are now in a position to feedback the main findings to you. Your views will be included in a report which will be presented to the Growth Committee meeting in the New Year 2017, when the council will make a decision on the preferred option(s) for the regeneration of the Cambridge Road Estate.

**First round of consultation and engagement with CRE residents:**

We consulted on the three shortlisted scenarios:

- **Option A** - Refurbish the 4 tower blocks and all other homes will be replaced with new homes that meet current space and design standards.
- **Option B** - Refurbish 2 of the tower blocks (Madingley and Brinkley) and all other homes will be replaced with new homes that meet current space and design standards.
- **Option C** - Replace all homes on the estate with new homes that meet current space and design standards.

We will continue to engage and consult with residents on the viability and quality measures of all the options and any changes, as we move into the next stage the Masterplanning stage.

**Get involved.**



#CRERegen

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**P2** Feedback, responses and engagement results

**P3** Current problems and residents aspirations

List of issues and aspirations raised and explanation how these could potentially be solved and achieved

**P4** Regeneration concerns and what happens next?

Residents issues, information on drop in sessions and timetable of next steps



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**KINGSTON**  
UPON THAMES

## Feedback - surveys and engagement



The online survey went live from the 3 September to the 28 October and the postal survey was sent out at the beginning of October to all residents. This was supplemented by a programme of door knocking at the end of October, where researchers called to all residents on the Cambridge Road Estate to ensure that each household had an opportunity to have its say.

We received 392 valid responses that were signed and not duplicated. This equates to a response rate of 44%. 73% of respondents were council tenants, 7% were freeholders and 9% leaseholders. 10% was a composition of business owners, private tenants and people who lived within close proximity of the estate. The remaining 1% did not respond about their status.

### The COUNCIL has made the following commitments to residents:

1. We will keep or re-provide the same number of homes for council tenants with a secure tenancy.
2. We will provide opportunities for leaseholders and freeholders living on the estate to move into one of the new homes.
3. We will offer market value for homes owned by leaseholders and freeholders if their properties are scheduled for redevelopment.
4. We will offer financial assistance to residents who need to move home in accordance with the Council's decant policies.
5. We will engage with all residents at all stages of the programme, discussing with them the next steps, the options if they need to move home and involving them in the design of new homes and the estates improvements.
6. We will support vulnerable tenants if they need to move home.

## Engagement results

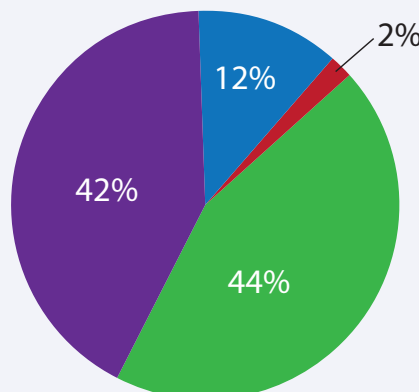


**80%** of respondents understood the information the council had given out about the regeneration options.

**48%** of stakeholders thought that estate regeneration will make a positive difference to their household.

**54%** of stakeholders thought that estate regeneration will have a positive impact on the Cambridge Road Estate.

Residents were asked to relate their thoughts on the 3 options presented. Where a preference for an option was stated, the results are illustrated here:



**12%** of respondents favoured option A, which is to refurbish all 4 towers and replace all other homes.

**2%** of respondents favoured option B, which is to refurbish 2 of the tower blocks (Madingley and Brinkley) and replace all other homes.

**44%** preferred option C, which was to replace all the homes on the estate.

- Option A
- Option B
- Option C
- No preference stated

# Resident feedback



We have outlined much of the feedback into three broad categories, summarised below: **Current issues**, **Residents aspirations** and **Regeneration concerns**.



## Current issues

You have expressed concerns about the following issues and how the council plan to address them.

Current issues - reported by you	Potential solutions - what we will do
<b>Dilapidated properties</b>	The council will continue to maintain homes once the timing of the programme is understood. The regeneration of the estate will deliver new improved homes for all residents.
<b>Crime</b>	As part of the transformation of the Cambridge Road Estate we will work with residents and the police to reduce crime through, better design, layout and increased lighting.
<b>Estate design</b>	Residents will be given an opportunity to tell us about their vision for the estate and they can be involved in realising that vision as the regeneration programme progresses.
<b>Parking</b>	We are currently doing a parking survey to analyse parking on the estate. The regeneration of the estate will be subject to national planning policy which determines parking provision.
<b>Layout</b>	Residents will be fully involved in the design of the estate, the new homes and public realm.



## Residents aspirations

You have told us that you wish to be involved in shaping the future of the estate and have stated that the following areas are important to you.

Current aspirations - expressed by you	Opportunities - to achieve this
<b>Better green spaces</b>	Residents will be involved in the design of the green or open spaces through the masterplanning process.
<b>Better community facilities</b>	Residents will be involved in the re- provision of community facilities through the masterplanning process.
<b>Improve the design</b>	Residents will be fully engaged in the design of the estate and the open spaces through the masterplan process.
<b>Provide improved better homes</b>	

We realise that this is an uncertain time for all residents and stakeholders of the Cambridge Road Estate and we will be working closely with you to support you and help alleviate some of these concerns throughout the programme.

## Regeneration concerns

Further concerns you have expressed include the following:

- Disruptions to **lives**
- Don't want to **move home**
- Don't want to **leave the estate**
- Need more **information**
- Refurbishment preference**
- Affordability of new homes**
- Overcrowding**
- Quality of new homes**
- Loss of **community**

### What happens next?

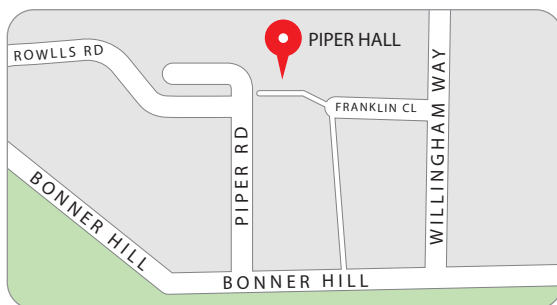
You are invited to attend our feedback sessions where you can talk to the Regeneration Team on the outcome of the first round of consultation. These feedback sessions will give you the opportunity to ask questions about the regeneration plans and what they mean to you.

**Both sessions will be at:**

Piper Hall, Piper Road,  
Kingston upon Thames KT1 3EX

**Session 1 – Saturday 3 December from 11am to 2pm** (Refreshment will be available on a first come first served basis)

**Session 2 – Tuesday 6 December from 6:30 pm to 8:30 pm**



### Frequently asked questions (FAQs)

We know that residents will have a lot of questions as we move through the regeneration process. We have produced a document of frequently asked

questions which you may find addresses some of your queries. You can access FAQs on our webpage or pick up a paper copy at the Housing Office 5-8 Tadlow, Washington Road, Kingston upon Thames KT1 3JL .

### Next steps:

In the new year we will continue to run drop-in sessions and hold regular surgeries on the estate. You will be sent regular updates on all forthcoming events and you can also get full details from our webpages [www.kingston.gov.uk/CRERegen](http://www.kingston.gov.uk/CRERegen).

### Next steps timetable:

- February /March 2017 – Growth Committee decision on the preferred option.
- Once a decision is made by the Growth Committee on the preferred option for the estate the regeneration team will produce a range of information documents for residents.
- We will hold regular surgeries on the estate for residents to meet with and talk to the Regeneration team.
- January 2017 – Working in partnership with the CRE steering group and residents, we will develop a programme of activities across 2017 to engage and involve residents throughout the masterplanning process. This programme will include workshops, visits to other estates and 'Design for Real' events.

We look forward to speaking to you soon at one of our events. If you cannot attend, please email any query you might have to [CRERegen@kingston.gov.uk](mailto:CRERegen@kingston.gov.uk)

Get involved.

