

# CRE

## CAMBRIDGE ROAD ESTATE

REGENERATION

# Transforming Cambridge Road Estate

**Hello and welcome** to this update about the regeneration of the Cambridge Road Estate. This update gives you information about the regeneration and where we've got to, and what this means for you.

## Summary of this update

The Council needs to improve its current homes for its existing residents and build new homes for those who will need them in the future. It agreed at a committee meeting in June 2015 that it would look at the regeneration of its housing estates, starting with Cambridge Road, to meet these objectives.

We have now completed initial work and shortlisted 3 options which would meet our objectives and we are asking the estate's residents to tell us what they think about them. We will be holding a series of drop in events from Saturday 3rd September to Wednesday 19th October. It is important that we hear your views so please do come along and meet us.

Have  
your say.



We started with 14 different options that looked at different parts of the estate. Following an examination of all these options some were rejected as they did not enable us to meet the requirements for a high quality regeneration scheme and we explain these requirements later on in this newsletter.

The 3 shortlisted options will enable us to keep or re-provide the same number of council homes currently on the estate. We can build more new homes, provide better council homes and make significant changes that will improve safety on the estate, the outdoor leisure and green areas and upgrade the community facilities.

# CREATE BIG IDEAS FOR THE FUTURE



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## Council commitments to Cambridge Road Residents

- We will keep or re-provide the same number of homes for council tenants with a secure tenancy
- We will provide opportunities for leaseholders and freeholders living on the estate to move into one of the new homes
- We will offer market value for homes owned by leaseholders and freeholders if their properties are scheduled for redevelopment
- We will support vulnerable tenants if they need to move home
- We will offer financial assistance to residents who need to move home in accordance with the council's decant policies

- 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 estate's improvements.

When the current round of resident engagement events are complete we will collect your views and provide feedback in December. Your views will be included in a report to the Growth Committee meeting in March 2017 when the council will decide on which regeneration options to take forward.

Details of how you can get more information, give us your views, and be involved are included in this newsletter.



## Regeneration – what is happening?

**We need to build new homes because Kingston is a place where people want to work and live and its population is growing. The council also wants to improve the homes it owns for existing residents and those needing council housing in the future. There is less funding available from the government for major improvement works and the council needs to look at other ways to meet costs.**

One way is to use the land that the Council owns to create better places to live, with additional homes of different types and tenures. Funding provided by selling new private homes could be used to fund the construction of new council homes and improvements to existing council homes. The regeneration of Cambridge Road Estate gives us the opportunity to provide high quality homes for the residents currently living on the estate and to build the new homes that Kingston needs.

We have now completed surveys and other initial work on the estate to find out whether we can upgrade the estate and the best ways of doing this. We knew that any major changes to the estate would be expensive and any scheme would

need to give us a way to pay for improved council housing. We want to make sure that council homes continue to be available on the estate.

The council has now prepared a set of three regeneration proposals that, to make the scheme affordable, all involve a sizeable increase in the number of new homes and substantial regeneration.

**Have your say.**





# Resident consultation



We have been looking at ways to provide more homes in the borough and give residents on Cambridge Road Estate better quality homes. We have done lots of work behind the scenes to explore how best to achieve this.

We now want to share with you the regeneration options we are considering and have arranged a number of drop-in sessions at different times and dates.

Overleaf tells you more about these options so you have this information before the sessions begin. **Please come along and speak to us directly at these events.** It would be good to meet you and answer your questions more fully and on a 1-1 basis.

## General Drop-ins (for all residents)

DATE/TIME	VENUE	EVENT
Sat 3rd Sept 12pm - 4pm	Green outside the Community Hub, Madingley House	CREst Fun Day
Wed 7th Sept 5pm - 8pm	FED meeting room (1 Tadlow)	General residents drop in
Sat 17th Sept 11am - 2.30pm	Piper Hall - Large Hall	General residents drop in
Wed 21st Sept 5pm - 8pm	FED meeting room (1 Tadlow)	General residents drop in
Sat 8th Oct 11am - 2.30pm	Piper Hall - Large Hall	General drop in
Wed 19th Oct 5pm - 8pm	FED meeting room (1 Tadlow)	General drop in

## Vulnerable and older residents

DATE/TIME	VENUE	EVENT
Tue 6th Sept 10am - 12pm	Piper Hall - Large Hall (with CREst)	Vulnerable and older persons drop in
Tue 20th Sept 10am - 12pm	Piper Hall - Large Hall (with CREst)	Vulnerable and older persons drop in
4th October 10am - 12pm	Piper Hall - Large Hall (with CREst)	Vulnerable and older persons drop in

## Other drop-in

DATE/TIME	VENUE	EVENT
Mon 12th Sept 5.30pm - 7.30pm	FED meeting room (1 Tadlow)	Young tenants drop in
Mon 10th Oct 3pm - 5pm	FED meeting room (1 Tadlow)	Non - resident stakeholders session

## English as a 2nd language drop-ins

DATE/TIME	VENUE	EVENT
Thu 15th Sept 5.30pm - 7.30pm	FED meeting room (1 Tadlow)	Bulgarian/Polish speakers drop in
Tue 20th Sept 5.30pm - 7.30pm	FED meeting room (1 Tadlow)	Somali/Arabic speakers drop in
Mon 26th Sep 5.30pm - 7.30pm	FED meeting room (1 Tadlow)	Chinese/Korean speakers drop in
Tue 27th Sept 5.30pm - 7.30pm	FED meeting room (1 Tadlow)	Tamil/Indian speakers drop in

# Choosing the 3 options

Over the past year we have been considering how we can meet our aspirations for Cambridge Road Estate. We have tested 14 different options to see which ones offer the best way to provide high quality and sustainable homes. The measures we tested against were:

- 1. Viability**  
How much the options would cost and whether those costs could be afforded
- 2. Quality of homes**  
How we could improve the condition and quality of homes on the estate in terms of space, internal layouts, quality of materials and current design guidance
- 3. Quality of environment**  
How we could improve the estate overall in terms of making it safe and secure and providing much better recreational and open space and community facilities
- 4. Impact on the wider area**  
What impact each option would have on the estate's relationship with the wider Kingston area, including links to public transport, access routes, open space and other amenities.

- 5. Additional homes**  
How to keep at least the same number of social rented council homes and provide additional homes for Kingston.

The options ranged from keeping some of the current homes and building some new ones through to fully redeveloping all homes. We used a traffic light system that showed how each option performed against these measures.

Red was poor, Amber was reasonable, Green was good, and Grey was marginal (or unlikely)

POOR	REASONABLE	GOOD	MARGINAL
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The options were all numbered as part of our feasibility work and the same numbers have been used within this newsletter.

## Shortlisted options

### Option A (No 7 of options considered)

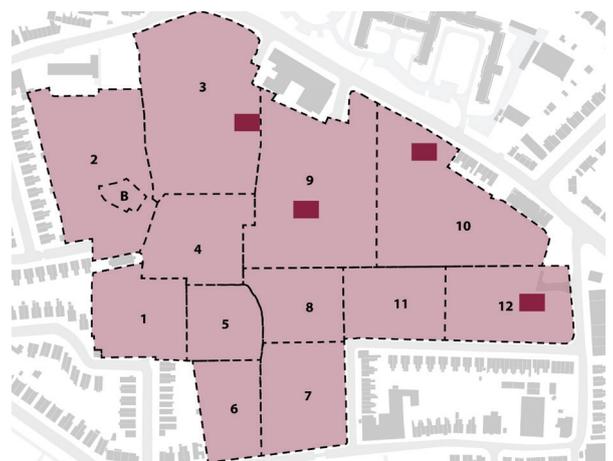
This option is affordable. We can refurbish the 4 tower blocks and all other homes will be replaced with new homes that meet current space and design standards.

With this option we can keep and re-provide the same number of council homes, provide 100 new low cost home ownership homes, and build an additional 1081 homes. This would provide a total of 1913 homes.

The estate would also benefit from a new design to make it safe and secure for residents, with the community facilities, open space and play areas replaced and significantly improved.

The new private housing would provide income from ground rents and the council is exploring whether this funding could be used, at least in part, towards supporting some of the estate's new community facilities. This option doesn't currently

have a positive impact on the wider area and this issue would need to be addressed if the option was taken forward to the next stage.



1	Viability	
2	Quality of homes	
3	Quality of environment	
4	Impact on wider area	
5	Additional homes	

# Shortlisted options

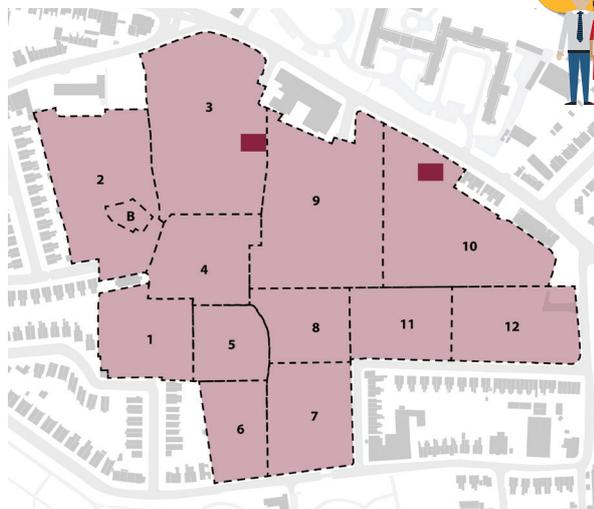


## Option B (No 8 of options considered)

This option is affordable. We can 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.

With this option we can keep and re-provide the same number of council homes, provide 100 new low cost home ownership homes and build an additional 1143 homes. This would provide a total of 1975 homes.

The estate would also benefit more widely from a new design to make it safe and secure for residents, with major improvements to the green spaces, community facilities and play areas. The new private housing would provide income from ground rents and the council is exploring whether this funding could be used, at least in part, towards supporting some of the estate's new community facilities.



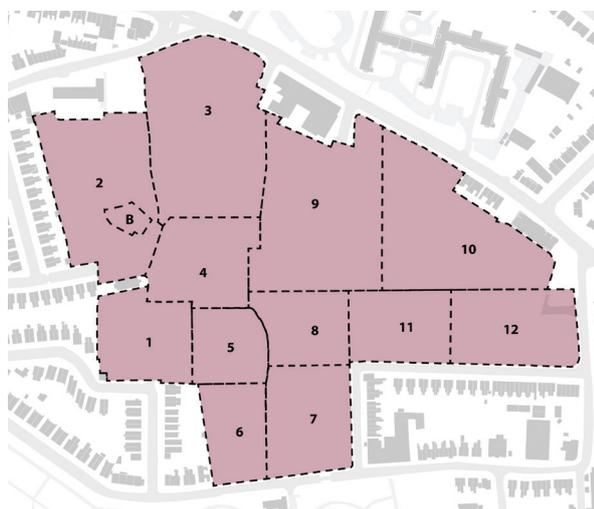
1	Viability	■
2	Quality of homes	■
3	Quality of environment	■
4	Impact on wider area	■
5	Additional Homes	■

## Option C (Option 10 of options considered)

This option is affordable. It will replace all homes on the estate with new homes that meet current space and design standards. With this option we can re-provide the same number of council homes, provide 100 new low cost home ownership homes and build an additional 1148 homes. This would provide a total of 1980 homes.

The estate would also benefit from a full redesign to enhance the overall environment including brand new homes, new green spaces, new play areas and upgraded community facilities, and it enables us to fully improve the issues of safety and security.

The new private housing would provide income from ground rents and the council is exploring whether this funding could be used, at least in part, towards supporting some of the estate's new community facilities.



1	Viability	■
2	Quality of homes	■
3	Quality of environment	■
4	Impact on wider area	■
5	Additional Homes	■

## Rejected options

Our initial work looked very early on at an option to keep all the existing homes and to try to provide additional new homes on the estate. Under this option only 100 new homes might be provided on the existing estate so this option didn't meet our need to provide enough much needed additional housing or provide the funding to improve the condition of the council's homes and the estate. This was not therefore one of the thirteen options further examined.

**4 of the options (1a, 1b, 2a, and 2b) tested as RED against each of the measures.**

These focused primarily on refurbishing up 336 homes, no improvements to the houses, and some redevelopment. In total these options would create between 1220 - 1332 homes in total on the estate.

	1a	1b	2a	2b
Viability	Red	Red	Red	Red
Quality of homes	Red	Red	Red	Red
Quality of environment	Red	Red	Red	Red
Impact on wider area	Red	Red	Red	Red
Additional homes	Red	Red	Red	Red

These options did not offer the number of homes or provide the better quality council homes that we need. There would be little change made to the estate's layout and the options weren't affordable as they could not fund the refurbishment of the remaining council homes or offer enough opportunities to provide quality homes and an improved environment. There would be no upgrade to the community facilities, green spaces and play areas.

**The remaining 9 options offered different outcomes. We discounted another 3 options (3, 4a, and 4b) as these tested RED AMBER, and GREY**

These options ranged between refurbishing just the tower blocks, retaining a smaller number of homes (without improvement), and redeveloping most homes, through to refurbishing 2 of the tower

blocks, keeping Ely Court and the Bull and Bush Hotel and redeveloping a larger number of homes.

	3	4a	4b
Viability	Grey	Grey	Grey
Quality of homes	Amber	Amber	Amber
Quality of environment	Amber	Amber	Amber
Impact on wider area	Red	Red	Red
Additional homes	Amber	Amber	Amber

We discounted these because although they had a reasonable chance of meeting some of our requirements, they weren't affordable as they could not fund the refurbishment of the remaining council homes or offer enough opportunities to provide quality homes and an improved environment. These limitations would have no real positive benefits to the look and feel of the surrounding local environment.

**We then discounted options 5, 6 and 9.**

These options offered a mix of keeping and refurbishing 2 tower blocks, keeping the Bull and Bush Hotel as a community centre and Ely Court and redeveloping all other homes.

	5	6	9
Viability	Grey	Grey	Grey
Quality of homes	Amber	Green	Green
Quality of environment	Amber	Green	Green
Impact on wider area	Green	Green	Green
Additional homes	Green	Green	Green

Although these options tested mainly (AMBER, GREEN and GREY) and offered the quality of homes and environment that we want to achieve, they too could not meet the full cost of the changes that are needed.



# Your questions and answers

## What does this all mean for you?

We realise that changes such as potentially moving home is difficult for many people. We also know that remaining on the estate is very important to many residents. Our commitments to residents living on Cambridge Road Estate and affected by the regeneration are on page 2 of this update.

## What if I can't get to the drop in sessions?

You can also give us your views and opinions on a survey which will be online from 3rd September.

You can find the online survey at [www.Kingston.gov.uk/CRERegen](http://www.Kingston.gov.uk/CRERegen)

We will also leave copies of the survey at the Housing Office, 5-8 Tadlow so you can complete a copy there or take it away and drop it back into the office.

There is more information about the options at [www.Kingston.gov.uk/CRERegen](http://www.Kingston.gov.uk/CRERegen)

## How can I get involved?

You can become a member of the **Cambridge Road Estate Community Network**. This is a group that doesn't attend formal meetings but helps us with community events, comments on information that we send through and comes along to activities that will run. To become a member please visit [www.Kingston.gov.uk/CRERegen](http://www.Kingston.gov.uk/CRERegen) and send us a message.

Once we have reported to the Growth Committee in March 2017 we will work with residents to begin the next stages of preparing a brief that will guide the design plans for the estate.

## What happens next?

Once these drop in sessions are over, we will collate everything that residents and other stakeholders have told us (we will continue to engage with residents throughout the programme.) Your views will be included within the report present to the Council's Growth Committee in March 2017 so it is important that you tell us what you think.

September-October 2016  
December 2016  
March 2017  
Spring 2017  
Spring 2018  
From summer 2018  
From early 2019

**Stakeholder and resident engagement on possible options**  
**Feedback results of engagement to stakeholders and residents**  
**Council decision on agreed preferred option**  
**Appointment of master planning design team**  
**Completion of masterplan**  
**Planning applications and permissions**  
**Start on site**



# CREATE BIG IDEAS FOR THE FUTURE

Have  
your say.



**Come to our drop-in sessions and complete our survey**

**All the option information and an online survey form can be found  
on Kingston Council website**

Have your say on the options by visiting our events, asking any questions you have and completing a survey form. If you can't come to any of the drop-ins and need to speak to someone you can telephone

the council's call centre on **020 8547 5000** or visit the Resident Services Office at 5-8 Tadlow House and someone will forward your queries to the appropriate person.

**CRE**

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