

Welcome to our Davy Road consultation event



We are currently reviewing the Davy Road estate and exploring options to ensure we can provide the highest possible standard of council homes. This includes exploring the potential for redevelopment.

The purpose of this residents' consultation is to outline why we are considering the option to redevelop the Davy Road estate, what this might look like and what it would mean for you.

Your feedback is important and will be fully considered as part of any recommendation that is made to the Council's Housing Scrutiny Committee.



Cambridge City Council housing aspirations



Cambridge City Council has a number of aspirations when it comes to its housing stock. The main aspirations include:

Address the housing shortage across Cambridge by building new high-quality council homes as well as delivering new community facilities, shops, parks and great places to live.

Review existing council owned homes and ensure all properties meet current fire and building regulations and where possible, make them more energy efficient so that heating bills are lower.

Make better use of the land the council owns so that we can have more and better homes for people.

Improve existing communities and the homes they live in to ensure new and existing residents are offered the same opportunities.

Deliver new homes which are sustainable, energy efficient and have lower heating bills.



Cambridge Investment Partnership



Cambridge Investment Partnership (CIP) is an equal partnership between Cambridge City Council and Hill Group.

The partnership seeks to utilise the skills and expertise of both partners to deliver high-quality new community facilities, business space and new homes to support local communities and economies.

So far CIP has supported the City Council in delivering new community centres, pre-schools and business space in local centres alongside more than 1,000 new homes across the city.

This includes 760 new council homes started on site or completed, with 368 now occupied by tenants.

CIP has achieved planning for 844 new council homes and committed £8 million worth of S106 money to local schools, parks, sports centres, NHS and The Chisholm Trail.

The partnership has a reputation for delivering high quality, environmentally sustainable new developments.



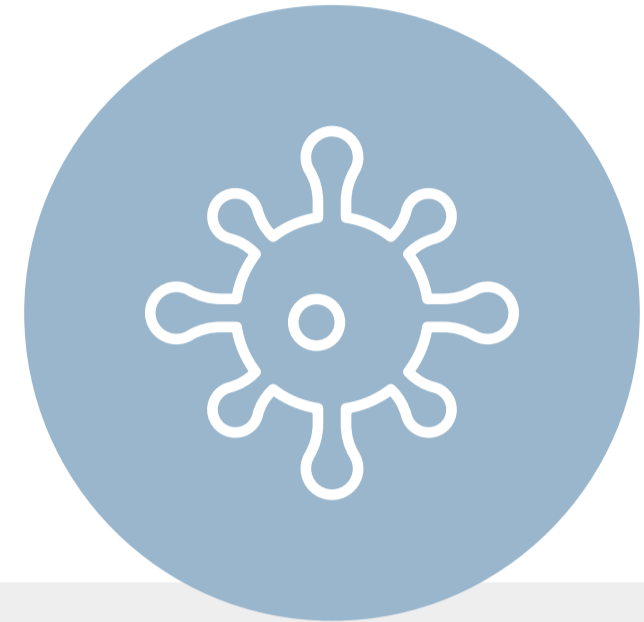
NEW CIP HOMES AT MILL ROAD



NEW CIP HOMES AT CROMWELL ROAD

Why we are considering redevelopment

It is important to take into account the condition of the existing estate.



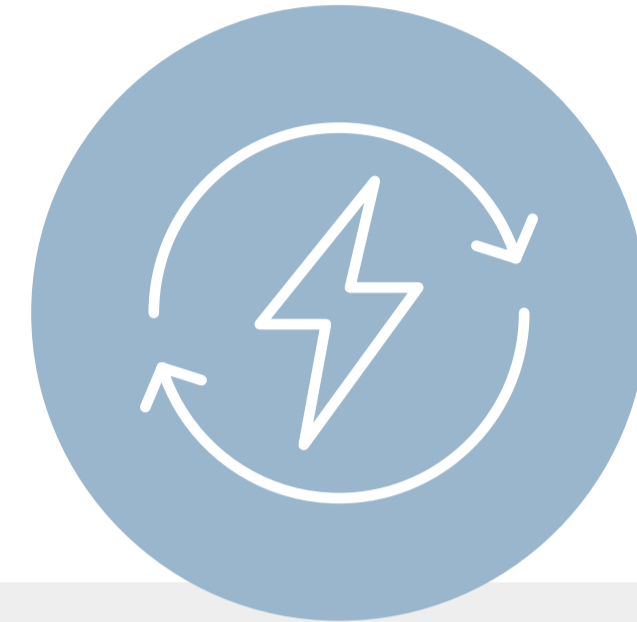
Damp and mould

Residents have reported damp, mould and mildew issues to the Council.



Rising long term maintenance costs

Significant works are required for the upkeep of the estate in the immediate and long term future.



Energy inefficient buildings

The existing buildings do not meet modern standards for energy efficiency.



Poor accessibility

Lack of level access, lifts and modern accessibility standards.



Condition of buildings

The Laing Easiform-type buildings are coming to the end of their design life.



EXISTING CONDITION OF DAVY ROAD

What does this mean for me?

If the redevelopment goes ahead it will involve a number of steps.

COUNCIL TENANTS

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

- Giving you the highest priority on Home-Link – this is known as emergency banding
- Aiming for a like-for-like move
- Paying you a Home-Loss Payment of £8,100 as compensation for having to move
- Having a dedicated team available to guide you through the moving process
- Providing you with an upfront payment of £1,250 to help with your moving costs

LEASEHOLDERS

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

- Paying you for the market value of your property
- Providing compensation for having to move (this is an extra payment equal to 10% of the market value of your property for resident leaseholders, and 7.5% for non-resident leaseholders)
- Helping you in your property search and providing guidance through the moving process
- Providing assistance with payment of your moving costs, including legal fees and stamp duty land tax

Next steps

We want to get your feedback as residents of Davy Road.

These exhibition boards are available from today on our website so you can access the information at any time. If you haven't done so already, please provide us with your feedback on our survey, which you can do here today. The survey will close on August 2nd.

www.davyroad.co.uk

You can contact the Council at any point to ask questions or express your views.

If you would like to get in touch, please:

Email - davy.road@cambridge.gov.uk

Call Nikki Vasilaki, Regeneration Officer - **07749 588 689**

INDICATIVE TIMELINE



Scan me to visit our consultation website



YOU CAN GET IN TOUCH AT:

DAVY.ROAD@CAMBRIDGE.GOV.UK

