

Cambridge City Council

Housing Scrutiny Committee

Date: Tuesday, 19 September 2023

Time: 5.30 pm

Venue: Council Chamber, The Guildhall, Market Square, Cambridge, CB2 3QJ [access the building via Peashill entrance]

Contact: democratic.services@cambridge.gov.uk, tel:01223 457000

Agenda

- 1 Apologies
- 2 Declarations of Interest
- 3 Minutes (Pages 7 - 22)
- 4 Petition - Protect the residents of Ekin Road estate
A petition has been received containing over 50 valid signatures stating the following:

Statement:

We the undersigned petition the council revise its approach to the Ekin Road development project, in order to properly assess the impact of the current proposal options on the wellbeing of its current residents.

Justification:

After two very difficult years of covid lockdowns and restrictions, and now a significant cost-of-living crisis, many residents of the Ekin Road estate are already suffering immensely. The Council must understand this suffering, and whether any of the proposals for the estate will further damage the wellbeing of residents, BEFORE proceeding with any other development investigation. The health and wellbeing of residents should not come second to administrative matters such as planning permission or financing of the project. We are not here to serve our Council; our Council is here to serve us, the people of Cambridge.

In light of this, and in reference to the options presented to residents in March 2023 (a summary of which can be found at <https://ekinroad.co.uk/wp-content/uploads/2023/03/Meeting-presentation-March.pdf>), we ask that the Council carry out the following:

1. To urgently review the current proposals for the development of the Ekin Road estate on the basis that there has still been no study carried out on the impact of such proposals on the wellbeing and mental health of all residents concerned.
2. To conduct a full and comprehensive study of all estate residents to ascertain what harms or benefits will come to them as a result of each proposal for the estate, before any further investigative work is carried out.
3. To temporarily shelve all proposals that involve the demolition of any structures on the estate and instead fully investigate refurbishment options first and foremost. This is on the basis that most demolition proposals involve the complete, unnecessary, and wanton destruction of perfectly good family homes which residents, some of whom have lived there for more than 60 years, have no desire to leave.

It is the view of the undersigned that the Council might consider dismissing altogether any proposals for the Ekin Road estate that involve the destruction of any semi-detached family homes, as several would either need to be forcibly acquired from freeholders who strongly oppose any such acquisition, or involve the eviction of long-term council tenants who strongly oppose losing their homes.

The petition organiser will be given 5 minutes to present the petition at the meeting and the petition will then be discussed by Councillors for a maximum of 15 minutes.

5 Public Questions

Part 2: To be taken by the Chair of the Committee

Decisions for the Executive Councillor for Housing and Homelessness

- 6 Update on Options Appraisal work At Ekin Road (Pages 23 -
Estate 100)

Part 1: To be chaired by Vice Chair (Tenant/Leaseholder Representative)

Decisions for the Executive Councillor for Housing and Homelessness

- 7 Compliance Report (Pages 101 -
108)
- 8 Local Government & Social Care Ombudsman (Pages 109 -

Part 2: To be taken by the Chair of the Committee**Decisions for the Executive Councillor for Housing and Homelessness**

- 9 Update on New Build Council Housing Delivery (Pages 113 - 136)
- 10 Update Report on Development Scheme at Fanshawe Road (Pages 137 - 198)
Appendices 1 and 2 to the report relates to information which following a public interest test the public is likely to be excluded by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972
- 11 Report on Proposed Section 106 Housing Acquisition (Pages 199 - 208)
- 12 Rooftop Development With Associated Retrofit to High Efficiency Standards (Pages 209 - 222)
- 13 To Note Decision Taken by the Executive Councillor for Housing and Homelessness
- 13a Local Authority Housing Fund Refugee Scheme Round 2 – Approval to deliver 2ND round humanitarian scheme accommodation through the 2022-32 new build housing programme, partly funded by Central Government (Pages 223 - 238)

Housing Scrutiny Committee Members: Pounds (Chair), Robertson (Vice-Chair), Griffin, Holloway, Lee, Martinelli, Thittala Varkey, Tong and Wade

Alternates: Bennett, Levien, Porrer and Swift

Tenants and Leaseholders: Christabella Amiteye (Tenant Representative), Diane Best (Leaseholder Representative), Mandy Powell-Hardy (Tenant Representative) and Diana Minns (Tenant Representative)

Executive Councillors: Bird (Executive Councillor for Housing and Homelessness)

Information for the public

The public may record (e.g. film, audio, tweet, blog) meetings which are open to the public.

For full information about committee meetings, committee reports, councillors and the democratic process:

- Website: <http://democracy.cambridge.gov.uk>
- Email: democratic.services@cambridge.gov.uk
- Phone: 01223 457000

This Meeting will be live streamed to the Council's YouTube page. You can watch proceedings on the livestream or attend the meeting in person.

Those wishing to address the meeting will be able to do so virtually via Microsoft Teams, or by attending to speak in person. You must contact Democratic Services democratic.services@cambridge.gov.uk by 12 noon two working days before the meeting.

Housing Scrutiny Committee

Terms of Reference

A. Overview and scrutiny of the strategic and other housing functions for which the Executive Councillor for Housing is responsible, including responsibility for the development of housing strategies and policies, tackling homelessness, the Council's housing responsibilities with regard to the private rented sector, bringing vacant homes back into use, the development of new homes and partnership working with other housing providers.

B. Overview and scrutiny of functions relating to the management of the Council's housing stock.
C. To be the main discussion forum between the Council, its tenants and its leaseholders for all matters relating to the landlord function of Cambridge City Council.
Membership
City Councillors (Such number as shall be decided by the Council from time to time)
Six elected tenants and leaseholders of Cambridge City Council of whom at least five shall be tenants of Cambridge City Council.
Appointment of tenant and leaseholder members
Tenant and leaseholder members shall be co-opted by the Scrutiny Committee following the procedure for election set out in the Overview and Scrutiny Procedure Rules in Part 4E.
Voting
Tenant and leaseholder members are voting members in respect of matters concerning the management of the Council's housing stock (Part 1 of the agenda.) Tenant and leaseholder members may contribute to discussion of other matters (Part 2 of the agenda) but shall not have a vote.
Appointment of Chair
The Chair of the Scrutiny Committee shall be appointed by the Council and be a councillor and shall chair Part 2. The Vice-chair shall be nominated by the elected tenants and leaseholders and shall chair Part 1 if present. If the Chair or Vice-chair is not present, a councillor shall be appointed as the Vice-chair for that meeting.
Other matters relating to elected tenants and leaseholders
These are set out in the Overview and Scrutiny Procedure Rules in Part 4E. They include information about the roles, responsibilities and training of tenant and leaseholder representatives, expenses and allowances, and the circumstances in which they may cease to be members of the Committee.