

## Public Questions for Housing Scrutiny Committee – 4 February 2025

### Question 1

With regard to the Final Survey Report published on 8<sup>th</sup> August 2024 which sought the views of residents at Davy Road about Cambridge City Council's proposal to redevelop their homes, it seems that the Council were satisfied when they received 15 responses from the 42 households. According to the Council's Assistant Director of Development at the most recent Housing Scrutiny meeting, held in September, 36% (just over a third of residents) is "a reasonable response rate". This is significantly less than half of the Davy Road residents. In our view this falls well short of being a reasonable response rate. We feel that to accurately represent the views of residents, given that these findings are used to inform the Council's decision as to whether to develop a site or not, the majority of views should be gathered at the very least.

This was a postal survey posted through the letterboxes at Davy Road and given out at in-person consultations. Due to work commitments some residents could not attend these consultations. We feel a face-to-face survey would have been more worthwhile and would have ensured a better response rate.

The council survey chose to focus more on the problems with living at Davy Road. For example, it found that 12 responses indicated experience of anti-social behaviour (ASB) issues. At the Housing Scrutiny meeting in question, when councillors were called upon to vote on the proposed redevelopment, the Executive Councillor took this finding to mean that 100% of respondents think Davy Road has an ASB problem. This is a profoundly misleading inference. Looking at the council survey, only 12 households at Davy Road (out of a possible 42) responded to this question and indicated that there was an ASB issue at Davy Road. By contrast, our survey, conducted face-to-face with 25 households from October 2024 to January 2025, found that only 7 out of these 25 households reported anti-social behaviour at Davy Road. We would conclude from this that just over a quarter of residents think that there is an anti-social behaviour problem at Davy Road.

Could the Executive Councillor for Housing please describe how:

1. the Council could conduct better surveys so as to ensure that each and every household is encouraged and supported to give their views about the possible demolition of their homes?
2. the Council could report more accurately on what residents have said by indicating how many were surveyed, so that the Housing Scrutiny Committee can be reliably informed before voting to approve a development?

Question 2 – Submitted on behalf of the Save Ekin Road Community Group

We are the Save Ekin Road community group, and we are writing to you regarding Cambridge City Council's plans for Ekin Road. We are a group of council tenants and freehold residents living on Ekin Road. We seek an update from you regarding the Ekin Road project, and the status of the estate.

**Question 1:**

How many current, unresolved cases of damp and mould are there in occupied Council-owned dwellings on the Ekin estate, including Ekin Road, Ekin Walk, and Ekin Close. If there are any such cases, how long does the Council envisage it might take to either resolve these, or rehouse the residents?

**Question 2:**

How many Council-owned dwellings on the Ekin estate are currently unoccupied, and how is the Council planning to secure these dwellings and manage the estate as it becomes progressively more vacant over time?

**Question 3:**

We note that in Agenda Item 10 of this meeting, on page 50, it states that there are 19 dwellings due for retrofitting on Ekin Road. Given there are only 7 Council-owned dwellings on Ekin Road being retained in the project, this presumably implies that the Council will be retrofitting dwellings due for demolition. Which dwelling types are these (flat, bungalow, house), what sort of retrofitting will be occurring between now and the demolition of those dwellings, and when will it occur?

**Question 4:**

When will residents be shown the final design plans for the Ekin Road redevelopment, and will those final plans be brought back to the Housing Scrutiny Committee for approval before being submitted for planning permission?

**Question 5:**

Can the Council confirm whether the 6 houses in the north-east corner of the estate (odd numbers 13-23 inclusive) will definitely be part of the redevelopment? If so, we wish to express our continued opposition to the demolition of those 6 houses, due to extreme upheaval it will cause to the longstanding Council tenants living there.