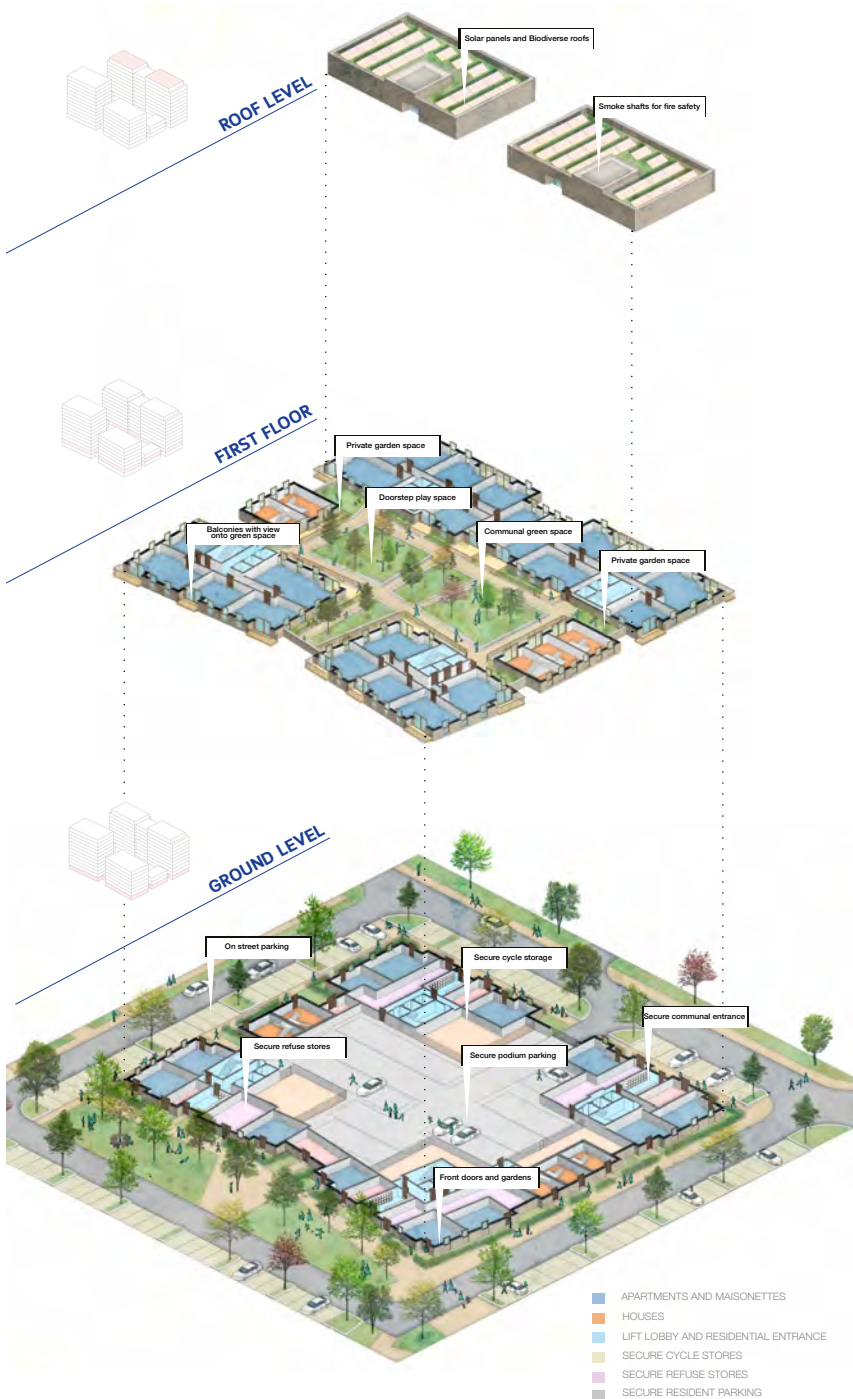


YOUR NEW BUILDING

CRE

PUBLIC EXHIBITION
FEBRUARY 2020



Solar panels and biodiverse roofs



Biodiverse green roofs to create wildlife habitat
Solar panels will be located on the tallest buildings



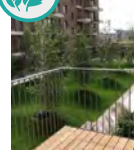
Communal play and green space & private gardens



Houses and 1st floor homes facing the communal green space will have private garden space at podium level



Private balconies with view onto green space



All homes will have either a balcony, terrace or garden overlooking green space.



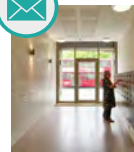
Individual front doors to houses



Houses will have front doors accessed directly at street level



Secure communal entrances



Secure lobbies with key fob access



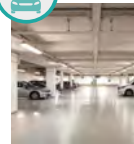
Cycle and refuse storage



Cycles and refuse are stored securely within the building



On-street and secure podium parking



Secure podium parking is accessed via internal lobbies

- APARTMENTS AND MAISONNETTES
- HOUSES
- LIFT LOBBY AND RESIDENTIAL ENTRANCE
- SECURE CYCLE STORES
- SECURE REFUSE STORES
- SECURE RESIDENT PARKING

COMMUNITY SPACE FOR ALL

CRE

PUBLIC EXHIBITION
FEBRUARY 2020



OUTDOOR SPORT FACILITIES



COMMUNITY CAFE AND KITCHEN



SPACE TO MEET AND SOCIALISE



READING SPACES AND IT FACILITIES



PLAY AREAS



RETAINING MADINGLEY'S EXISTING TREES



LARGE FLEXIBLE SPACES



**We will continue to listen
and work with you...**
Tell us what you think.

7.6. APPENDIX 5 - COMMUNITY SHOWROOM BOARDS



ACCESSIBILITY IN THE NEW HOMES

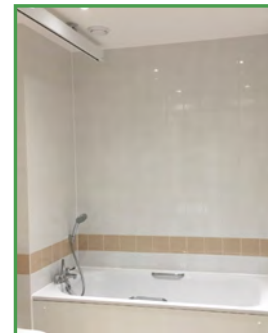
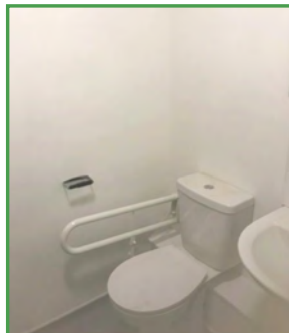
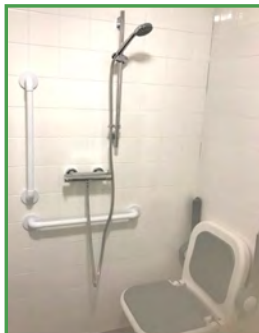
You said...

That you would like to see and understand how the bathrooms can be adapted to meet your specific needs.

If you need your bathroom adapted as a disabled person the Occupational Therapist will carry out an assessment to see what adaptations you may need to help you to live independently.

Examples of accessible bathrooms

Countryside has great experience in delivering accessible homes to meet the needs of residents. Below are some examples of new adaptable bathrooms from other Countryside projects.



7.7. APPENDIX - COUNCIL'S STATEMENT



Guildhall 2
High Street
Kingston upon Thames
KT1 1EU

24 February 2020

Dear Resident

The future of Cambridge Road Estate — you decide

Firstly, can I say that I am sorry about having to write to you because I know many of you will be fed up with receiving letters and leaflets through your doors. I felt that I had to because I am aware that information is being sent to you by some people who do not live on the estate, and which is simply untrue.

I am a former council tenant and I have dedicated much of my life to helping individuals and families secure a nice home. As chief executive at Kingston Council, I am passionate about improving the lives of all our communities.

The Landlord Offer contains all of the facts you need to know.

Kingston Council has been given extra funding from the Mayor of London at the Greater London Authority (GLA) to allow the changes many of you have told us you want to see take place. But this all depends on whether the majority of residents vote 'yes'. This funding is not for refurbishment, it is only for new homes built through regeneration, so we do not want to miss this opportunity. The money from the GLA may not be available again.

What you see in the Landlord Offer is exactly what will happen if you vote 'yes' in the ballot. If we don't deliver we may lose the funding.

That's why the Landlord Offer is such an important document — the Landlord Offer is the Council's offer to you — and your vote matters.

You will shortly receive your ballot paper to vote in the CRE regeneration ballot. You can vote as soon as your pack arrives if you wish. If you vote 'yes', we will:

- Keep all our residents on the estate in a new home unless they wish to move.
- Work to try and ensure those in temporary accommodation are housed permanently.
- Tackle overcrowding.
- Keep your rent the same unless you move to a bigger property.
- Allow residents to move with their pets to a new home on the estate.

In addition, there will be a better chance of reducing crime and unemployment as well as improving the health of you and your family for years to come. The local Police also back a 'yes' vote.

If you have any questions — any questions at all — please get in touch with my team at the Tadlow Hub, opposite Piper Hall. You can reach them by FREEPHONE 0800 304 76 33 and by email to creregen@kingston.gov.uk. Or, if you would prefer independent advice, please contact on FREEPHONE 0800 317 066 and by email to info@ppcr.org.uk.

Voting 'yes' to new homes can help with making the changes you deserve and improve life on the estate for you, your children, friends and neighbours. Vote 'yes' for a better Cambridge Road Estate.

Yours sincerely



Ian Thomas CBE
Chief Executive
Royal Borough of Kingston upon Thames

7.8. APPENDIX - CRE JOURNEY MAP LETTER



5–8 Tadlow House
Washington Road
KT1 3JL

<<NAME>>
<<ADDRESS 1>>
<<ADDRESS 2>>
<<ADDRESS 3>>

16 July 2020

Dear <<NAME>>

We hope that you are well.

Following the successful ballot in March of this year, the Regeneration Team has been working on the next steps in the regeneration programme. We know that your home and community are important to you so we are writing to let you know more about what will happen next and how you can stay involved and updated.

On the other side of this letter, you will find a *journey map* which shows you the key steps from the ballot back in March to the start of construction work on the CRE. At each step, we will provide you with information. At specific times, we will also ask you to provide us with some feedback.

It will be really important for you to **keep informed about these next steps**. Please:

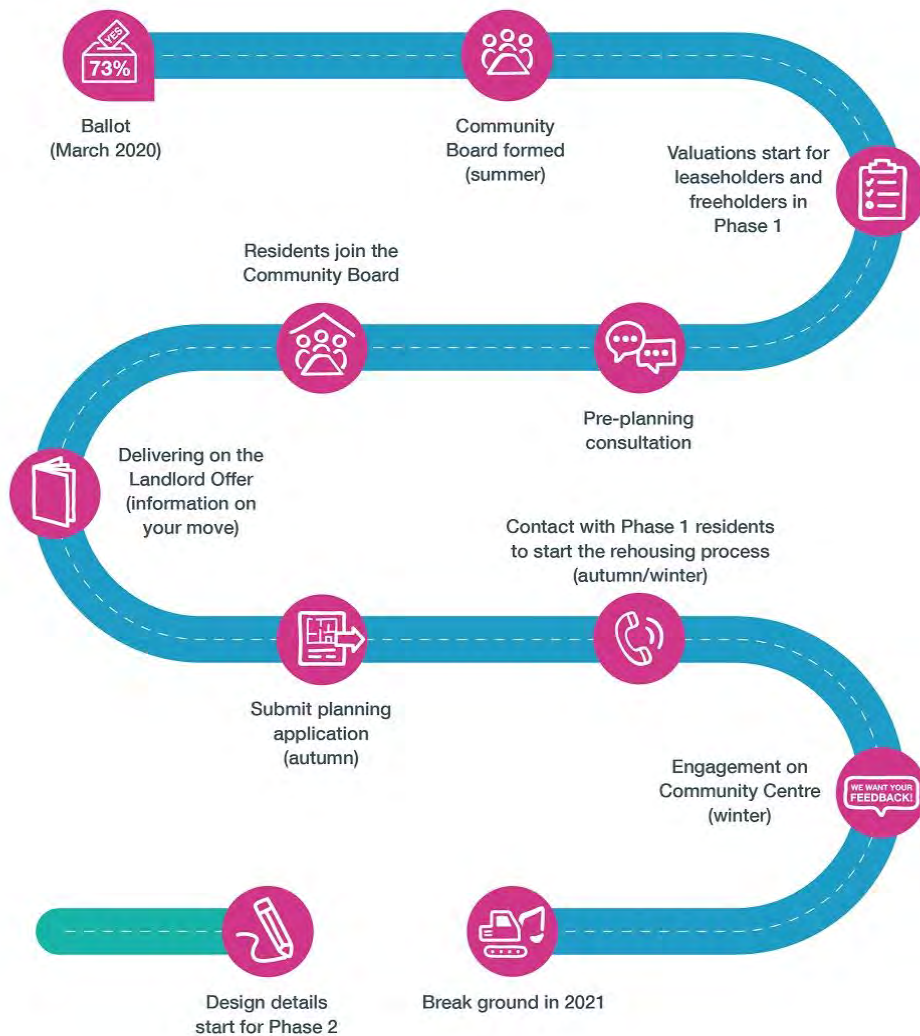
- Register your mobile phone number — we can text important updates and opportunities for you to send us feedback. Register at cambridgeroadestate.com (Sign Up page). Or, let us know if you'd like to be kept updated by another means.
- Get in touch if you have any questions. The Regen Team can be contacted by email at creregen@kingston.gov.uk or telephone at **FREEPHONE 0800 304 7633**.

Lastly, there will be a **Community Board**, a membership group made up of residents and local councillors, who will work together to represent the community throughout the regeneration programme. Board members will provide ideas and feedback, review proposals and policies, ask questions, as well as oversee a Community Chest for community projects. This will ensure that the regeneration programme is successful, delivering more than just bricks and mortar for residents. Please see the **leaflet with this letter** and consider if you would like to join the Community Board.

While we are not in our offices at the moment, if you would like to discuss the regeneration, we're only a call or email away — **please get in touch if you have any questions**.

Yours sincerely,
CRE Regen Team

CRE Regeneration Journey Map (Phase 1)



Ongoing repairs, maintenance, and community projects will continue throughout this process.



7.9. APPENDIX - THE LANDLORD OFFER

THE LANDLORD OFFER

Building The Future Together

**YOUR
CRE**
CAMBRIDGE ROAD ESTATE

February 2020



Vote Yes

For a better
Cambridge
Road Estate

YES

Your CRE. Your future. You decide.

www.cambridgeroadestate.com





THE LANDLORD OFFER

Contents

- 04 A new Cambridge Road Estate
- 06 What did you tell us?
- 08 What will the new neighbourhood be like?
- 10 Hawks Road clinic site
- 11 A community centre and public spaces
- 12 Your new home
- 16 Making your new home your own
- 18 Safety and security
- 20 Money matters
- 22 How we will support you
- 24 The landlord offer
- 26 The offer - secure council tenants
- 28 The offer - housing association tenants
- 30 The offer - freeholders and leaseholders
- 32 The offer - temporary accommodation residents
- 33 The offer - tenants renting from a private landlord
- 34 The ballot question
- 35 What it means for you
- 36 The ballot
- 37 The voting process
- 38 What happens after the ballot?
- 39 A big thank you

We have an opportunity to build a better Cambridge Road Estate.

We have sent this booklet to you because you have a vote in the Residents' Ballot which will decide the future of the Cambridge Road Estate.

This is your Landlord Offer from Kingston Council. On the following pages, you'll find all the information you need to help you make your decision.

We've worked with you to help us understand what matters to you. What you told us has helped shape the ideas and plans for a new estate - regeneration is the best way to make this happen.

If you want regeneration to go ahead, vote 'YES' in the ballot. You'll receive your ballot papers separately. They will be sent out on Monday 24 February and you will have up until Wednesday 18 March 2020 (3 weeks) to cast your vote.



Difficulty reading this document?



If you have difficulty reading this document because of a disability or because English is not your first language, we can help you. Please call our helpline on Freephone 0800 304 7633 or ask someone to call on your behalf.

4 | Building The Future Together

A NEW CAMBRIDGE ROAD ESTATE



Artist's impression showing new streets and homes



Ian Thomas CBE
Chief Executive,
Royal Borough of
Kingston upon
Thames

Dear resident,

I write to you as a former council tenant and a man who has spent most of his life helping families. This includes working with people from different backgrounds and all walks of life. I believe that having somewhere safe and decent to live is a basic right for everyone and in my time at a number of councils and Shelter, I have worked alongside others to help thousands of families secure a nice home.

I know Cambridge Road Estate (CRE for short) is your home and many will have fond memories of growing up here. However, as lots of you have told us, the place is now in a very poor

condition. The way the homes are arranged makes life easier for criminals and this is why crime rates on CRE are the highest in Kingston. There's a link between poor housing and poor health. Unemployment is high and community facilities are poor. But where you live doesn't have to be like this.

Voting YES to new homes can help with making the changes you deserve and improve life on the estate for you and your children. A YES vote will ensure you and your family get a brand new home and a safer place to live - the Police are working with us on the design of the new estate to reduce crime. There will be more green spaces

for you to use, which the NHS say will help you live healthier for longer. There will be apprenticeships and jobs for local residents and new community facilities, including a brand new youth service.

A YES vote will deliver all the things I have described. So, please vote YES if you want these changes to happen.

Both me and my team are passionate about the redevelopment of CRE because we believe that thousands of people will benefit, for years to come.

Vote Yes
For a better
Cambridge
Road Estate



Mary Hughes
Resident

"I've lived on the estate for 33 years. We sit outside and chat with neighbours in the summer. That's nice.

You see some kids playing out in the summer on the green but they haven't got anything to go to. It isn't as friendly for children and families as it could be.

The idea of the whole area being new is great. All of the flats are getting old and need an awful lot of work done to them.

We're having to spend quite a bit on heating the place and it's not that warm. A warmer home that's easier to heat would be really nice. It's going to be so exciting if this all happens."



Cllr Liz Green
Leader of the Council

I stood to be a councillor because I wanted to help improve people's lives.

17 years on, that is why I am still going. I see the opportunity to rebuild the Cambridge Road Estate as a major way to increase residents' standard of living. I got into politics to help people, and I would not be advocating for this scheme if I thought it would make anyone worse off.

All our residents deserve the best homes and I don't believe those living on the estate currently have that. The layout of the estate gives poor outdoor space and makes criminal activity easier. You do not have to put up with this!

You have made your house or flat your home, and I understand the worries about upheaval, but to get the warm, safe and quality homes you deserve a complete rebuild is the only option. Refurbishment cannot address the fundamental problems with the buildings and design of the space.

We are a community in Kingston and we value you as part of that. We do not want to see you leave Kingston - the vast majority of residents will move straight into their new home on the estate and for the few that do need to move temporarily, homes will be local. This booklet will give you all the details of how we will help you with moving.

Rebuilding the estate also gives us an opportunity to increase the number of council rent homes. This means we can help more people on our waiting list with a secure home.

I urge all residents to vote YES in the ballot. Vote YES so we can give you the quality homes you deserve. Vote YES to help those waiting on our housing lists. Vote YES to help those currently overcrowded. Vote YES so we can work with Police to design out crime. Vote YES to get great open spaces for adults and children. Vote YES and I promise we will continue to work with you to make Cambridge Road Estate the best place to live.

5

WHAT DID YOU TELL US?

Listening to you, we've come up with plans to build better homes and a safer neighbourhood.



Life has changed and, as you told us, it's time your homes did too

Without a 'YES' vote, regeneration won't go ahead

You told us:

- Some households are overcrowded
- Homes need improvements
- You want a community centre suitable for all ages and interests
- Some of you feel unsafe and there is a fear of crime
- You want safer gardens, open spaces and streets
- Residents with cars need more secure, priority parking spaces
- Lifts need to be much more reliable
- You want traffic calming to make the roads safer
- You want spaces, streets and homes that are accessible to those with mobility issues

How many residents have been involved so far?

- > 532 came to fun days, exhibitions or the Tadow Hub
- > 863 met our housing team to find out more
- > 930 individual residents have helped to shape the masterplan



Jo Farrar
CEO, Kingston Hospital

The Cambridge Road Estate is the most disadvantaged area of the Borough of Kingston upon Thames and within the 20% most deprived areas of England. The close link between social inequality and disparity in health outcomes is well documented.

We are supportive of this plan to regenerate homes as the proposed development has the potential to significantly improve the physical and emotional health, well-being and resilience of local residents. In particular, for those currently living in poor quality accommodation, and for those living with long term health conditions. As the Chief Executive of Kingston Hospital, I am committed to improving the health of the population we serve. I welcome the proposed development of the Cambridge Road Estate.



Gerry O'Sullivan
Resident

"I've lived on the estate for 44 years and remember the day I moved in. I've had many happy times and got to know so many people. I like to look after my place and do my best to maintain the hanging baskets."

"I'm looking forward to a comfortable space. There's quite a lot of open spaces in the designs and they look really good. The planting and seating areas are really nice."

"I've been to lots of the regeneration events and given my opinions about the designs. I go to them all. The quality of the new homes is really important and they've provided key information on things like rents. They've been very helpful. I've seen the plans and looking forward to what could be."

This has been a team effort and your input has been really valuable. If there is a majority 'YES' vote from residents, it will be your ideas and inspiration that will shape the future of Cambridge Road Estate.

You helped us with the proposed layout of new homes and made sure we got the details just right. You said that you liked the ideas for new green areas, safer streets and family-friendly spaces.

We've also worked with architects, developers, the Greater London Authority (GLA), the police and the Safer Neighbourhood Team.

You told us how important it is to keep the sense of community that you have on the estate. That's why the plans for new homes prioritise keeping that.

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WHAT WILL THE NEW NEIGHBOURHOOD BE LIKE?

You told us:

- > You want spaces, streets and homes that are accessible to those with mobility issues
- > Residents with cars need more secure, priority parking spaces
- > You want traffic calming to make the roads safer

The designs on the following pages are what you will be voting for in the Residents' Ballot.

Regeneration gives us the opportunity to design a neighbourhood with a much-improved layout. This means easier access and greater security. New pathways and public spaces have been designed to be more

pedestrian-friendly. All new homes will have step-free access to front doors and building entrances. Each block will have at least two CCTV-monitored lifts, designed with room for wheelchairs, pushchairs, moving furniture and carrying shopping.

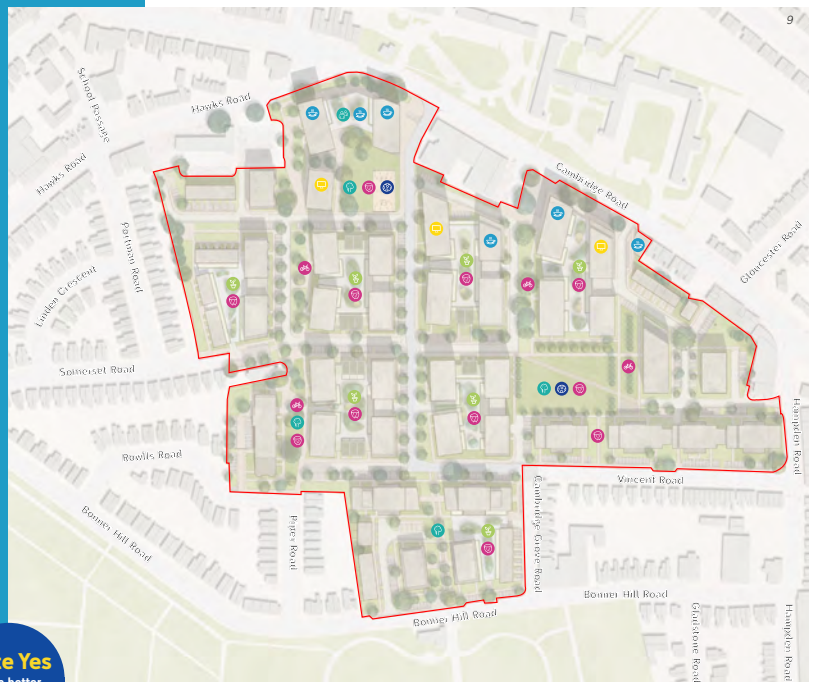
A variety of buildings with their own character and a new street layout will create better connections with the surrounding neighbourhood.

- > A new community centre
- > Safer streets and play areas
- > Better parking
- > More trees and planted areas
- > Safe, secure accessible homes
- > It is proposed that there will be 2170 homes of which 767 will be council rent, 100 shared equity/ownership, together with 1303 for private sale. There will be an extra 114 Council homes



Your new Cambridge Road Estate will be bright, modern and safe. It will be easier to get from A to B

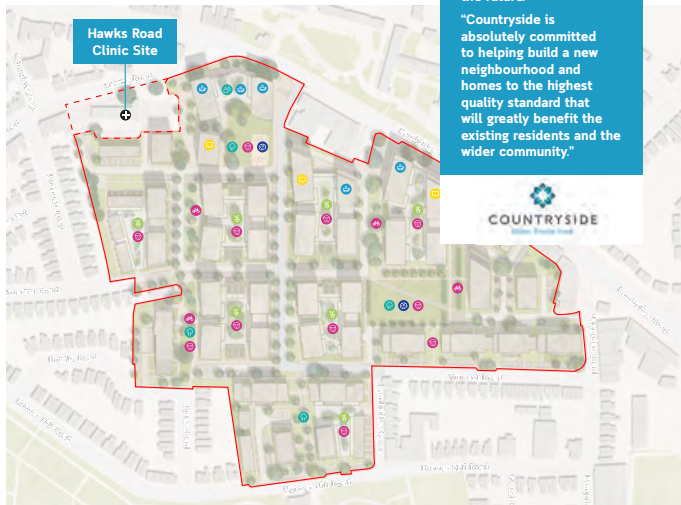
Vote Yes
For a better Cambridge Road Estate



- Safe play areas
- Community centre
- Shop
- Sports activity
- Play space
- Community gardens
- Office/Workspace
- Courtyard
- Cambridge Road Estate boundary

HAWKS ROAD CLINIC SITE

This plan shows the Hawks Road Clinic Site which belongs to the NHS. The Council would like to buy the site to build homes as part of the regeneration project. The Council is talking to the NHS and when the site is put up for sale the Council will bid to try to secure it.



Mark Ludlow
Countryside Properties



Malcolm Wood
Countryside Properties

"We are incredibly grateful for all the time that residents have given us to help shape the design so far and look forward to continuing to work closely with you in the future."

"Countryside is absolutely committed to helping build a new neighbourhood and homes to the highest quality standard that will greatly benefit the existing residents and the wider community."



A COMMUNITY CENTRE AND PUBLIC SPACES

You told us:

- > You want a community centre suitable for all ages and interests
- > You want safer gardens, open spaces and streets

A new community centre

The new community centre will be suitable for a variety of ages, interests and activities; social, worship, group learning, keep fit, childcare and a community kitchen.

The new community centre will be affordable and flexible, with lots of different spaces for the whole community to enjoy and be proud of.

While building work is going on, we'll make sure there's a temporary community centre available until the new one is completed in phase 1.

New attractive open spaces for everyone to enjoy

You said that the existing estate has unused outdoor spaces that encourage antisocial behaviour.

The new neighbourhood will be designed to tackle the antisocial behaviour that you've told us about. There will be safe, well-lit open spaces: communal areas, courtyard spaces and play areas for friends and neighbours to get together.

Working with young people

We worked with a group of young people who shared their experience of living in the area and helped shape the plans from their perspective.

"The good thing about this project is that it takes young people's opinions and tries to make something out of it. It's a way to show what we want on the estate." - Cambridge Road Estate youth panel member.



The new neighbourhood will be designed to tackle the antisocial behaviour that you've told us about

YOUR NEW HOME

You told us:

- > Homes need improvements
- > Lifts need to be much more reliable
- > Some households are overcrowded

The new homes will be built to the highest modern standards using the latest, high-quality construction and insulation materials. Cosier, more energy-efficient, smarter homes.

Thoughtfully designed new homes:

- > Modern kitchens and bathrooms
- > Private outdoor space, its own balcony, terrace or garden
- > Meet London Plan space standards and "Secured by Design" standard
- > Modern heat and sound insulation
- > High-quality and energy-efficient
- > Have super-fast broadband
- > Corridors and doorways providing step-free easy access
- > At least 10% designed to wheelchair access standards
- > New reliable, accessible lifts to homes
- > Modern fire safety standards

The new homes will be a mix of flats, maisonettes and houses of various sizes with the number of bedrooms matched to your housing need. There will be an extra 114 Council homes



Home layouts have been shaped by your ideas



"I've lived here since 1971 and liked the new houses. I've liked the people most. My neighbours, they're so kind and I've lovely friends."

"The problem with the homes now is that everything is getting old. Problems when the lifts break down and it can be difficult getting around the estate from one side to another. I try to move around the flat areas but it is difficult and I have to stop and rest. The new estate would have step-free access which is much better."

"Everything is old. I have draughts coming through at my current home. It needs renewing. The new homes and estate would be really lovely. I really am happy with it. It would be able to meet my needs and it's really beautiful."

"I've been over to Tallow quite a few times. So good to see all of the things like the bathroom and kitchen. It is really, really lovely. I'm encouraging all my neighbours to vote 'yes!'"

**Isabella Oldknow
Resident**

The proposed new council rent homes feature:

- > Either an open plan or separate kitchen layout
- > Floor coverings to all rooms
- > Blinds to all windows
- > Bathrooms that can be adapted to specific mobility needs
- > A modern kitchen including an oven, hob and extractor hood
- > A utility cupboard for services with space and plumbing for a washing machine
- > Separate storage cupboard
- > Thermostatically controlled energy-efficient heating
- > High performance double glazed windows
- > TV aerial and satellite points to the living room and all bedrooms
- > A sprinkler system as part of the fire safety strategy

The plans

The plans on this page show an example of different layouts. The new homes will be a mix of:

- > Flats
- > Maisonettes
- > Houses

They will be of various sizes with the number of bedrooms matched to the housing need.

1 BEDROOM

Typical 1 bedroom (2 Person) flat - Type 2, Separate Kitchen. Size- 50 Sq.m



2 BEDROOM

Typical 2 bedroom (4 person) flat - Type 2, Separate Kitchen. Size- 70 Sq.m



3 BEDROOM

Typical 3 bedroom (6 person) house. Size- 108 Sq.m

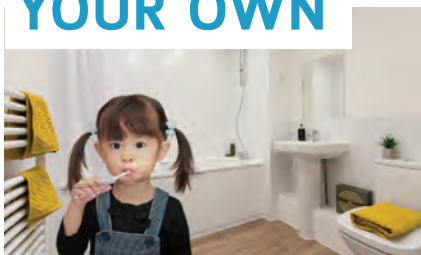


4 BEDROOM

Typical 4 bedroom (7 person) maisonette. Size- 115 Sq.m



MAKING YOUR NEW HOME YOUR OWN



This section applies to Secure Tenants, Housing Association Tenants and shared equity homes.

You told us that you want to be able to put your own stamp on your new home. We will provide a range of colours and finishes to choose from that fit your own style.

Your new home will come fitted with:

- > Carpets
- > Flooring in bathrooms and kitchens
- > Blinds at all windows

Every home will also come fitted with:

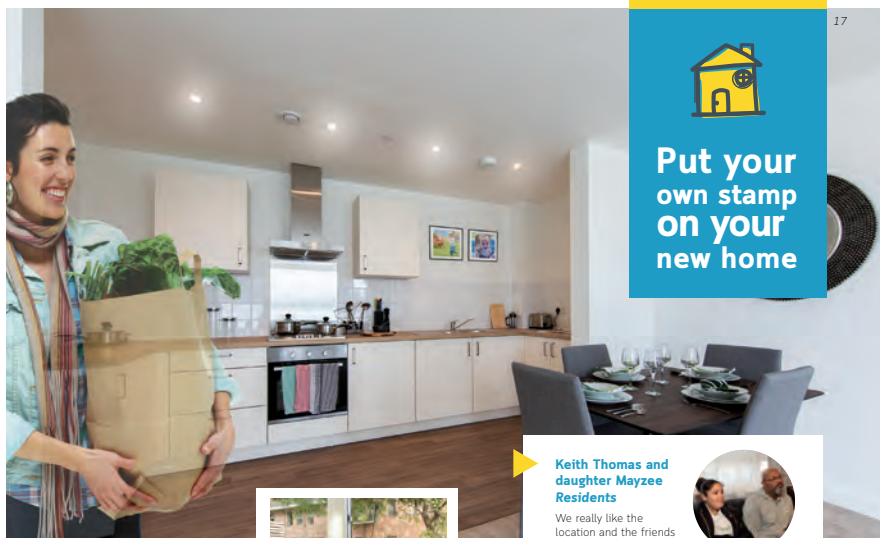
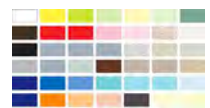
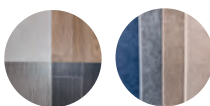
- > A cooker, hob and extractor fan

You will have a choice of colours and finishes at no cost to you, from a range available when your new home is being built.

You will be able to choose:

- > Kitchen cupboard and worktop finishes
- > Paint colours and bathroom border tile colours
- > Carpet colours
- > Kitchen and bathroom floor colours

For example:



Put your own stamp on your new home

Keith Thomas and daughter Mayzee Residents

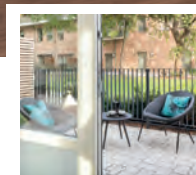


We really like the location and the friends we've made. But it could really do with improving.

In our [current] house, we love the front room but we lose space with the current design. The home works okay but there are design flaws and it would be great to have an extra bedroom and a bigger toilet and a shower.

It needs to happen, particularly for future generations. When I drive past sometimes and I look at the estate, it just looks run down. I'm definitely excited by the regeneration and can imagine what it will look like.

I've visited Acton Gardens. It looks really nice and modern. It blew me away. I was so impressed and we're excited about what this neighbourhood could be like. I think as many residents as possible should see for themselves and what they could potentially be moving into here if people vote 'yes'.



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SAFETY AND SECURITY

You told us:

- > Some of you feel unsafe and there is a fear of crime
- > You wanted safer gardens, open spaces and streets



Home security

Access to all main entrance and lobby doors will be by fob entry control and intercom systems. You will have an entryphone system so that you can see and talk to visitors before you let them in.



Fire safety

Your new home will be designed to meet modern fire safety regulations. All blocks will be fitted with sprinklers and dry risers to provide water for firefighting, and there will be efficient smoke ventilation in all communal corridors.



A safer Cambridge Road Estate

Your new estate will meet Secured by Design* standards. Secured by Design is a standard for the way in which the design of your home and estate will make you both feel and be safer.

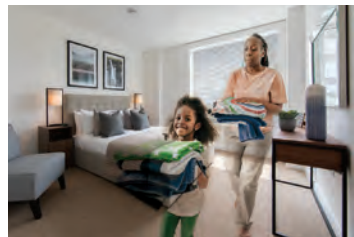
The new layout will light up unused or dark areas, and give clear views to public spaces from homes, to help make them safer.

Vehicles will be kept away from open spaces and traffic calming will keep vehicle speeds down - helping to keep everyone safe.

***Secured by Design is an initiative approved by the Metropolitan Police proven to reduce crime by up to 87% in new developments.**

It's very difficult to improve security on the estate without making big changes.

A 'YES' vote allows us to redesign the overall layout and create public spaces that are safe for everyone to enjoy.



19



Chief Superintendent Sally Benatar
South West London Command Unit
Metropolitan Police

"On the South West London Command Unit, we work closely with the Metropolitan Police Designing Out Crime team. This team's aim is to reduce crime and anti-social behaviour by working with planners, architects and developers throughout the design and planning stages, right through to the completion of the final build. The team carries out the Mayor of London's Office for Policing and Crime (MOPAC) Secured by Design scheme. The benefits of this scheme are supported by independent academic research and it consistently achieves results in reducing crime and the fear of crime, with a significant decrease in the chance of being burgled, less vehicle crime and a reduction in criminal damage.

"The Designing Out Crime team was first contacted by the Royal Borough of Kingston Housing Estates team regarding the Cambridge Road Estate in 2015 and it continues to work with the programme team to provide regular input.

"Overall, the new design for the Cambridge Road Estate will be a vast improvement from a community safety and security perspective. It will bring a reduction in the opportunity for crime, and the fear of crime – creating a safer, more secure and sustainable Cambridge Road Estate. As the leader of the Metropolitan Police South West London Command Unit, I am committed to the prevention of crime and anti-social behaviour. I welcome this new design and support the proposed regeneration."

MONEY MATTERS

How will a new Cambridge Road Estate benefit your pocket?



Bills

Your new home will be more energy-efficient, it will be cheaper to run. All new homes will be fitted with water meters and water-saving features including spray taps, showers, and short/long flush toilets to keep costs and water usage down. You will be able to choose your preferred electricity provider and control the amount of energy you use with your own thermostat.



Service charge

If you are a tenant you currently pay a service charge with your rent. Leaseholders also pay a service charge.

Service charges for the new Cambridge Road Estate will be based on the actual cost of services for each block. Service charges cover things like:

- > Caretaking services
- > Grounds and lift maintenance
- > Heating, lighting and cleaning communal areas

We will make sure that your service charges are good value for money and that you can see exactly what you are paying for each year. We will confirm standards of service in advance with you. Contractors will be appointed on a competitive basis.



Council tax

Council tax charges will be assessed when the new homes are built.

The banding of property for Council Tax is not assessed by the Council, but by the Valuation Office Agency.

Usually, when a property is demolished and a new property of similar size is rebuilt in its place, the band of the new property would be similar to the band of the original property. It is possible that marginal differences in layout and design might mean that the new property is a band higher or lower. Generally there should be little or no change.

If you are on a low income or benefits, you may be eligible for a council tax reduction.



Energy efficiency

The new estate will use less energy and help to reduce pollution and the effects of global warming. Your new homes will be better for the environment and kinder to your pocket too.

On average, new homes will use 60% less energy.

High-quality insulation will make it easier to keep your home warm in the winter and cool in the summer.

Solar panels will be installed to help reduce the electricity costs for communal areas.

An energy-efficient neighbourhood:

- > Modern home insulation
- > Solar panels to generate green energy
- > Water-saving fittings
- > Individual meters for water, electricity and heating
- > Green roofs to reduce rainwater runoff
- > Lower impact on the environment
- > Lower heating bills



On average, new homes will use **60% less energy and this will cost you less money**



Housing Benefit/Universal Credit

If you are on a low income or receive benefits you may be eligible for support to help pay your rent, council tax, service charges.



Right to buy

When the new homes are built, secure tenants will have the opportunity to buy their home.

- > You will keep your right to buy subject to the cost floor rule
- > You will keep your qualifying years for discount (even if you move temporarily)

You can find out more at www.gov.uk/right-to-buy-buying-your-council-home



HOW WE WILL SUPPORT YOU

You have told us you will need our support to move to your new home. We will do all we can to make the move as easy as possible for you and your family.

Helping with the move

You will be given the help and support you need with moving. Whether you want to stay on the estate or move to another home in Kingston Borough, we will help. We can also offer additional help and support if you have special needs or a disability. You will have an officer from the council to support you who will work with you all the way through your move.

The Council will help with:

- > Removals
- > Disconnecting and reconnecting appliances
- > Redirecting mail
- > Reconnecting telephone, TV and broadband
- > Replacing major appliances if they don't fit in your new kitchen
- > Replacing fitted furniture
- > Packing/unpacking costs

Whatever help you feel you need, please ask. Call us or email on Freephone 0800 304 76 33, oregen@kingston.gov.uk or come and see us at the Hub in Tadlow opposite Piper Hall.

You, your friends and neighbours

You told us that your friends and community on the Cambridge Road Estate are really important to you. Where we can, if you wish, we will make sure you have the chance to stay as close as possible to your friends and neighbours on the new estate.

Most residents will only need to move once

Most residents will move straight into a brand new home on the estate. Some residents in phase 1, may need to move into a temporary home. If this is the case, we will work with you to find you a suitable home, either on Cambridge Road Estate or nearby within the Kingston borough.

Keeping in touch

We will keep in touch with you and work with you to find a suitable home.



All along the way

Visit your new home

You can visit your new home and have a look around before you move in. You can even start taking measurements.



6 weeks before move

Your Moving Support Officer

You can meet your moving support officer who will help make sure you have all the support you need during the move.



2 weeks before move

Moving day

You will get all the support you need with the move, from help moving boxes and packing/unpacking a van, through to making sure all your furniture is where you need it to be.



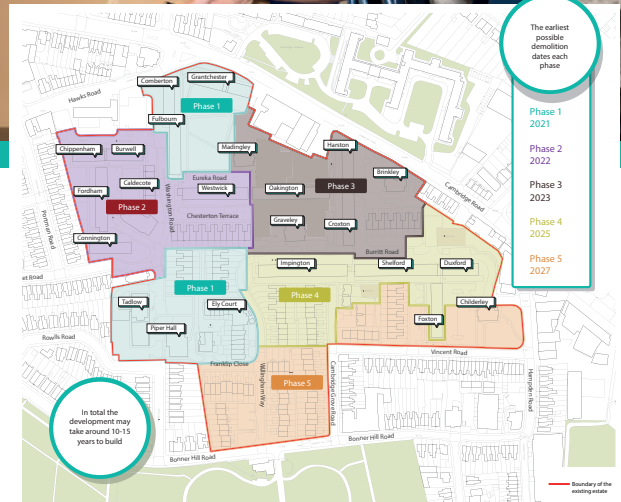
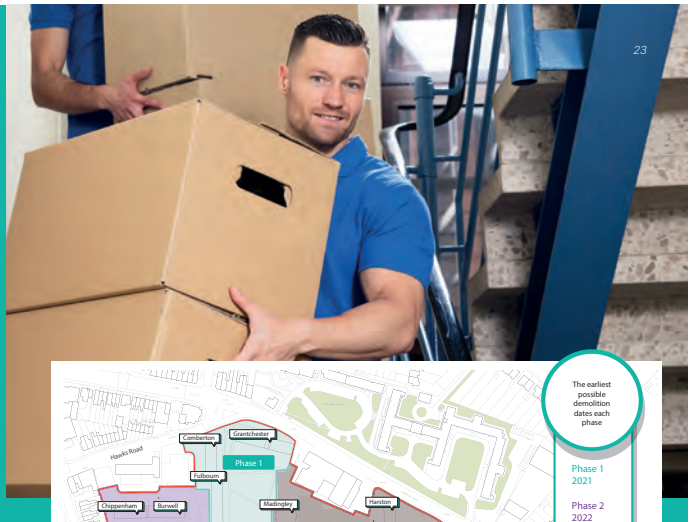
Moving day

Checking everything is going well

Your moving support officer will stop by to check you are settled in and if there is anything else we can help with.



1 month after moving



THE LANDLORD OFFER

On the next pages are the full details of the landlord offer. This is a summary. Please read the detailed information, too, to help you fully understand your offer.

The offer is based on the type of tenancy you have, these sections are colour coded to make it easier to find your offer. If you are not sure what type of tenancy you have, please contact us by email at creregen@kingston.gov.uk or by telephone on FREEPHONE 0800 304 7633 and we will help.

Secure Council Tenants (Pages 26-27)

- > You have a right to a new home on the estate or a different council home in Kingston Borough
- > The Council will be your landlord and you will remain a secure tenant
- > If you have to move temporarily (because your new home is not ready for you) we will provide a temporary home for you in Kingston Borough, as near to the estate as possible
- > You are entitled to a £6,400 home loss payment for moving if you have lived in your home for 12 months when you move out. Joint tenants will receive one payment
- > Home loss payments are reviewed and decided annually. The payment may be higher at the time you move home
- > The Council will pay your reasonable moving costs
- > Pets can move with you if you move to a new home on the estate
- > Your new home will meet your disability or mobility needs
- > If you move into the same size home the rent you pay will be the same
- > If you need more bedrooms (because you are overcrowded), you can move into a home that is the right size for you
- > If you need to move to a larger home (because you are overcrowded) you will pay the council rent for that home
- > If you're under-occupying, you can move into a home with one more bedroom than you need
- > You will be given all the help and support you need with moving
- > If you have a vehicle and you remain on the estate you will be allocated a parking space

Housing Association Residents (Page 28-29)

- > You have a right to a new home on the estate or a different council home in Kingston Borough
- > The Council will become your landlord and you will become a secure tenant
- > If you have to move temporarily (because your new home is not ready for you) we will provide a temporary home for you in Kingston Borough, as near to the estate as possible
- > You are entitled to a £6,400 home loss payment for moving if you have lived in your home for 12 months when you move out. Joint tenants will receive one payment
- > Home loss payments are reviewed and decided annually. The payment may be higher at the time you move home
- > The Council will pay your reasonable moving costs
- > Pets can move with you if you move to a new home on the estate
- > Your new home will meet your disability or mobility needs
- > If you move into the same size home you will pay the Council rent for that home
- > If you need more bedrooms (because you are overcrowded), you can move into a home that is the right size for you
- > If you need to move to a larger home (because you are overcrowded) you will pay the council rent for that home
- > If you're under-occupying, you can move into a home with one more bedroom than you need
- > You will be given all the help and support you need with moving
- > If you have a vehicle and you remain on the estate you will be allocated a parking space

Resident Freeholders/ Leaseholders (Page 30)

- > You will receive the full market value of your home
- > If you have lived in your home for 12 months when you move out, you will also receive an extra 10% home loss payment. Joint owners will receive one payment
- > Home loss payments are reviewed and decided annually. The payment may be higher at the time you move home
- > You can choose to buy a new home on the estate outright
- > If you are unable to afford to buy a new home on the estate we will help you to buy a shared equity home on the estate or elsewhere
- > Or, if you wish you can buy a shared ownership home on the estate
- > If you have to move temporarily (because your new home is not ready for you) and you have decided to purchase a home on the estate, we will provide a temporary home for you in Kingston Borough, as near to the estate as possible. If you complete the purchase, you will not be charged rent for a temporary home
- > The valuation of your home will be carried out by a qualified independent surveyor
- > We will start the process of buying back your property 18 - 24 months before the redevelopment of your area of the estate begins
- > We will pay your reasonable legal fees
- > We will pay your reasonable moving costs
- > You will be given help and support with moving
- > Pets can move with you if you move to a new home on the estate
- > If you have a vehicle and remain on the estate you will be allocated a parking space

Temporary Accommodation (TA) Residents (Page 32)

- > If you've been on the Housing Register for 12 months or more and live on the Cambridge Road Estate at the time of the Landlord Offer, you are eligible to vote
- > If there is a yes vote, you will be placed in Band 1 (high priority) on the Housing Register 6 months before you have to move out of your current home
- > If you do not secure a new permanent home by the time you have to leave your current temporary home on the estate, the Council will provide alternative temporary housing in Kingston Borough
- > You will receive a £6,400 home loss payment if you have been living in your home for 12 months when you move out. Joint tenants will receive one payment
- > Home loss payments are reviewed and decided annually. The payment may be higher at the time you move home
- > We will pay your reasonable moving costs
- > You will be given all the help and support you need with moving

Tenants Renting from a Private Landlord (Page 33)

- > If you've been on the Housing Register for 12 months or more and live on the Cambridge Road Estate at the time of the Landlord Offer, you are eligible to vote

The Offer

SECURE COUNCIL TENANTS



You have a right to a new council home on the estate or a different council home in Kingston Borough

The regeneration will happen in phases and the Council will make sure that a suitable home is available for you at the time you need to move. As a secure tenant you will have a right to a new home on the estate. In other words there will be a brand new council home in the new neighbourhood for all Cambridge Road Estate secure tenants that want to stay. If you do not wish to remain on the estate you can choose to move to a different council home in Kingston Borough. You will be given the highest priority for a move.

The Council will be your landlord and you will remain a secure tenant

The Council will be the landlord of your new home. Your tenancy type will not change. Your rights and the Council's responsibilities to you will stay the same as they are now.

If you have to move temporarily (because your new home is not ready for you) we will provide a temporary home for you in Kingston Borough, as near to the estate as possible

If you have to move temporarily because your new home is not ready for you, we will make sure you have a suitable temporary home for the time you need it. We will help to find a temporary home that is as close as possible to your work, schools and family or friends, so that you don't have to change your life while you are living in your temporary home.

You are entitled to a £6,400 home loss payment for moving

If you have lived in your home for 12 months at the time you have to move, you will receive a £6,400 statutory home loss payment when you move to your new permanent home. This amount is decided annually and may be higher at the time you move. Joint tenants receive one payment. You can spend your home loss payment as you wish. If you owe the Council money for rent or other costs we will agree this amount with you and this will be taken out of your home loss payment before you receive it.

The Council will pay your reasonable moving costs

You will receive a moving home payment to help with the reasonable costs of moving. If you have to move to a temporary home and then to your permanent home you will receive a payment for each move. The moving home payment covers things like:

- > Disconnecting and reconnecting appliances
- > Redirecting mail
- > Reconnecting telephone, TV and broadband
- > Replacing major appliances if they don't fit in your new kitchen
- > Replacing fitted furniture which cannot be moved from your existing home
- > Removal costs
- > Packing/unpacking costs

Pets can move with you

Your pets can move to your new home with you if you move to a new home on the estate.

Your new home will meet your disability or mobility needs

We will make sure that if you need adaptations to your new home, these will be assessed and will be in place at the time you move in. All new homes will have step free access to front doors and building entrances. If you prefer to live on the ground floor, homes will be available for those people with the greatest disability and mobility needs. There will be electrical charging points across the estate for mobility scooters.

If you move into the same size home the rent you pay will be the same

If you move to a home with the same number of bedrooms, your rent will be the same as it would have been for your old home. The Council increases your rent each year by a small amount which is set by the Government. These usual rent increases will apply during the regeneration.

If you need more bedrooms (because you are overcrowded), you can move into a home that is the right size for you

If you need more bedrooms than you have now and are assessed as overcrowded you will be able to move into a new home that is the right size for you and your family.

If you need to move to a larger home (because you are overcrowded) you will pay the council rent for that home

If you move to a larger home you will pay the council rent for a home of that size. The rent you pay will be the same as it would have been for that size home before the regeneration. The usual rent increases each year will apply during the regeneration.

If you're under-occupying your home, you can move into a home with one more bedroom than you need

If you have more bedrooms than you need and you are assessed as under-occupying, you can choose a new smaller home that is the right size or you can choose a new home with one extra bedroom.

For example: a couple that only needs one bedroom and currently lives in a three bedroom home may choose to move into a new one or two bedroom home.

You will be given all the help and support you need with moving

You will get all the help and support you need to move. For example, we can organise removals, disconnect and reconnect washing machines and dishwashers, help with reconnecting your TV. We can also offer additional support if you have special needs or a disability.

If you own a vehicle at the time you move to your new home, you will be allocated a parking space

If you own a vehicle and you remain on the estate, you will be guaranteed one parking space on the new estate.

The Offer

HOUSING ASSOCIATION TENANTS

This section applies to Housing Association Tenants who have an Assured Tenancy or Housing Association residents who are shared owners



You have a right to a new home on the estate or a different home in Kingston Borough

The regeneration will happen in phases and the Council will make sure that a suitable home is available for you at the time you need to move. As a housing association tenant you will have a right to a new home on the estate. In other words, there will be a brand new council home in the new neighbourhood for all Cambridge Road Estate housing association tenants that want to stay. If you do not wish to remain on the estate you can choose to move to a different Council home in Kingston Borough. You will be given the highest priority for a move.

The Council will become your landlord and you will become a secure tenant

The Council will be the landlord of your new home. Your tenancy type will change. You will become a secure tenant.

If you have to move temporarily (because your home is not ready for you) we will provide a temporary home for you in Kingston Borough, as near to the estate as possible

If you have to move temporarily because your new home is not ready for you, we will make sure you have

a suitable temporary home for the time you need it. We will help to find a temporary home that is as close as possible to your work, schools and family or friends, so that you don't have to change your life while you are living in your temporary home.

You are entitled to a £6,400 home loss payment for moving

If you have lived in your home for 12 months at the time you have to move out, you will receive a £6,400 statutory home loss payment when you move to your new permanent home. This amount is decided annually and may be higher. Joint tenants receive one payment. You can spend your home loss payment as you wish. If you owe the Council or your housing association money we will agree this amount with you and this will be taken out of your home loss payment before you receive it.

The Council will pay your reasonable moving costs

You will receive a moving home payment to help with the reasonable costs of moving. If you have to move to a temporary home and then to your permanent home you will receive a payment for each move. The moving home payment covers things like:

- > Disconnecting and reconnecting appliances
- > Redirecting mail
- > Reconnecting telephone, TV and broadband
- > Replacing major appliances if they don't fit in your new kitchen
- > Replacing fitted furniture which cannot be moved from your existing home
- > Removal costs
- > Packing/unpacking costs

Pets can move with you

Your pets can move to your new home with you if you move to a new home on the estate.

Your new home will meet your disability or mobility needs

We will make sure that if you need adaptations to your new home, these will be assessed and will be in place at the time you move in. All new homes will have step-free access to front doors and building entrances. If you prefer to live on the ground floor, homes will be available for those people with the highest disability and mobility needs. There will be electrical charging points across the estate for mobility scooters.

When you move, the rent for your new home will be the same council rent that secure tenants pay

If you move to the same size home, the rent you will pay for your new home will be the same council rent that secure tenants, who are returning to the estate will pay. If you move to a larger home the rent will be the same as returning secure tenants pay for the same size home. The Council increases rents each year by a small amount which is set by the Government, these usual rent increases will apply during the regeneration.

If you need more bedrooms (because you are overcrowded), you can move into a home that is the right size for you

If you need more bedrooms than you have now and are assessed as overcrowded you will be able to move into a new home that is the right size for you and your family.

If you're under-occupying your home, you can move into a home with one more bedroom than you need

If you have more bedrooms than you need and you are assessed as under-occupying, you can choose a new smaller home that is the right size or you can choose a new home with one extra bedroom. For example, a couple that only needs one bedroom and currently lives in a three bedroom home may choose to move into a new one or two bedroom home.

You will be given all the help and support you need with moving

You will get all the help and support you need to move. For example, we can organise removals, disconnect and reconnect washing machines and dishwashers, help with reconnecting your TV. We can also offer additional support if you have special needs or a disability.

If you own a vehicle and you remain on the estate at the time you move to your new home, you will be allocated a parking space

If you own a vehicle and you remain on the estate you will be guaranteed one parking space on the new estate.

The Offer

FREEHOLDERS AND LEASEHOLDERS

This section applies to Freeholders/Leaseholders who live on the estate and it is their main and only home



You will receive the full market value of your home plus 10% home loss payment

You will receive the full market value of your home at the time it is sold to the Council and a home loss payment of 10% if you have lived in your home for 12 months at the time you have to move. The home loss payment will be capped at a maximum level of £64,000. This amount is decided annually and may be higher. Joint owners receive one payment.

You can choose a new home to buy on your own on the estate

If you are unable to afford to buy a new home on the estate on your own, we will help you to buy a shared equity home on the estate or elsewhere. This will be a home that you will own on a shared equity basis. The money you put into the new property will be all of the funds from the sale of your home and any mortgage you are able to secure. The council will put in the rest of the money to buy the home. You will be able to buy the Council's deposit share over time and in stages if you wish. You will not pay rent on the Council's share.

Or, if you wish you can buy a shared ownership home on the estate

Shared ownership means that you will part own and part rent your new home. You will have to buy a share

of at least 25% of the total value of the home. The Council will own the remaining share and you will pay rent on the Council's share. This is an option if you don't wish to put all the funds from the sale of your home into the new home. You will be able to buy the Council's share in stages if you wish.

If you have to move temporarily (because your new home is not ready for you) and you have decided to purchase a home on the estate, we will provide a temporary home for you in Kingston Borough, as near to the estate as possible

If you choose to buy a new home on the estate, either on your own, by shared equity or shared ownership and it is not ready for you to move into at the time you have to move from your current home we will provide a temporary home for you. As long as you complete the purchase of a new home on the estate, you will not be charged rent while you are living in a temporary home.

The valuation of your home will be carried out by a qualified independent surveyor

The valuation of your property will be carried out by an independent qualified surveyor who will take into account the local property market, the internal condition of your property and any improvements made.

We will start the process of buying back your property 18 - 24 months before the redevelopment of your area of the estate begins

The Council will pay your reasonable legal fees

We will pay the legal fees for the sale of your property to the Council and the fees and costs of the purchase of a new home including Stamp Duty Land Tax (SDLT).

The Council will pay your reasonable moving costs

You will receive a moving home payment to help with the reasonable costs of moving. If you have to move to a temporary home and then to your permanent home you will receive a payment for each move. The moving home payment covers things like:

- > Disconnecting and reconnecting appliances
- > Redirecting mail
- > Reconnecting telephone, TV and broadband
- > Replacing major appliances if they don't fit in your new kitchen
- > Replacing fitted furniture which cannot be moved from your existing home
- > Removal costs
- > Packing/unpacking costs

You will be given help and support with moving

You will get all the help and support you need to move. For example, we can organise removals, disconnect and reconnect washing machines and dishwashers, help with reconnecting your TV and moving curtains or blinds. We can also offer additional support if you have special needs or a disability.

Your pets can move with you

Your pets can move to your new home with you if you move to a new home on the estate.

You will be allocated a parking space

If you own a vehicle at the time you move to your new home and you remain on the estate you will be allocated a parking space.

The Offer

TEMPORARY ACCOMMODATION RESIDENTS

This section applies to Homeless Households, for which the Council has accepted a full housing duty under the Housing Act 1996 part 7 (as amended).

If you've been on the Housing Register for 12 months or more and live on the Cambridge Road Estate at the time of the Landlord Offer, you are eligible to vote.

If there is a 'yes' vote, you will be placed in Band 1 (high-priority) on the Housing Register 6 months before you have to move out of your home

If there is a 'yes' vote the Council will need you to move out of your home on the estate when development begins on your phase. Because you will have to move, you will be placed in Band 1 to bid for a new home in Kingston Borough. Band 1 is a high priority band. You will be placed in Band 1, 6 months before you need to move. This means that you are more likely to secure a permanent new home in the 6 month period.

If you do not secure a new permanent home by the time you have to leave your home on the estate, the Council will provide alternative temporary housing in Kingston Borough

The Council will provide you with an alternative temporary home in Kingston Borough under its duty to house you. This will be a temporary home provided by the Council because you have been accepted as homeless. You will be returned to Band 3 when you move to an alternative temporary home. You will be able to continue to be on the Housing Register for a permanent home.

You will receive a £6,400 home loss payment when you move to a new permanent home

If you have lived in your home for 12 months at the time you have to move out, you will receive a £6,400 statutory home loss payment when the Council needs you to move out. You can spend your home loss payment as you wish. However, if you owe the Council money for rent or other costs we will agree this amount with you and this will be taken out of your home loss payment before you receive it. This amount is decided annually and may be higher. Joint non-secure tenants receive one payment.

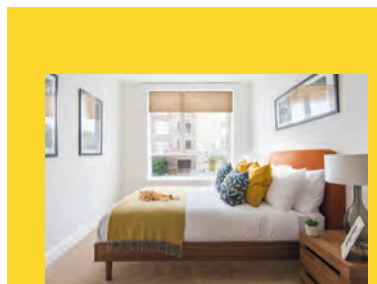
We will pay your reasonable moving costs

You will receive a moving home payment to help with the reasonable costs of moving to your permanent home. If you have to move to another temporary home you will still receive help with your moving costs. The moving home payment covers things like:

- > Disconnecting and reconnecting appliances
- > Redirecting mail
- > Reconnecting telephone, TV and broadband
- > Replacing major appliances if they don't fit in your new kitchen
- > Replacing fitted furniture which cannot be moved from your existing home
- > Removal costs
- > Packing/unpacking costs

You will be given all the help and support you need with moving to your permanent home

You will get all the help and support you need to move. For example, we can organise removals, disconnect and reconnect washing machines and dishwashers, help with reconnecting your TV. We can also offer additional support if you have special needs or a disability.



The Offer

Tenants Renting from a Private Landlord

If you've been on the Housing Register for 12 months or more and live on the Cambridge Road Estate at the time of the Landlord Offer, you are eligible to vote.



THE BALLOT IS YOUR OPPORTUNITY TO DECIDE ON THE FUTURE OF CAMBRIDGE ROAD ESTATE

The question you will be asked to vote on is:
Do you support the Council's regeneration proposal for new homes on your estate?



What a 'YES' vote means

If the majority of residents who vote in the ballot vote 'YES', we will be able to go ahead with our plans to regenerate Cambridge Road Estate.

We will:

Build brand new homes which are the right size, with terraces, balconies or gardens. There will be shared outside spaces and areas where children can play safely. The new neighbourhood will be designed to reduce antisocial behaviour and crime and there will be modern community buildings – a place for everyone to enjoy.

A 'YES' vote means that we can access funding from the Greater London Authority to help make all of this possible.

Why should I vote 'yes'?

This is your chance to have your say. The way you vote is your decision – a 'yes' vote will mean:

- > A new secure, energy-efficient home that's the right size for you
- > A modern kitchen and bathroom
- > A safer, more attractive estate
- > Public spaces and play areas for everyone to enjoy
- > New reliable, accessible lifts
- > There will be more new council homes than there are at the moment

The Council has secured funding from the Greater London Authority (GLA) to help pay towards the regeneration. These funds may not be available again which is why voting 'yes' is so important.



What a 'NO' vote means

If the majority of residents who vote in the ballot vote 'NO', we won't be able to go ahead with regeneration.

We will continue to:

- > Carry out repairs to your home and the estate as they are reported
- > Carry out essential maintenance

If there is a 'no' vote, the homes on the Cambridge Road Estate will be included in the Council's borough-wide housing improvement programme.

When these improvements might happen will depend on the amount of money available each year and the condition of other homes in Kingston Borough.

Regeneration is the best way to improve Cambridge Road Estate – nothing else provides the same certainty and long-term benefits.

The funding we now have access to may not be available again, this funding is not for refurbishment, it is only for regeneration so we don't want to miss this opportunity.



If you have the right to vote, make sure you use it

THE BALLOT

If you're eligible to vote, you'll receive your ballot paper directly from Civica Election Services (CES), formerly known as Electoral Reform Services (ERS). CES is an independent company with over 100 years' experience of administering ballots and are the UK's leading provider of election services. They are approved by the Mayor of London to collect, audit and count the votes.

Your ballot paper will arrive in a white envelope like this:







Who can vote?

The ballot is open to ALL RESIDENTS aged 16+ on CRE as long as they fall into one or more of the following criteria:

- > Council tenants named on a tenancy agreement before 3 February 2020
- > Housing Association tenants named on a tenancy agreement before 3 February 2020
- > Housing Association shared owners who have lived at Cambridge Road Estate for at least 12 months before 3 February 2020
- > Resident homeowners named on the lease or freehold who have lived at Cambridge Road Estate for at least 12 months before 3 February 2020
- > Anyone who has been an applicant on the Council housing register for at least 12 months before 3 February 2020 and whose principal (main) home is on the estate

Voting eligibility is set out by the Greater London Authority (GLA).

Different ways to vote

-  **By post**
Return your ballot paper in a pre-paid envelope
-  **Online**
Vote online using a unique code
-  **Telephone**
Vote by telephone using a unique code.
-  **Ballot Box**
Put your ballot paper in a ballot box on the estate

Details on how to vote will be sent out with your ballot paper.

THE VOTING PROCESS

Your Cambridge Road Estate. Your future. **Vote 'YES'.**



Your ballot paper will be posted 1st class on Monday 24 February 2020 and you will have three weeks to cast your vote by Wednesday 18 March 2020.

You can vote as soon as your ballot paper arrives. You have until 5 pm on 18 March 2020 to cast your vote. Any votes received by CES after the deadline will not be counted.

You will have three weeks to cast your vote by 5 pm on 18 March 2020.

Opening times and location of the ballot box will be provided with your ballot paper.

If you choose to vote by post, please allow enough time for your ballot paper to arrive.

What to do if you don't receive your ballot paper or if you are away

If your ballot paper doesn't arrive, or if you would like more information about voting, you can call CES on 020 8889 9203 or make an enquiry online at support@cesvotes.com

The result of the ballot

The result of the ballot will determine the future of your estate. There is no minimum turnout needed. 'YES' or 'NO', whichever gets the most votes will win; it's as simple as that.

The regeneration will only go ahead if the majority of residents vote 'yes' in the Residents Ballot. This is why it's so important that you use your vote.





CES will post an official confirmation letter to announce the result. This will be approximately one week after the close of voting on 18th March 2020.

We will also post the result on the Cambridge Road Estate website.

If the result of the ballot is 'yes', there will be planning applications and further discussions with residents.

Planning permission in 2020 will mean that building should start in 2021. We are then aiming to have the first homes ready for moves in 2023.

Keeping you involved

If there is a majority 'YES' vote from residents, we'll continue to hold engagement activities and drop-in sessions for you. We will also continue our newsletter and website updates to share the latest information on what is happening.



WHAT HAPPENS AFTER THE BALLOT?



Finally...

A really big THANK YOU to everyone who got involved and shared their ideas for the new homes and neighbourhood.



We couldn't have done it without your help!

Building the future together

Make sure you vote in the residents' ballot.

You'll receive your ballot paper separately. It will be sent on Monday 24 February and you will have up until 5 pm Wednesday 18 March 2020 (3 weeks) to cast your vote.

Keeping you informed

After the ballot, we will be in touch with regular updates and make sure you're given plenty of notice to plan for your move.

Independent Regeneration Expert

If you would prefer to talk to an independent regeneration expert, the PPCR team can offer advice and support. You can get in touch or arrange a meeting with them by:

T: 020 7407 7452 or FREEPHONE 0800 317 066

E: info@ppcr.org.uk

Tadlow Hub opening times:

Monday - Friday (10 am - 5 pm)

Saturday (11 am - 3 pm)

Drop in at the Tadlow Hub:




2 Tadlow, Tadlow House,
Washington Road, KT1 3JL

Vote Yes

**For a better
Cambridge
Road Estate**



Get in touch with the CRE Regen team

-  FREEPHONE 0800 304 76 33
-  creregen@kingston.gov.uk
-  www.cambridgeroadestate.com

**YOUR
CRE**
CAMBRIDGE ROAD ESTATE

7.10. APPENDIX - CAMBRIDGE ROAD ESTATE VOTING RESULT LETTER



20.03.2020

Residents of Cambridge Road Estate vote overwhelmingly in favour of council plans to regenerate their neighbourhood.

On a turnout of 86%, 73% of eligible residents have backed plans to regenerate the estate to deliver new high-quality, 'greener' homes, new gardens, play areas, streets and community facilities, and a brighter, safer neighbourhood — to take the area into the future.

The Council committed to consulting residents prior to the regeneration of the estate going ahead, and to carrying out a ballot — ensuring that eligible residents have the final say on the future of their neighbourhood.

The Council has always believed that regeneration is the best way to provide the modern homes and safer neighbourhood that residents deserve. This result means the Council can improve homes for existing residents and also build new homes for those who will need them in the future.

Residents have voted to give the green light to regenerating the neighbourhood with approximately 2,170 new homes: a mix of flats, maisonettes and houses of various sizes with the number of bedrooms matched to the need of the household — modern homes which are the right size. The new neighbourhood will include a minimum of an additional 114 council homes.

Leader of the Council, Councillor Liz Green, said: “On behalf of the Council, I would like to thank the residents of Cambridge Road Estate for the trust they have placed in us and in supporting our plans. I look forward to continuing to work with them to provide the modern new homes and safer environment that they need and deserve.

“We committed to this ballot as we believe it is right that residents have the opportunity to decide their future and that of the whole of Cambridge Road Estate. Residents have sent a clear message of support for these new homes, including more council homes, and a neighbourhood that the community deserves.

“I and my council colleagues are passionate about tackling overcrowding and addressing the fundamental problems with the buildings and design of the space. But also with delivering quality outdoor space and community facilities. Now, with the backing of the estate's residents, we can build on the work we have done together to make sure regeneration will address these and other issues residents have told us about.”



Portfolio Holder for Housing, Councillor Emily Davey, said: “Hundreds of residents have worked with the Council and Countryside on the plans for the new estate.

“The result of the ballot means we can radically change the lives of residents on the estate. We can provide warm, safe homes which will be cheaper for residents to run.

“The ballot changed the dynamics of the planning to redevelop the estate. It has ensured that residents have been and will be at the heart of what the Council does.”

Notes to editors:

The ballot was run independently by Civica Election Services (CES), formerly known as Electoral Reform Services (ERS). After a three week ballot period, voting closed on Wednesday 18 March 2020 at 5 pm.

The ballot was open to eligible residents of the estate only. Voting eligibility is set out by the Greater London Authority (GLA) as follows.

- Current social tenants (council or housing association) with secure, assured or introductory tenancies.
- Named leaseholders or freeholders who have lived in their home for 12 months.
- Other residents, living on the Cambridge Road Estate who have been named applicants on the housing register for 12 months.

The Council will continue its engagement activities with residents along with the CRE newsletter and website updates to share information about what is happening.

Questions relating to the ballot result should be directed to creregen@kingston.gov.uk.

For more information, visit <https://cambridgeroadestate.com/>.

ENDS

7.11. APPENDIX - PHASE 1 CONSULTATION NEWSLETTER



CONSULTATION ON THE PHASE 1 DESIGNS FOR CRE



Next steps for the CRE regeneration

Now that the regeneration has been supported by Cambridge Road Estate (CRE) residents, this guide shows how the Phase 1 building designs have progressed and how you can give us your views on them.

After this stage of consultation, a planning application for the new neighbourhood will be submitted for approval so that regeneration can commence in 2021.

Tell us what you think of the Phase 1 buildings...
Fill out a feedback form. Information about how to send it to us is shown below.



Tell us what you think of the Phase 1 building proposals:



Drop-off your completed feedback form at 2 Tadlow (see back page for details)



Fill out an online feedback form at cambridgeroadestate.com



E-mail your feedback to creregen@kingston.gov.uk



Phone one of the team to give them your feedback
FREEPHONE 0800 304 76 33

YOU CAN SUBMIT YOUR FEEDBACK UNTIL THURSDAY 3RD SEPTEMBER 2020



CONSULTATION ON THE PHASE 1 DESIGNS FOR CRE | AUGUST 2020



NEXT STEPS IN THE CRE REGENERATION

NEXT STEPS IN THE CRE REGENERATION

Next steps – what happens now that residents have voted 'yes' for regeneration?

Now that CRE residents have voted yes for regeneration, there are a few final steps to take before we can start building the new homes.

Working with residents over the past year has helped ensure the CRE masterplan and new homes have taken residents' views into account. We'd now like to talk to you about the buildings in the first phase, what they will look like and how they will work.

The timeline on page 3 shows you what's happening next and how we will continue to involve you in the regeneration.



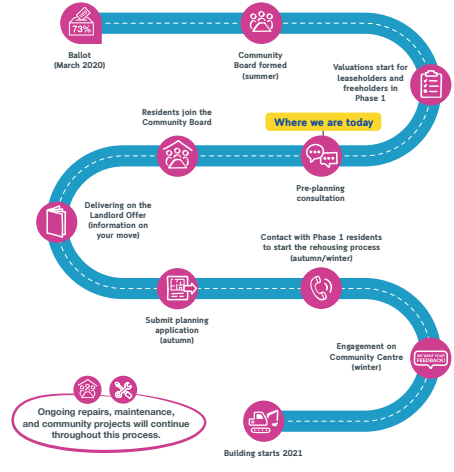
This document builds on the information presented in the Landlord Offer. For detailed information relating to the regeneration, such as phasing and estimated move dates, as well as the support available to CRE residents, please see **The Landlord Offer** - available at www.cambridgeroadestate.com



This guide tells you about the Phase 1 buildings, which will include the first new homes for residents.



CRE REGENERATION TIMELINE (PHASE 1)



Once a planning application is approved, we will:

- Be in touch with residents in phase 1 to start the rehousing process and support them with their move. Financial support will also be provided.
- At this time, we will also be able to talk to residents in a lot more detail about how construction will be managed sensitively, keeping any disruption to a minimum.
- Last but not least, we will want to involve residents in progressing the designs for the community centre, which will be a brilliant facility suitable for all to enjoy.



We will continue to work with and support residents throughout the regeneration. Our regeneration team will continue to help with any questions you may have.

CRE

CONSULTATION ON THE PHASE 1 DESIGNS FOR CRE | AUGUST 2020



MASTERPLAN - NEXT STEPS IN THE CRE REGENERATION

MASTERPLAN - NEXT STEPS IN THE CRE REGENERATION

Thank you to everyone who has helped shape the new homes so far.

We are now designing the Phase 1 buildings in detail.

Lots of work has been done to shape the design of the masterplan and new homes, which was shown at public exhibitions and in the Landlord Offer. Below are some of the things that residents told us last year about what they wanted to see in the masterplan achieve. These were shown in the Landlord Offer.

We are now looking at detailed designs of Phase 1 buildings (C, B and E) and outdoor spaces, which will be the first parts of the masterplan to be built. Read on to see what the new buildings will look like and find out how they will work for CRE residents.

Young people have been interested in seeing how the new spaces would be used to encourage activity. Residents also wanted to know how the designs would encourage green spaces and protect existing wildlife.

Residents wanted a new, larger community centre to make more safe space available for children and teenagers to enjoy.

Residents also wanted to see places for the current summer events to continue.

Feedback received from residents about the design and quality of the new homes helped shape the proposed safety and security measures. These were seen as welcome improvements for the estate.

Find out more about this on the following pages.



Refinements made to the masterplan since February:

- Building C**
Community centre moved closer to the main road to give a greater visual presence on the main road (Cambridge Road).
- Building K**
Blocks changed to mansion blocks. This allows for a greater number of dual aspect homes and a better relationship with the new park. Heights have also been reduced.
Vehicle access amended to create uninterrupted green street linking Cambridge Road with Vincent Road.
- Building L**
Building L split into 2 blocks. Mansion block form to appear the same as K3 and K4.
- Building M**
Block shortened. A new biodiversity area has been created at the North of the block. Houses changed to plot Q. Some houses have been rotated to improve natural surveillance to the road. Block M4 removed. Vehicle access and parking amended to create more green space and prioritise walking.
- Building N**
Building N reduced to 2 blocks. Mansion block form to appear the same as K3 and K4.
Improved walking and cycle access from Vincent Road to Cambridge Road and the new green.
- Building Q**
Vehicle access and street amended to improve outlook onto green space.

CRE

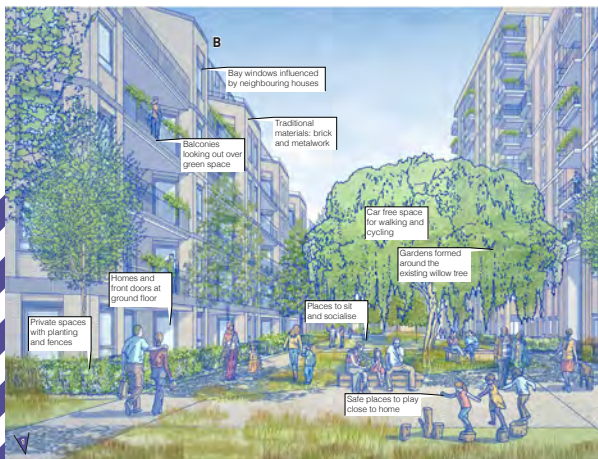
CONSULTATION ON THE PHASE 1 DESIGNS FOR CRE | AUGUST 2020



BUILDING B - NEXT STEPS IN THE CRE REGENERATION

BUILDING B - NEXT STEPS IN THE CRE REGENERATION

Phase 1 - Building B



1. ARTIST'S IMPRESSION LOOKING FROM PIPER ROAD



Design of the building

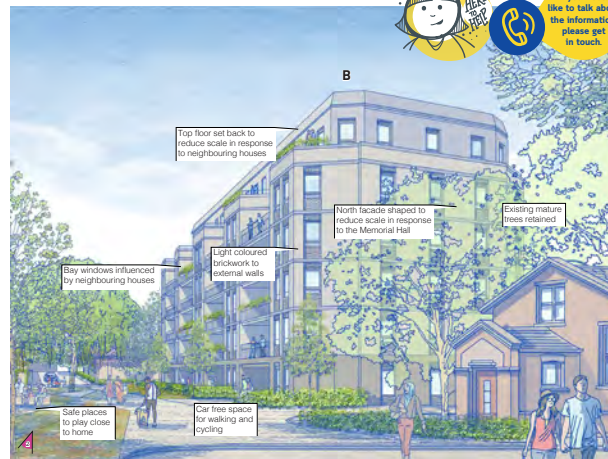
The building sits on the corner of Rowells Road and Piper Road, and is designed to have large bay windows which are inspired by the houses in these neighbouring streets.

The brickwork for the building is proposed to be a light buff/warm grey with white and slate-coloured details to reflect the houses in the neighbouring streets.

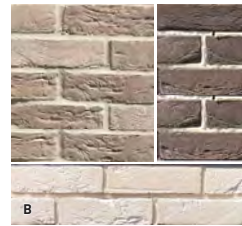
The top floor of the building is set back creating a smaller impact when looking from the surrounding streets (see artist's impression on page 7).

Fire safety

All buildings will be designed to meet the very latest building regulations. All buildings will be fitted with sprinklers and dry risers to provide water for fire-fighting and there will be efficient smoke ventilation in all communal corridors.



2. ARTIST'S IMPRESSION LOOKING FROM WASHINGTON ROAD



MATERIALS AND EXAMPLES



If you would like to talk about the information, please get in touch.



Tell us what you think about the Phase 1 buildings.

CRE

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BUILDING B - NEXT STEPS IN THE CRE REGENERATION

BUILDING B - NEXT STEPS IN THE CRE REGENERATION

Phase 1 - How does Building B work?

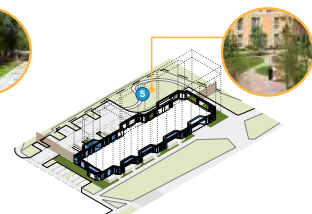


GROUND LEVEL PLAN AND SURROUNDING LANDSCAPE



BUILDING LAYOUT AND PUBLIC GREEN SPACES (FRONT)

Building B is a single building with bay windows similar to the style of the homes in the local area. The building sits next to the Archway and faces public green spaces which are quiet and where neighbouring residents can relax and meet up.



SECURE AREA AND RESIDENT GARDEN OF BUILDING B

Building B has been designed to maximise homes facing onto the streets and shared green spaces. Homes that are on the ground floor will have their own secure front door and homes above will be accessed by the main entrance.

Entering the building

- Homes that are located on the ground floor of Building B will have front doors accessed from the street. Homes that are located on the floors above will be accessed through the main building entrance and have front doors within a communal corridor.
- After entering the main entrance, there will be a lobby with a coded electronic 'access fob' like a keyring. Royal Mail postal services will be able to open the front door of the building to deliver post to a secure mailbox.
- Only residents who live in Building B will be able to access through a second secure lobby into the lift and stair area. Building B will have two lifts and a staircase that will be separate from the lobby area and will take residents to their homes which are above ground floor. The lifts and staircase will be cleaned and maintained regularly. To avoid people accessing the building by a back door, refuse stores will only be able to be accessed from the streets.

Parking and cycle storage

- After working with the police, the land to the west of Building B is proposed to be enclosed with a fence. This is intended to increase security to the garden area of Building B and to the back gardens on Rowlis Road and Somerset Road, as well as to the Archway Parish Rooms. The secure area will also include resident parking spaces and there will also be some street parking for Building B outside of the secure area.

Resident garden (rear)

- In addition to the parking area, a gated secure resident garden is proposed to the rear of Building B. To create a space that everyone feels they can use, there are no homes at ground level facing directly into the residents' garden. New trees and shrubs are proposed to be planted along the back of the resident garden to help create a buffer with neighbouring properties and the gardens will also include grassed areas, seating and play space. All residents of Block B will be able to access and enjoy the garden space.

Public green spaces (front)

- The Building B ground floor homes have been arranged to have views looking over the public green spaces to discourage any antisocial behaviour. The public green spaces have been designed to allow residents to stop and spend time, socialising with neighbours. The existing willow tree will be retained, and new shrubs and trees will be planted. There could also be seating provided both within the green spaces and between the wide pathways which give access to the new buildings. Within the public green spaces, informal play areas for children will be included, some with a more natural feel. There will be no through route for vehicles and no vehicle access into the estate from Piper Road or Rowlis Road.

All photographs show what areas or spaces might look like.

CRE

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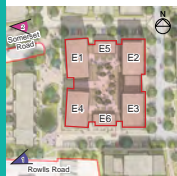
BUILDING E - NEXT STEPS IN THE CRE REGENERATION

BUILDING E - NEXT STEPS IN THE CRE REGENERATION

Phase 1 - Building E



1. ARTIST'S IMPRESSION LOOKING FROM ROWELLS ROAD



Design of the building

Blocks E1 and E4 will be designed to look different to blocks E2 and E3. This includes different coloured brickwork on external walls and the positions of windows and balconies will also differ. E5 and E6 are townhouses between blocks.

Every home will have dedicated private outdoor space, typically in the form of a balcony accessed from the living room.

Fire safety

All buildings will be designed to meet the very latest building regulations. All buildings will be fitted with sprinklers and dry risers to provide water for fire-fighting, and there will be efficient smoke ventilation in all communal corridors.



2. ARTIST'S IMPRESSION LOOKING FROM SOMERSET ROAD



MATERIALS AND EXAMPLES



CRE

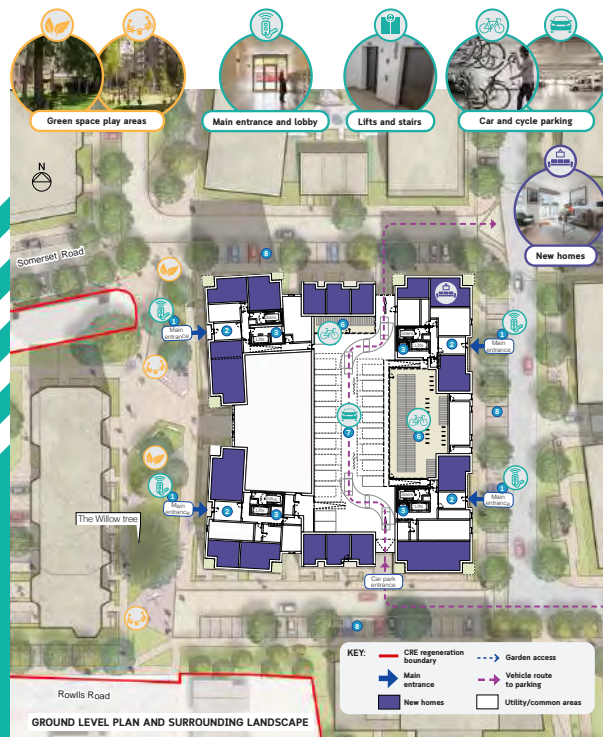
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BUILDING E - NEXT STEPS IN THE CRE REGENERATION

BUILDING E - NEXT STEPS IN THE CRE REGENERATION

Phase 1 - How does Building E work?



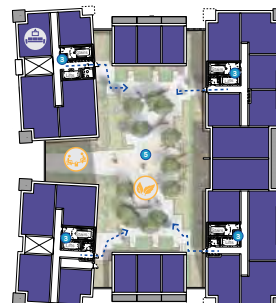
Entering the building

Homes located on the ground floor of Building E will have their own secure front door accessed from the street.

- Homes located on the floors above will be accessed through the main building entrance and will have front doors within a communal corridor.
- After the main entrance, each of the blocks will have its own secured lobby with a coded electronic 'access fob' (like a keyring Royal Mail postal services will be able to open the front door of the building to deliver post to secure mailboxes in the lobby).
- Each block in the building will have two lifts and a staircase that will be separate from the lobby area and take residents to homes above the ground floor. The lifts and staircase will be cleaned and maintained regularly. Only residents who have a home within the block will be able to access through a second door beyond the secure lobby into the lift and stair core.

Gardens

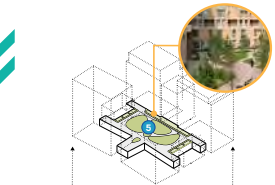
- The gardens are built above the ground floor and situated in a courtyard. The gardens can be accessed by all residents of Building E, by the stairs and lifts. The design of the gardens will have planting, seating and play space.



GARDEN LEVEL PLAN

Cycle and vehicle parking areas

- To minimise the risk of theft, secure residents' cycle stores will only be accessed from within the building. Cycle parking will be provided in the car park area below the gardens.
- The car park area will only be accessible to residents of Building E and maintenance staff.
- There will also be on-street parking for residents and visitors.

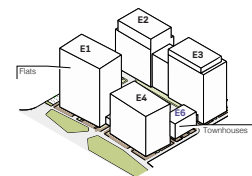


VIEW OF FIRST FLOOR GARDENS



VIEW OF GROUND FLOOR

The building has been designed to maximise homes facing onto the streets and shared green spaces. Homes on the ground floor will have individual front doors.



BUILDING LAYOUT

Building E is made up of four taller blocks of flats arranged around a garden. The building also has short terraces of three storey townhouses on the north and south of the building.

All photographs show what areas or spaces might look like.



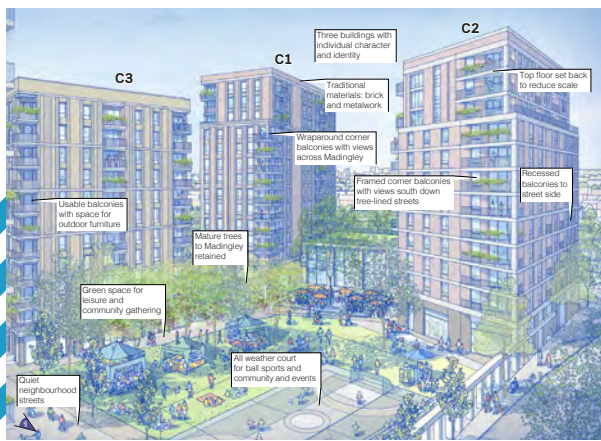
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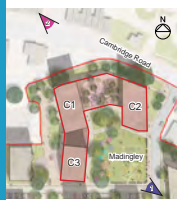
BUILDING C - NEXT STEPS IN THE CRE REGENERATION

BUILDING C - NEXT STEPS IN THE CRE REGENERATION

Phase 1 - Building C



1. ARTIST'S IMPRESSION LOOKING OVER MADINGLEY



Design of the building

Building C is made up of three taller blocks of flats connected by raised gardens. Every home will have a balcony accessed from the living room.

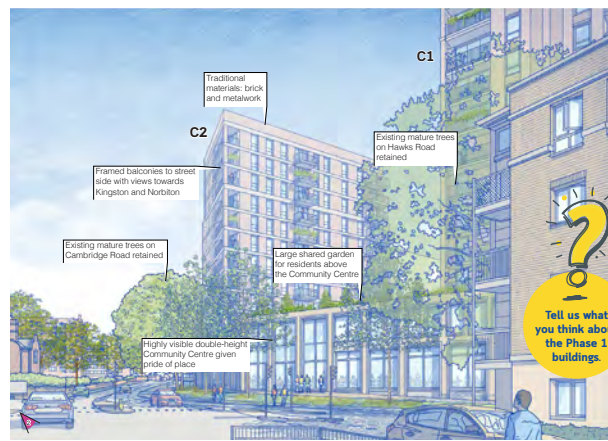
Each block of Building C has been designed to look different from each other to give a sense of individual identity and to help people find their way around the estate more easily.

The blocks will be built with different coloured brick external walls, with different types and positions of windows and balconies.

Block C is one of the tallest buildings in the masterplan at 13 storeys with views out west towards Kingston town centre.

Fire safety

All buildings will be designed to meet the very latest building regulations. All buildings will be fitted with sprinklers and dry risers to provide water for fire-fighting, and there will be efficient smoke ventilation in all communal corridors.



2. ARTIST'S IMPRESSION LOOKING FROM CAMBRIDGE ROAD



MATERIALS AND EXAMPLES

CRE

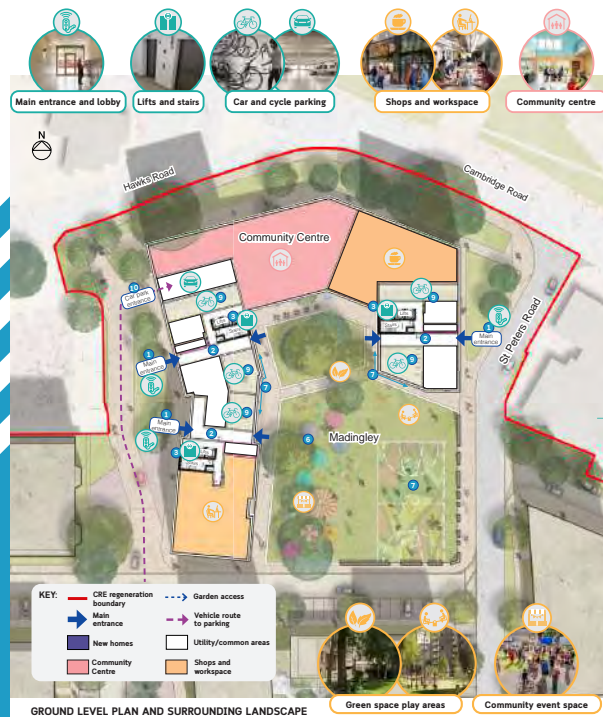
CONSULTATION ON THE PHASE 1 DESIGNS FOR CRE | AUGUST 2020



BUILDING C - NEXT STEPS IN THE CRE REGENERATION

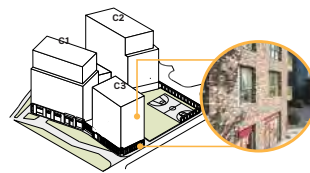
BUILDING C - NEXT STEPS IN THE CRE REGENERATION

Phase 1 - How does Building C work?

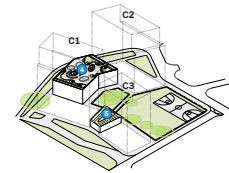


GROUND LEVEL PLAN AND SURROUNDING LANDSCAPE

Green space play areas Community event space



VIEW OF GROUND FLOOR: SHOPS AND COMMUNITY CENTRE ON GROUND FLOOR, HOMES ABOVE



RESIDENT GARDENS ABOVE THE GROUND FLOOR



TYPICAL FLOOR PLAN ABOVE GROUND FLOOR

Entering the building

1. Building C wraps around the top end of Madingley and will have space for a shop, workspace and the community centre on the ground floor. All homes will be above the ground floor. The building has been designed to have entrances to each block both from the street and from Madingley with a line of sight between landscaped spaces.
2. There are three blocks each with a main entrance leading to secure lobby area via a coded electronic 'access fob' like a keyring. Royal Mail postal services will be able to open the front door of the buildings to deliver post to secure mailboxes in the lobby.

3. Each block in Building C will have two lifts and a staircase that will be separate from the lobby area and will take residents to their homes which are above the ground floor, these will be cleaned and maintained regularly. Only residents who have a home within the block will be able to access through a second floor beyond the secure lobby into the lift and stair core.

Gardens

4. Residents of Buildings C1 and C2 will have access onto a shared garden above the Community Centre.
5. Residents of Building C3 will have access to a separate garden above the ground floor. The design of the gardens can provide planting, seating and play space.

Green spaces

6. Building C has been positioned to fit between existing trees on Cambridge Road and Madingley. Madingley benefits from the retention of existing mature trees and new planting areas are introduced.
7. The open space includes a new fenced Multi-Use Games Area (MUGA) for ball sports such as tennis and basketball. Fitness and play features will be attached to walls.

Internal corridors

8. The corridors which serve the blocks typically give access to 5 to 6 homes on each floor level. The corridors will be no less than 1.5m wide, with a 1.8m wide area near the landing of the stairs and lifts so buggies or wheelchairs can pass more easily. The waiting areas for lifts are proposed to have windows looking out over the landscaped gardens.

Cycle and vehicle parking areas

9. To minimise the risk of theft, secure residents' cycle stores can only be accessed from within the building. Cycle parking will be provided in the car park area below the gardens.
10. Car parking for residents of C1 and C2 will be provided below ground in a basement car park. Car parking for residents of C3 will be provided for in the adjacent streets.

All photographs show what areas or spaces might look like.

CRE

CONSULTATION ON THE PHASE 1 DESIGNS FOR CRE | AUGUST 2020



COMMUNITY CENTRE - NEXT STEPS IN THE CRE REGENERATION

COMMUNITY CENTRE - NEXT STEPS IN THE CRE REGENERATION

Cambridge Road Estate Community Centre

Community space for all

The community centre will be located between building blocks C1 and C2 and will have entrances onto Cambridge Road and Madingley. The community centre will be split across two levels with an overall floor space of 1,150 sqm, which is twice as much as currently provided in Piper Hall.

With a double-height space, the first floor will be split into two main areas either side of the central area.

The ground floor will be a single space which could be subdivided permanently to form smaller rooms or left flexible. One possible arrangement is shown to the right.

We will continue to work with residents to design the community centre after the planning application has been approved.



Retaining Madingley's existing trees



Community café and kitchen



Outdoor sport facilities



Space to meet and socialise



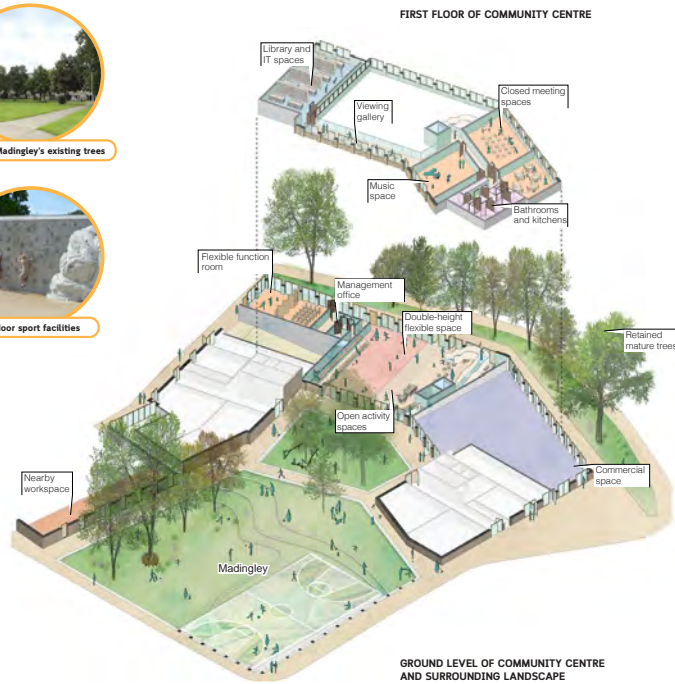
Reading spaces and IT facilities



Play areas



Large flexible spaces



GROUND LEVEL OF COMMUNITY CENTRE AND SURROUNDING LANDSCAPE

All photographs show what areas or spaces might look like.