

7th October 2019

Dear Ms M King

Update on redevelopment of Montreal Square

This note is to update you on progress since we last wrote in June to tell you that we would reconsider options for partial redevelopment of Montreal Square, at the request of the Montreal Square Residents Association, the Leader and Deputy Leader of Cambridge City Council.

The first stage of this process required our architects to explore in principle a range of different proposals for partial redevelopment. From this, it became evident that some design options could not be pursued due to site constraints or planning considerations and that other designs would need to accommodate restrictions arising for example from Tree Preservation Orders (TPOs).

Our next stage is to assess the practical feasibility of the remaining design options based on detailed information from various on-site surveys. This additional information will help us to update our plans and costings to test if any of our designs are financially viable, and we would therefore be grateful for your assistance in providing access to your front and rear gardens. We will be in touch with you over the next few weeks to arrange a convenient time for this. Our aim is to do all the on-the-ground surveys on the same day to minimise any disruption.

We will share our findings from this process with Montreal Square residents, hopefully by the end of November. If we have viable designs, the next stage will be to discuss the design option(s) with the City Council planners through a formal Planning Pre Application submission. Please note that the layouts and designs could change after these discussions on advice from Planners. ?

Meanwhile, we would be happy to visit you at your home for further discussion - please let us know if you would like to arrange this.

PTO

CHS Group is the trading name of The Cambridge Housing Society Limited, a charitable community benefit society registered in England & Wales no 10457R, HMRC Charity no X81275
Chair: Nicola Scrivings - Chief Executive: Nigel Howlett
Registered office: Endurance House, Chivers Way, Histon, Cambridge CB24 9ZR
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CHS GROUP
housing, care, and community services in Cambridgeshire

Update on Proposed Redevelopment of Montreal Square, 7 October 2019

As many are aware, CHS plans to redevelop Montreal Square in Cambridge. At the residents' request, we are now also reviewing options for a viable partial redevelopment which could include

- houses at social rent for existing tenants
- further houses and flats at affordable rent)
- a few new affordable homes for shared ownership sale.

What are the main reasons for the redevelopment?

1. Our original aim was to replace the current 18 homes with twice that number of new, modern, spacious, energy efficient, affordable homes. This would enable all the current

modern, spacious, energy efficient affordable homes. This would enable all the current residents to return to new homes in Montreal Square and provide new affordable homes for people on the Council's housing needs register.

2. As a charity, CHS has a duty and desire to provide as much affordable housing in Cambridge as we can.
3. There is a desperate need for more affordable homes in Cambridge, particularly for people on lower incomes.
4. It's currently almost impossible for CHS to build affordable housing in Cambridge, where need and lack of affordability is greatest.

CHS intentions

- CHS intends to provide only affordable new homes on the site.
- For existing residents, the new homes will be larger, better quality, more energy efficient and cheaper to run than the current homes. In addition, they will be at the same social rent, with normal increases in line with inflation.
- The additional new homes will be at affordable rents (around 60% of open market rent).
- CHS is NOT intending to build any market sale homes on this site. If we can get enough grant from Homes England, we would prefer to build all the new homes for social rent too.

What does the redevelopment mean for current residents?

- The residents occupying the current houses will all be temporarily relocated within Cambridge during the redevelopment, and their temporary accommodation will take into account residents' needs and circumstances.
- As well as providing practical help, CHS will cover the cost of moving (to temporary accommodation and back again, or for a single permanent move).
- Any rent increase for the temporary accommodation will be funded by CHS.
- Each Montreal Square resident will be entitled to a statutory Home Loss Payment, which is set by government. Currently this is £6,400 per tenancy (in addition to any expenses).
- Once the redevelopment is complete, all residents will be able to return to Montreal Square
- All residents choosing to return to Montreal Square will be able to be involved in the specification and design of their new home in whatever way possible.
- The new proposed homes will be around 15% larger than the current houses and considerably more energy efficient, meaning the cost of living for current residents will be reduced.
- CHS actively wants current tenants to return to Montreal Square, hence the package we are offering.