

WINDMILL ESTATE RESIDENTS OPTIONS QUESTIONNAIRE

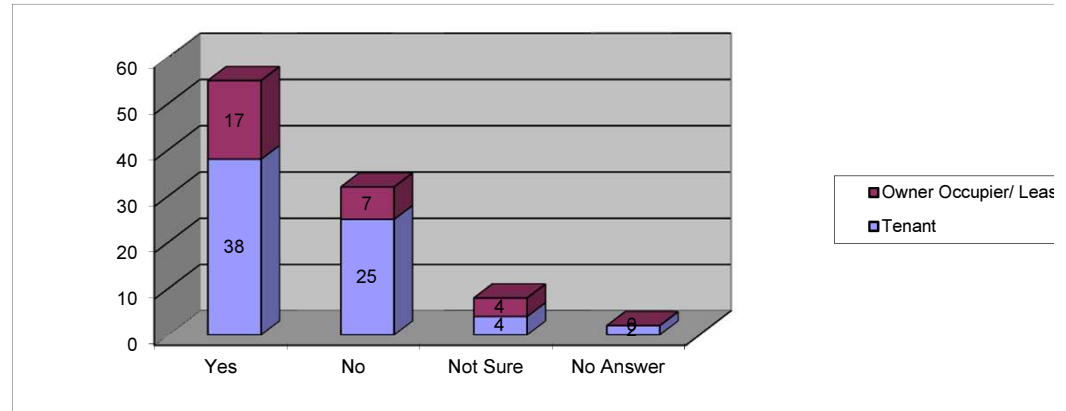
DATED: 10/3/05

Number of Questionnaires Sent:	136
Numbers Returned	97
Response Rate	71%

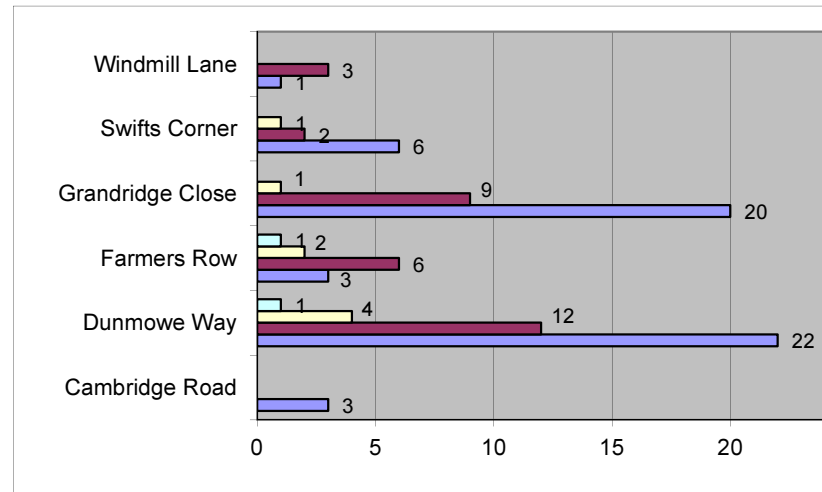
Question 1

Redevelopment of the whole estate by the preferred partner Nene Housing Society to provide new housing to meet the needs of existing residents and increase the sup housing in the village. Do you support this option?

Tenure Type	Yes	No	Not Sure	No Answer
Tenant	38	25	4	2
Owner Occupier/ Leaseholder	17	7	4	0
Overall Total	55	32	8	2
Overall %	57%	33%	8%	2%



By Area	Yes	No	Not Sure	No Answer	Tenant	Owner Occupier/ Leaseholder
Cambridge Road	3	0	0	0	3	0
Dunmowe Way	22	12	4	1	28	11
Farmers Row	3	6	2	1	6	6
Grandridge Close	20	9	1	0	22	8
Swifts Corner	6	2	1	0	9	0
Windmill Lane	1	3	0	0	1	3



COMMENTS TO Q.1

In Support

Fulbourn is an up and coming village and the Windmill Estate spoils it. These houses are old, inadequate and substandard. Nene could provide better housing that will and improve general appearance. They will be up to the decent homes standard, provide adequate parking, lighting, access and an overall safer estate to live on.

I think it will improve the village - these houses are an eyesore.

Redevelop the whole estate ASAP

Do support the option of redevelopment. Have not been able to take part in the meetings but am very interested to be part of the discussion and finding out more information.

The redevelopment by Nene Housing has my full support and I think the financial package is more than fair!

I think this should definitely go ahead. The houses will need replacing at some point, might as well do it now there so many things wrong.

We were impressed by the development at Peterborough, and hope that a similar redevelopment will take place on the Windmill Estate.

I think this is a great idea, I just hope Nene get the go ahead. It can only be for the better all round as well as giving younger people wanting their 1st homes - if it does!

As it is now, the estate is just one big mess - a real eyesore.

In the long run I think that this option will be the most beneficial to the village

The sooner Nene take over the better. They are more supportive to tenants wants and needs. The Council have dragged their heels for far too long!

Poor housing currently

Electricity, plumbing, roofs, sewage all outdated and will not be a permanent solution

I support this option - pending all information.

We would very much like to see the Windmill Estate completely rebuilt. On the whole we have found that over the past few years, the general appearance of the area has considerably run down. The condition of our own property has fallen to a low standard. *Questionnaire goes on to list the problems with accompanying photos*. A refit of this scale would surely be practically impossible. Our home has so much moisture in the upstairs ceilings that every time they are repainted, within a couple of weeks the moisture would be back. It would be a very costly exercise to bring all the homes on the estate up to the decent homes standard. Would it be achievable by the year 2010?

As long as people's personal views are considered and no-one is forced to move if they do not wish to. I am leaning more towards this option.

As long as the financial package is stuck to.

Only if the summary of benefits and financial packages are stuck to. If we are told how many extra houses would be added to the estate, if we know how the process of place, i.e. how many times would we had to move, would we go straight into a new house or into a temporary Council house, if the later for how long? If we could choose would move to.

Please see my letter 5th March 2004 and reply from Nene Housing 18th March 2004

We would like to stay in Fulbourn thank you - a garden would be nice.

Concerns with regard to the Equity Share

It is of considerable concern as to how this would impinge/affect the interests of those who own their properties on this estate, and who would not be able to qualify or afford on a replacement property, as has been suggested.

SCDC tenants must have the right to buy option with Nene as well. Definite demolition of existing properties

If Nene can come to an arrangement on the equity I would be happy and most probably tick yes.

We are strongly opposed to the equity share scheme

Our main concern is equity share but we are in support of this option as it will benefit all residents

I am absolutely opposed to a shared equity scheme. I could only think about this option if a way forward were found to enable owner/occupiers to have a home on the estate outright. The properties would have to have the same spec, e.g. conservatory, patio, fencing and the same size house and garden. I am concerned too many people will be forcibly removed from their homes for this option.

Don't believe that housing would remain affordable to renters and as an owner occupier do not want equity share of my house

We would only agree to redevelopment if a realistic and fair deal was proposed to all owner occupiers

Comments Against (Question No.1)

Having been in the house from new, we are completely happy with all the modernisation that has been carried out over the latest few years. The only thing that I would like to see is for the houses to be more responsible for their gardens and dumped cars

There is at least 100 years life in the present estate. It would be foolhardy to redevelop the estate

Increasing the number of houses will reduce the gardens and the rents will be put up too high for single people like me.

The Fulbourn Infrastructure cannot support an additional 100 or so homes on this site. It can only add to problems of bad behaviour, vandalism, noise, drugs, etc. if it goes ahead

This is a very poor questionnaire. According to the above question if you support redevelopment you automatically support increased housing.

I am quite happy living where I do, only some improvements are needed

Questions

As no bungalows being built which is the only reason we would wish to move. Why so much difference home loss payment for tenants - home owners. We all lose our stress, the mess, etc. etc. Why treat us different?

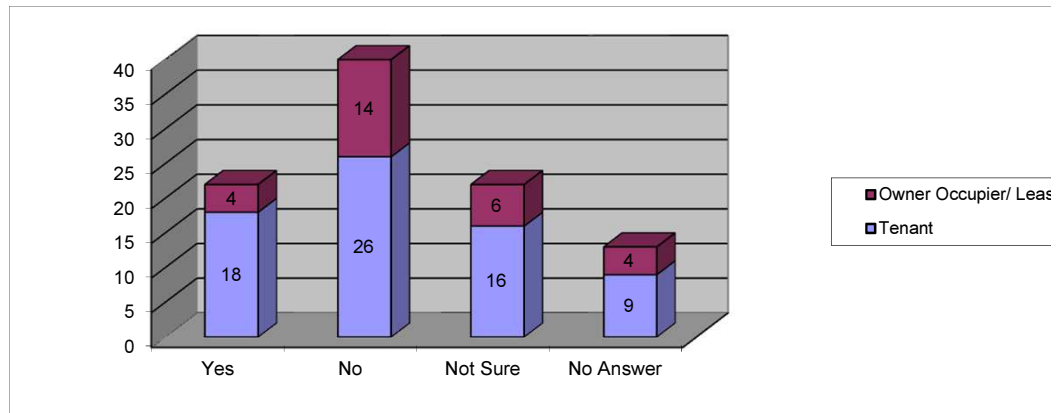
Will present rents be increased? Will Nene Housing Society eventually turn the whole of this estate over to buyers only?

Where do we go when work is being done? When will it start? How long to complete?

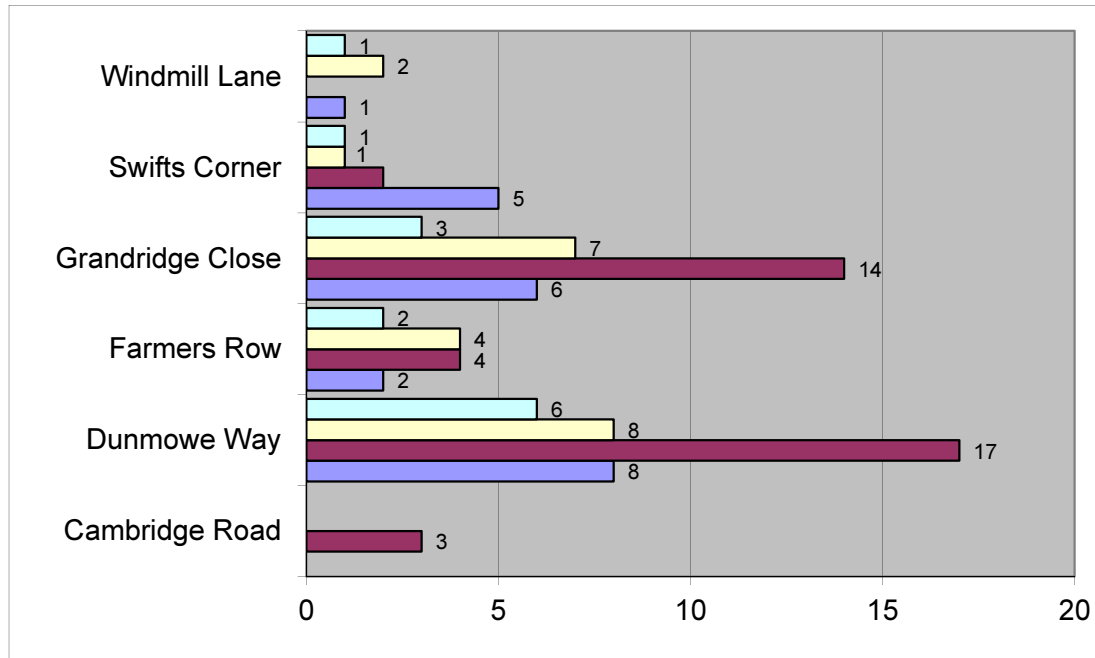
Question 2

Partial redevelopment i.e. demolition of maisonette/bedsit blocks by Nene Housing Society and retention of remaining Council properties by SCDC, which would be main Homes Standard. Do you support this option?

Tenure Type	Yes	No	Not Sure	No Answer
Tenant	18	26	16	9
Owner Occupier/ Leaseholder	4	14	6	4
Overall Total	22	40	22	13
Overall %	23%	41%	23%	13%



By Area	Yes	No	Not Sure	No Answer
Cambridge Road	0	3	0	0
Dunmowe Way	8	17	8	6
Farmers Row	2	4	4	2
Grandridge Close	6	14	7	3
Swifts Corner	5	2	1	1
Windmill Lane	1	0	2	1



Comments to Q.2**In Support**

Poor housing/poor design of bedsit houses. Whole host of problems with design of bedsits. Where do I begin?

I think these properties are rotten and damp and like the house ugly

I would go with this option if you would guarantee in writing to getting rid of all the damp with no short-term (quick fixes)

This depends on how the process of moving will take place - whether this would be a better option.

Against

Council are not able to provide an adequate service at present, do not feel this would be feasible. Part development would still mean some are standing. These houses temporary 38 years ago, even with improvements they will be a problem as they are concrete.

These houses have too much damp.

I live very near to a block of maisonettes - if these are redeveloped it will be just as bad, noise/mess as total redevelopment

I don't think this would solve the problem of houses with bad damp etc., it wouldn't help us. I think they are way passed sell by date, it will only cost more and more to pu

Too little, too late.

South Cambs have been unable to maintain these houses thus far, why should I believe they could do so now!

I think if you do them you should do the lot, otherwise its not fair.

I feel that to say other houses should come down would be hypocritical as I wish to remain in my house, where it is.

Maisonettes/Bedsits only concerns them living there. Why should we decide their fate?

I don't feel I can say knock down other people's houses when I don't want mine knocked down

I can't say knock down other people's houses when I don't want mine knocked down!

Council houses were built for people unable to afford to buy their homes. I think the selling off such was and is a bad thing!

Believe Council should be responsible for whole estate

We are concerned about disruption and noise of any redevelopment

The maisonette and bedsit blocks do need some improvements but not sure who is best to do them.

Questions

I am only in favour of this option if all the people living in the maisonette/bedsits vote yes to this option, no-one should be forced to leave their home at all. What compensation available to home owners living near to these blocks? I would like this information please.

Would this mean that this Windmill Housing Estate will be shared by our SCDC & Nene Housing? Properties being owned by 'either' (I am talking about rented properties)

We are in maisonette block. Feel that we will be demolished whatever scheme chosen. Are we guaranteed new homes built in place?

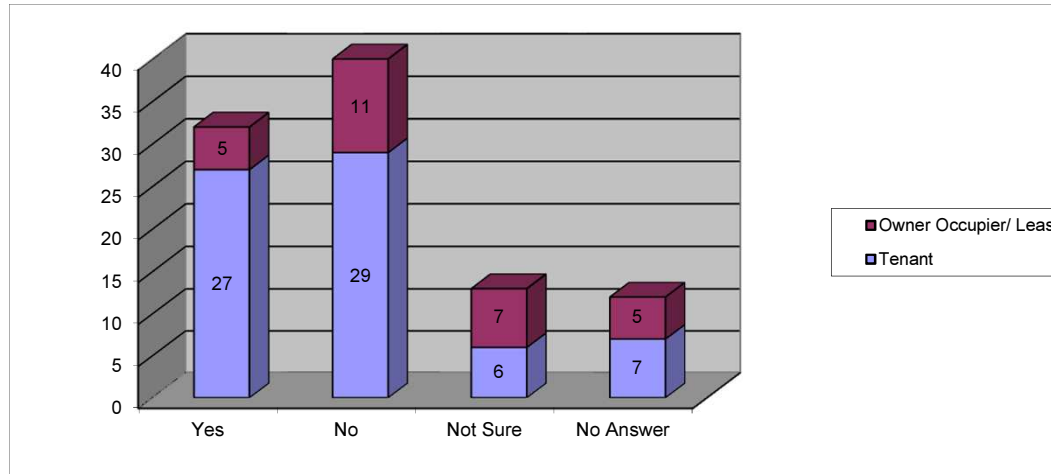
What compensation will be paid to those adjacent to the redevelopment areas for the disruption that there will be over several years, during this redevelopment?

Question 3

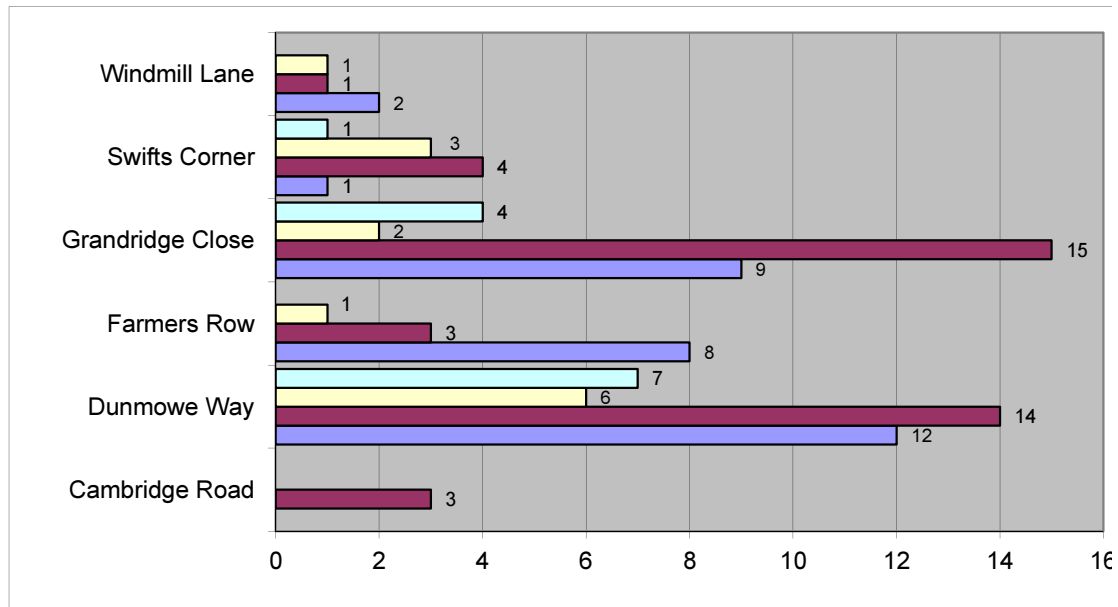
The estate stays with the Council, with limited improvements: Do you support this option?

Tenure Type	Yes	No	Not Sure	No Answer
Tenant	27	29	6	7
Owner Occupier/ Leaseholder	5	11	7	5
Overall Total	32	40	13	12
Overall %	33%	41%	13%	12%

Note: 7 (25%) of those that have answered 'yes' to remain with the Council have expressed a wish for improvements, such as modernisation of kitchen, hardstandings, etc. (see comments in support of Q3)



By Area	Yes	No	Not Sure	No Answer
Cambridge Road	0	3	0	0
Dunmowe Way	12	14	6	7
Farmers Row	8	3	1	0
Grandridge Close	9	15	2	4
Swifts Corner	1	4	3	1
Windmill Lane	2	1	1	0



Comments to Q.3**In Support**

Houses have only recently been improved by central heating and double glazing - this seems to be a terrible waste of money.

This **was** always my preferred option, i.e. less disruption for all. But some properties need lots of work and all need some.

I really think the private letting of empty houses is outrageous when people are on the waiting list for Council homes.

We think that improvements to the estate can include re-roofing and raising external brick walls

Have the estate tidied up and dumped cars removed.

I would like to see these houses have a modern kitchen and bathroom

A large amount of money spent on new windows, doors, central heating radiators made the homes better than ever been (walls, etc. require painting and able to park cars). From a 20 year tenant.

I want to stay in my home where it is as do many people around me.

The Estate Managers and residents should be made more accountable for the visual aspects of their homes and gardens.

As long as there was significant improvements and car parks/alley ways were knocked down.

Would like our home to stay largely the way it is, although more space is always welcome. If we do have to move it must be the same size or bigger. In favour of smarter homes with similar appliances and layout

Against

This would still leave major problems, such as poor access, inadequate parking, areas for kids to gather in unlit, unsafe areas, no play area for the many children

Limited improvements at this stage will not work. The houses are worn out (electric wiring, plumbing, roofs need updating) I need pliers to turn on tap on bath because incompatible with existing pipes.

A waste of money, and opportunities to build much needed housing in the area would be missed.

I don't feel that this option will work at all.

This would not benefit anyone.

I think the Council has a really big job on their hands, my friends live in these homes and pay good money (i.e. rent) and still they are expected to live and put up with dark bedrooms where babies sleep.

I would prefer to have the new houses but if not then I go with this as long as they do some good work to the houses - they need it!

The Council are unable to maintain the properties at present - how would they in the future?

The Council has let the estate get in this mess. The response to do repairs is non-existent. Its depressing living here.

This wouldn't help us at all. Things would only stay as they are, as far as we can see. There will always be problems with these houses.

It seems clear that SCDC have neither the financial wherewithal to support the continued upkeep of the state, nor the inclination.

Wholly unjust to increase the rent of those on the Windmill Estate at this time, also unfair that anyone should be paying full rent at all as South Cambs will only carry out

Questions

If the Council gives up its holdings where in the future do people live who cannot afford to buy - as a lot of people are on the minimum wage or are pensioners?

Would like to know for sure what is happening soon. We were promised a new kitchen when we moved in but still nothing!

If this happens we would be interested in moving into a three bedroom house

How quickly could the environmental improvements be implemented? The estate is a lovely place to live and if the Council had looked after it better in the first place we would be in a better position now.

Yes, I would like to see this estate remain as it is at present under the management of SCDC but am a bit wary of 'limited improvements' idea. What does this really entail?

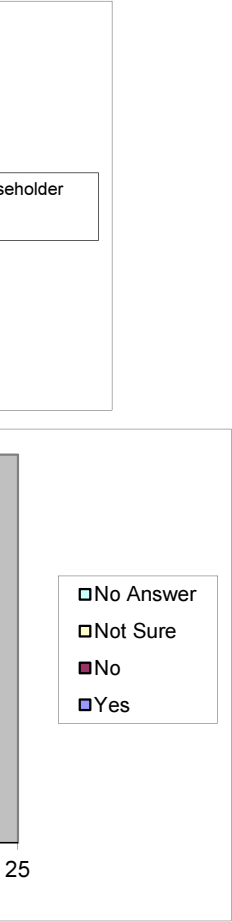
If partial or limited improvements is the preferred and decided option, would Nene Housing still purchase my house off me?

The real problems on the estate are social, i.e. crime/vandalism not the houses. What will happen to tenants who don't want to lose their house if SCDC go ahead and let houses loose on the estate?

Form completed on behalf of parent who doesn't understand what is going on. Is hoping to be transferred nearer to her family.

APPENDIX 3

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fit in with the village

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