

East Road Garages Residents' Update Meeting

Date: 14th May 2025

Location: Working Men's Club

Attendees:

- Ben Binns, Golzar Zand, Janine Gruchy - Cambridge City Council
- Jamie Lane - Aran Site manager
- Cllrs Gerri Bird, Mike Davey, Richard Robertson
- 11 Local Residents

Development update

- Housing Scrutiny Committee has approved to proceed with the redevelopment of the former East Road garage site to provide circa 40 new highly sustainable homes in January 2023.
- The scheme viability is currently being reviewed due to site constraints that limit building height and density. All development options are under consideration at this stage.

Site Compound update

- The East Lane compound is being used to support energy efficiency upgrades to council homes, including external wall insulation to raise EPC ratings to at least 'C'. The work is partly funded by the government's Warm Homes Social Housing Fund and must be completed by March 2026. Its location allows contractor Aran Insulation and their subcontractors to access nearby properties efficiently.
- The site is used for the delivery and storage of materials, recycling of windows and doors, disposal of general material waste such as insulation offcuts, and provides welfare facilities as required for health and safety.
- Plan to minimise impact on residents:
 - Redirect construction traffic via the St Matthews entrance to remove vehicles from Staffordshire Street.

- Tidying the compound and boarding the gates to improve the appearance.
- Continue to monitor site use and respond to any new feedback.
- Investigating possible options to move the compound as soon as possible.

Actions:

- Schedule a follow-up meeting in September 2025 to report back to the community on the progress of the development and site compound relocation.
Development Team / Retrofit Team
- Maintain regular communication with residents by publishing newsletters in coordination with Fosters - define and communicate a clear timescale for the use and relocation of the site compound. **Retrofit Team**
- Launch a website dedicated to East Road Project to provide updates. **Development Team**
- Liaise with the Refuse Team to identify a solution for waste bins in front of the site. **Retrofit Team**
- Reroute site-related traffic to enter via St Matthews entrance, restrict traffic flow during school hours and liaise with local school on traffic management measures. **Retrofit Team**
- Enforce strict working hours as permitted under planning and health & safety guidelines. **Retrofit Team**
- Explore the possibility of a) installing a vision panel at the blind corner of East Road to improve safety and b) increasing fence height to help reduce noise from the site. **Retrofit Team**
- Points raised by residents on daylight, retaining trees and flat roofs noted.
Development Team