

Enquiries to:

Development Team

T: 01223 478347

E: northcambridge@cambridge.gov.uk



Dear Rosalind,

I am sharing further details about the council's £80m commitment in North Cambridge and I hope that you will forward details to your community and anyone who may be interested.

Proposals include providing over 200 new council homes and 200 new market homes across the Arbury Court site and the nearby Kingsway/ Brackley council estate. Full details of the Cabinet decision are available to view on the council's website at www.cambridge.gov.uk/council or use QR code below:



About the Redevelopment

At **Arbury Court**, poor-quality homes and commercial units will be replaced with new council and private housing, alongside improved community facilities – including the library, the Sikh temple, and a new park and play area. We are committed to ensuring continuous trading throughout the development process, maintaining services for the community. New commercial units will build prior to Arbury Court demolition to ensure that existing traders have a place to move into once redevelopment is complete. During the redevelopment, play and park spaces will remain available, and traders will only relocate once new premises are ready.

At **Kingsway and Brackley**, largely unfit council homes will be replaced with new, energy-efficient homes set within better designed open and green spaces.

Why Redevelopment is Needed

In spring 2025, we undertook the **North Cambridge Framework for Change** consultation to understand local priorities. Feedback showed that:

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- Open spaces are under-used and poorly designed
- Many homes suffer from damp and poor insulation
- Residents value Arbury Court but want more diverse, affordable shops
- There's a desire for modernised community facilities
- Concerns were raised about maintenance, accessibility, and antisocial behaviour
- Residents strongly support regeneration, but wish to retain Arbury Court's character and support existing traders

An [engagement report has been published \[PDF, 6MB\]](#) setting out what we heard - or you can [read this summary](#).

Next Steps and Consultation

The second stage consultation of the Framework for Change for North Cambridge is set to start on 11th November 2025. More information could be found on [North Cambridge Framework for Change | Cambridge City Council](#).

Alongside the publication of the Framework, the Council is bringing forward proposals for redevelopment at Arbury Court, Kingsway and parts of Brackley Close, Rutland Close and Verulam Way. This will allow local residents, businesses, and organisations to help shape the plans before a planning application is submitted in 2026.

Indicative Timeline

- **2026:** Planning application for Arbury Court submitted; council tenants can begin bidding for new homes
- **2027:** No residents will be asked to move before this date
- **2030:** Arbury Court traders move into newly built premises

Support for Affected Residents

We understand that moving home is never easy. The Council will provide financial compensation, relocation support, and one-to-one assistance for all affected tenants and homeowners. This includes:

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- **Council tenants:** Priority for new homes, home-loss and moving payments, and the right to return to the new development.
- **Homeowners:** Market-value offers plus an additional statutory compensation payment, support with legal and moving costs, and shared equity options to remain in the area and A right of return to a new build home in the development

Support for Affected Traders

We will work closely with each business to provide tailored, one-to-one support throughout the transition. There will be no need to relocate to temporary portakabins — all current businesses will be able to continue trading until the new Arbury Court is completed, which is expected to be no earlier than 2029.

The new Arbury Court will include the same amount of commercial space, ensuring that existing businesses have the opportunity to return. A comprehensive support package will be available, offering practical assistance throughout the transition. In addition, the Council will be offering a rent-free period or other incentive options for businesses moving into the new premises.

More information

All information provided on our webpage [Shaping North Cambridge - Cambridge City Council](#) and if you would like to speak with us separately, please contact us by email at northcambridge@cambridge.gov.uk, in writing to Development, Cambridge City Council, PO Box 700, Cambridge, CB1 0JH or by telephone on 01223 458347 or 07749 588689.

Kind regards,

Benedict Binns

Ben Binns
Assistant Director, Development