

# SAVE MONTREAL SQ

Montreal Square Residents Association

Issue: 1 - August / September 2018

## FREEDOM OF INFORMATION AND PLANNING PERMISSION

Housing Associations not subject to law

## PHYSICAL, AND MENTAL HEALTH IMPACTS OF REDEVELOPMENT

Who cares? We do - the community do.

## ARTICLE 8 OF THE UK HUMAN RIGHTS ACT 1998

The right to enjoy your home



Courtesy: Cambridge Independent

PUBLIC CAMPAIGN BEGINS - SATURDAY 12TH MAY 2018



PETITION SATURDAYS: FOOD COOP MILL ROAD



Courtesy: Cambridge Independent

2,400 IN OUR COMMUNITY SAY NO - 11TH AUG 2018



QUEUING UP TO SIGN - WE WANT TO DO MORE

### PUBLIC CAMPAIGNING, LEGAL DEFENCE WORK BACKED UP WITH RESEARCH AND YOUR DONATIONS

Saturday 18th August 2018 will be the 14th week of public campaigning. Every Saturday for 1½ hours we petition and talk with working people who are 100% on our side and want to do more to help. CHS's argument of building more houses to solve the housing crisis is spurious. If they really want more houses they could demand the Council transfer 50% of Mill Road Depot instead of privatising half the land and properties. They could transfer Social housing from the Cromwell Rd Site, instead of privatising 50%.

### PETITIONING, MOTIONS AND A CALL TO ALL ORGANISATIONS

Let us be up and doing all the time

### LESSONS LEARNED FROM OTHER "SAVE OUR HOME" CAMPAIGNS

Victory to Foxhill, Cressingham & Nothwold

### CONSULTATION TRICKERY WILL NOT FOOL OUR MASS SUPPORTERS

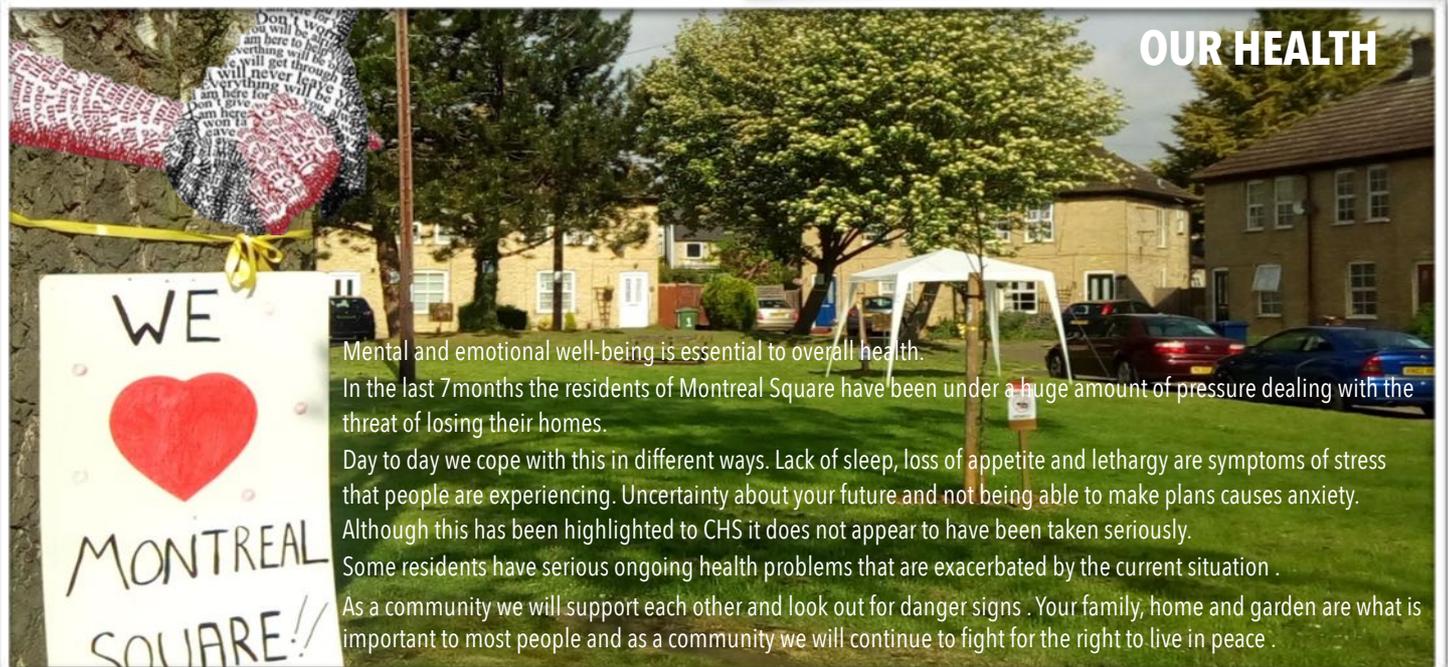
They shall not settle with victorious plunder

# FREEDOM OF INFORMATION

The Freedom of Information Act 2000 provides public access to information held by public authorities. It does this in two ways: public authorities are obliged to publish certain information about their activities; and, members of the public are entitled to request information from public authorities. Housing Associations are registered private landlords and the FOI law does not yet apply.

So Montreal Square Residents Association have used [www.whatdotheyknow](http://www.whatdotheyknow) to keep track of any meetings Cambridge Housing Society may have with planners or councillors at Cambridge City Council and will continue with these FOI requests on a regular basis. Any information received from our FOI will be passed straight to a solicitor to make sure everything is done correctly. Any information gained will also be released to the public via local newspapers, Radio and Social media.

Please note that Housing Associations keep vital information about the finance and management of tenants home in complete secrecy. We need to demand a law which compels compliance with FOI Act.



## OUR HEALTH

Mental and emotional well-being is essential to overall health.

In the last 7 months the residents of Montreal Square have been under a huge amount of pressure dealing with the threat of losing their homes.

Day to day we cope with this in different ways. Lack of sleep, loss of appetite and lethargy are symptoms of stress that people are experiencing. Uncertainty about your future and not being able to make plans causes anxiety.

Although this has been highlighted to CHS it does not appear to have been taken seriously.

Some residents have serious ongoing health problems that are exacerbated by the current situation .

As a community we will support each other and look out for danger signs . Your family, home and garden are what is important to most people and as a community we will continue to fight for the right to live in peace .



## OUR HOMES ARE A HUMAN RIGHT

It is a right to enjoy your existing home peacefully . This means that public authorities should not stop you entering or living in your home without very good reason, and they should not enter without your permission.

The Workers from Montreal Square have worked all their lives and we continue to work cleaning houses, care in the community, cleaners at Addenbrooks NHS, University workers and a postman.

Community cohesion means we look after one another and it is important that social housing is provided in such a way it is compatible with Human Rights. People should be able to live in peace and live their lives the way they choose. Human Rights is also about treating people with dignity and respect.

*"...home is, ... something of which its loss is extreme, something which carries great magnitude ... the loss of one's home is the most extreme form of interference with the right to respect for the home."*

(see Case Law: McCANN [50],[2008] ECHR 385; and KAY [68], [2010] ECHR 1322.)

Human Rights obligations are clearly stated in writing by Cambridge Housing Society, in section 8 of the Tenants Handbook.

Article 8 of the European Convention and the UK Human Rights provides a right to respect for one's "private and family life, his home and his correspondence," subject to certain restrictions that are "in accordance with law" and "necessary in a democratic society."

WE ARE MOVING FROM STRENGTH TO STRENGTH



## OUR SECOND GATHERING

After the success of the first gathering we had on the green, on a very wet Saturday back in May, we have decided to hold another on Saturday 18th August between 2pm and 6pm. This is to try and encourage more people to come and find out more about our situation and raise more support. Hopefully the weather will be kinder to us this time, and we will be serving refreshments again which proved very popular before.

### OUR PETITION

As you may or may not be aware there is a proposed redevelopment by CHS (Cambridge Housing Society) of Montreal Square CB1 Cambridge.

The majority of residents are against this redevelopment as we are fortunate enough to live in a small square of safety and community spirit which is drastically being eradicated by gross amounts of private builds in Cambridge. Many have lived in the square for a number of years, some 30 years plus. We accept that we are not going to be made homeless but we do not wish to be decanted and dispersed from perfectly serviceable homes that we love and have been established for 90 years.

We do not have monetary funds to enlist the services of a solicitor so we are actively trying to raise awareness and support in other ways to help us oppose this redevelopment.

We have created an online petition Save our homes Montreal Square at Change.org and every Saturday from 3pm we have paper petitions outside the co-op Mill Road that can be signed.

Signing a petition is a way to participate in the present and create the future. ... Signing and sharing a petition allows your friends and family to discover and support issues important to them. Your signature demonstrates to the target or decision maker that the cause is important to your community.

This is a growing issue in Cambridge and nationally. If you feel you would like to help and support our cause please sign either petition.

The Labour Party received more than £51,000,000 (2015) How many workers housing campaigns does it support?

Imagine CHS in a League Table, how quickly would they, *respond(s) to repairs and satisfaction with the outcome of repair work.* p33 of Housing Green Paper, Aug 2018. (A mere 7% of tenants rent money handed to CHS, is spent on repairs. Try repairing a home on a budget as low as this.)

### CALLING TRADE UNIONS AND HUMANITARIAN ORGANISATIONS

#### Your organisation Condemns:

- steering groups, residents engagement panels, surgeries, consultations, workshops, surveys (design briefs) and every other means of managing us proposed by professional teams of consultants/regeneration officers
- all attempts to divide us
- the continuing campaign of harassment in the form of individual and group "interviews."
- the campaign of managed decline which has seen a mere 7% of tenants rent money being spent on repairs
- Cambridge Housing Society and the local Council until it recognises our campaign, our plans and our ballot as the wishes of the majority of the residents on the estate
- the physical and mental health impact of 8 yrs of insecurity
- all interim offers from CHS - whether compensation for leaseholders or re-housing for tenants

#### Your organisation Supports:

- our own structures of community consultation, representation, organisation and action for all residents;
- our right to remain in occupation of our homes, remain united in our resistance, and remain strong in our collective democracy
- our own consultation of the wishes not only of estate residents but of the surrounding community based on the facts of estate demolition;
- all independent advisors and professionals supporting residents to develop our own plans for the refurbishment/maintenance of our estate
- all officers, reps, volunteers, tenants, and activists in our organisation to help out at the meetings run in the community, and to promote the campaign and petition for funds to the public;
- Montreal Square Residents Association, with regard to our organisations stated commitment to the housing needs of working people cleared from City Centres; to be reinstated near their work

#### Your organisation Mandates:

A senior officer, rep, tenant, volunteer, activist to help Montreal Square Residents Association with our activities to stop the redevelopment and support our residents to live in the peace, security and comfort of our homes.

**Your organisation resolves to:** send a senior officer, rep, tenant, volunteer, activist to our rallies, street meetings, events & petitioning

**CAMBRIDGE HOUSING SOCIETY  
CAMBRIDGE CITY LABOUR COUNCIL  
ARE YOU PAYING  
ATTENTION!**

IN THE HIGH COURT OF JUSTICE  
QUEEN'S BENCH DIVISION  
ADMINISTRATIVE COURT

"It is unlawful, ... to undertake development (under) section 55 and section 70 and section 106 of the Town and Country Planning Act 1990..."

Before:  
THE HONOURABLE MR JUSTICE LEWIS

Between:  
The Queen on the application of Peter Buckley (on behalf of Foxhill Resident's Association)

**SOCIAL CLEANSER 2** → Bath and North East Somerset Council  
**SOCIAL CLEANSER 1** → Curo Places Limited

"It is unlawful, ... to undertake development (under) section 149 of the Equality Act 2010"

Sarah Sackman and Katherine Barnes (instructed by Leigh Day) for the Claimant  
Richard Wald (instructed by Sharpe Pritchard) for the Defendant  
The Interested Party did not appear and was not represented  
Hearing dates: 16 and 17 May 2018

"...planning permission (is) invalid because the defendant (the joint social cleansers) failed to comply with the public sector equality duty imposed by section 149 of the 2010 Act?"

Instead of using the facts of poverty to defend workers the Council tried to use these facts to demolish their homes: "unemployment levels at more than double the average in the defendant's area, 8.2% of residents being long-term sick or disabled and the fact that the estate was one of the most deprived areas in England."

Neutral Citation Number: [2018] EWHC 1551 (Admin)  
Case No: CO/162/2018

Royal Courts of Justice  
Strand, London, WC2A 3LL  
20/06/2018

**IT IS UNLAWFUL TO  
DEMOLISH OUR HOMES**



**The Fight For Foxhill**



Cressingham tenants who suffered years of stress agree that having a ballot to stop demolition would be good. CHS is ignoring ballots and the will of the majority at Montreal Square. But, we like Cressingham tenants, are aware that even with a ballot, the rules can be manipulated, rigged or biased. But, with a ballot supervised properly, by an independent organisation, democracy can win.

72 residents of Cressingham made the following recommendation on ballots: "Conclusive & binding ballot. There must be a conclusive and binding ballot of residents held prior to the regeneration being approved and/or planning permission being sought, whichever is the earliest date. The ballot and materials to be written and carried out by an independent organisation. The materials accompanying the ballot must present all the relevant facts including funding, tenure rights, etc. Any subsequent approval to be deemed revoked if it later transpires that any significant element has changed or been withdrawn." <https://savecreasingham.wordpress.com/2017/03/14/creasinghams-recommendations-to-the-mayor-of-london/>



**CONSULTATION TRICKERY**

**ONE REASON WHY CHS ARE INTERVIEWING INDIVIDUAL RESIDENTS AND HOLDING GROUP MEETINGS**

Consultants paid by Housing Associations are skilled in extracting info from us. This is what they do and say. **"You need to ask them (the residents) about their personal circumstances and they will always, in talking about themselves, reveal something you can use to your advantage .... You also need to seek the views of others and turn the meeting against them."** (senior partner at Barton Willmore, the UK's leading independent planning and design consultancy, <https://www.building.co.uk/focus/how-to-do-a-public-consultation--and-survive/3056707.article> accessed 13th August 2018 (censored thereafter))

**MONTREAL SQ RESIDENTS ASSOCIATION - SUPPORTED BY**

- Shelter,
- 100% Public Housing
- Workers Housing (boat dweller section)
- Solidarity Federation
- Cambridge Housing Coop
- Cambridge Residents Association
- Architects for Social Housing
- Communist Party of GB, M-L
- Cambridge Trades Council
- Communications Workers Union (Eastern No 4 Branch)
- Cambridge Liberal Democrats
- Unite the Union Eastern Branch (Engineering)
- Cambridge Unite Community
- Taxpayers Against Poverty
- The Alan Brigham Archives
- Cambridge Quakers
- The Spaghetti Faction
- Age UK Cambridgeshire
- Individuals of the Labour Party
- Many local shops on Mill Road
- Mill Road TV
- Edge cafe
- The Brook pub
- Relevent Cafe
- Romsey Barbers