

What do people think about living at Eddington?



Eddington is Cambridge's newest neighbourhood with something for everyone. The transformation of this new part of the city includes homes, shops, a school, a state-of-the-art community centre and performing arts venue, and more. Eddington is a whole new area of Cambridge, designed for twenty-first century sustainable living.

EDDINGTON

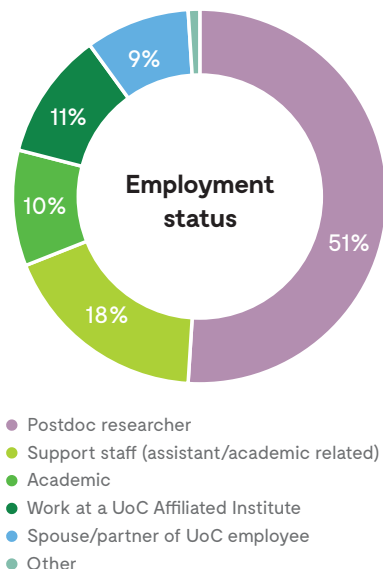
CAMBRIDGE

Who lives at Eddington?

Having opened in 2017, there are now 710 Key Worker Housing households available which are currently at 100% occupancy.

In 2019, the teams at Eddington asked all of the Key Worker Housing residents, who are employed by the University of Cambridge, Colleges or its Affiliated Institutes, what they thought about living here.

168 Key Worker Housing tenants responded, 23% of the Key Worker households at Eddington. Over half (51%) of those who responded described themselves as postdocs, with a further 18% classifying themselves as support staff.



Affordability

Out of the residents surveyed, 61% said they chose Eddington because of its affordability. 77% said they would probably or definitely renew their tenancies at Eddington for another year.

“What we most like about Eddington is that it is a wonderful place to live in and yet the rent prices are affordable. Recently I was lucky to have been awarded a 3-year fellowship to continue doing research in the University. But if not for Eddington I would probably have declined the award, as we would not have been able to afford living in Cambridge comfortably.” 2019 resident

Accommodation at Eddington

Over 80% of tenants said they were satisfied with their overall experience of Eddington, and no one said they were not at all satisfied. This is consistent with a similar survey conducted in 2018, where 85% said they were satisfied and 2% said they were not satisfied.

Particular highlights were the University of Cambridge Primary School (95% rated Good or Excellent), accommodation (89% rated Good or Excellent), open spaces and environment (89% rated Good or Excellent), Storey’s Field Centre (81% rated Good or Excellent) and communal areas (71% rated Good or Excellent).



When comparing Eddington residents to those of the general Cambridge market, satisfaction levels were consistently higher across all aspects of accommodation at Eddington.

“I absolutely love my flat. It is the right size, it is furnished to a high standard. I feel I pay much less in bills because of how energy efficient it is. It is easier to live a more eco lifestyle (composting, recycling, supermarket nearby for plastic free shopping). I actually like being a bit out of town. The countryside around Eddington is peaceful for running, walking and cycling.” 2019 resident

“I like the supermarket nearby. I like that money is put into community events. Storey’s Field is beautiful and a great resource. I like the architecture. I like the quality of the flats. I like that we can report faults which are fixed as quickly as possible. I like the landscaped gardens.” 2019 resident



“I like the interior decor. The furniture is good quality and aesthetically pleasing. I actually like everything... windows, doors!”
2019 resident



Sustainability

“Very good soundproofing, very good insulation/energy rating, and sustainable (absence of gas, non-drinkable water for the washing, insulation and ventilation with heat recovery). The design is perfect: beautiful, practical, safe. All appliances are provided and I love the absence of carpets: easy to clean.” 2019 resident

When looking at Eddington’s sustainability and transport measures, 68% of residents thought the various systems (waste and recycling, composting, ventilation and heating) at Eddington were easy to use.

67% of residents agree that living at Eddington encourages them to use sustainable transport methods, with 80% saying they were satisfied with the cycling and walking networks. A further 65% said they were happy with the U Bus.

What next?

While the majority of feedback was positive, there were some areas which will be the focus for the University in the coming year.

RETAIL

Residents feel strongly that additional retail provision would improve their experience of living at Eddington.

HEATING

Some residents stated that they had a poor understanding of Eddington’s heating system and found it difficult to use.

COMFORTABLE LIVING

Two points for the future consideration are the size of the smaller bedroom in the two-bedroom apartments to be more usable space and the temperature level to be more comfortable within the apartments during the summer months.

TRANSPORT

The cost of driving and keeping a car at Eddington had divisive opinions and some residents were dissatisfied with the bus provision.

The University will review and implement changes in response to the feedback in support of the growing community at Eddington.