



Second Workshop Booklet

November 2020

This second workshop is another milestone in the redevelopment of your Estate.

It is important we continue to drive the redevelopment process forward so improvements to the estate can be delivered sooner rather than later. We want you to be as informed as possible when the time comes to vote next year.

This session is to give you another opportunity to influence what appears in The Landlord Offer and to provide you with factual information on:

- where we are up to in the programme
- how the Residents' Ballot and The Landlord Offer will work



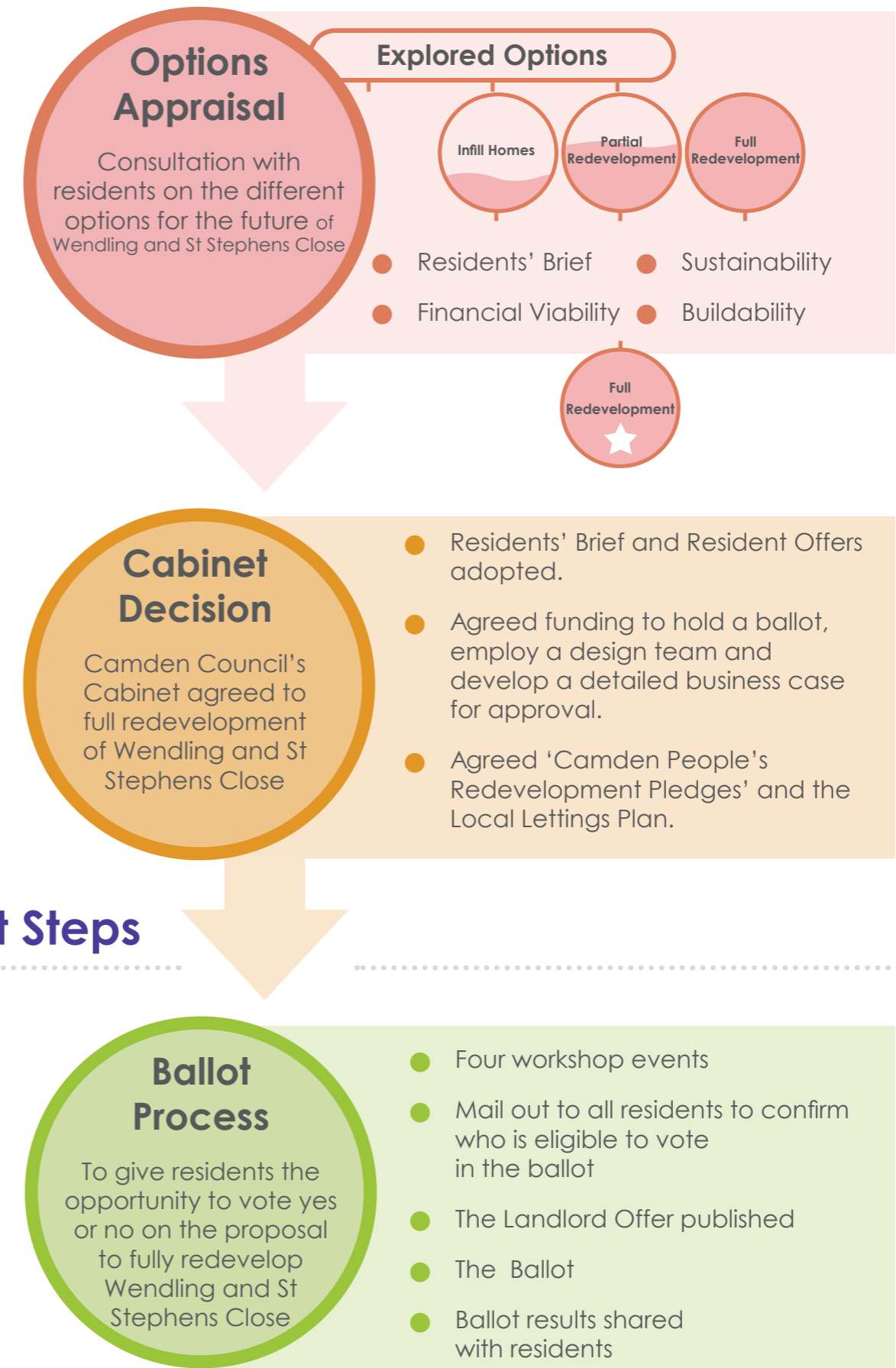
In Workshop One booklet and discussions we covered:

- Camden Council's Cabinet approval of the development.
- Next stage - a Residents' Ballot to vote on the future of Wendling and St Stephens Close.
- How you will continue to play a key role in determining the future of Wendling and St Stephens Close.



This Workshop:

- Recap on the Residents' Ballot, Landlord Offer and Residents' Brief.
- Ask for your thoughts on the Vision Statement (a summary of what we seek to achieve through the redevelopment of Wendling and St Stephens Close).
- Agree a strong and comprehensive vision for Wendling and St Stephens Close with your help.



What is the Ballot?

Since July 2018, any London Borough wishing to carry out an estate redevelopment, involving demolition of homes, with Greater London Authority (GLA) funding, will need a successful ballot of residents living on the estate.

In July 2019, the recommended option for full demolition and redevelopment was approved by Camden's Cabinet. Therefore a ballot will be held for residents on Wendling and St Stephens Close.

What Camden will do:

Based on the information provided by you during the Housing Needs Assessment and data held by Camden, we will send out a letter with who we believe is eligible to vote in the Residents' Ballot in your household and the information we hold on your housing need.

You will have the opportunity to tell us if this information is correct or if it requires updating.

Who IS Eligible to Vote?

Ballots must be open to ALL RESIDENTS aged 16+ on an existing social housing estate as long as they fall into one or more of the following criteria:

- Social tenants (including those with secure, assured, flexible or introductory tenancies) named as a tenant on a tenancy agreement dated on or before the date the landlord offer is published (due to be Spring/Summer 2020).
- Resident leaseholders or freeholders who have been living in their properties as their only principal home for at least one year prior to the date the landlord offer is published and are named on the lease or freehold title for their property.
- Any resident whose principal home is on the estate and who has been on the council housing register for at least one year prior to the publication of the landlord offer document, irrespective of their current tenure.
- Adult children over the age of 16 of tenants and leaseholders will only be able to vote if they have been registered on the Council's housing register for at least one year prior to when the Landlord Offer is published.

Who MAY BE Eligible to Vote?

The following are only eligible to vote if they have been on the Camden's housing register for longer than one year:

- Tenants whose landlord is not a Registered Provider (RP) or Local Authority.
- Homeless households living in temporary accommodation.

Who IS NOT Eligible to Vote?

The following are NOT eligible:

- Non-resident leaseholders and freeholders.
- Resident leaseholders or freeholders who have been resident for less than one year (unless they were on the housing register beforehand).
- Non-residential tenants (businesses etc.)

The Residents' Ballot Question:

“Are you in favour of the proposal for the redevelopment of Wendling and St Stephens Close?”

VOTE YES

Camden Council will continue to develop the current designs and proposals for Wendling and St Stephens Close to move ahead with the redevelopment of the estate.

There will be ongoing consultation and engagement with residents throughout the entire process to ensure you are involved in developing the designs.

VOTE NO

Camden Council will NOT continue to develop the current proposals for regenerating the estate. It may develop further proposals with residents.

Wendling and St Stephens Close is not on the current major works programme for 2019 – 2024. This means that there will be no kitchen, bathroom or window replacement works in this period.

What is the Landlord Offer?

The Landlord Offer is for residents of Wendling and St Stephens Close. You will base your answer to the ballot question on the information provided within the Landlord Offer document.

We already have most of the information to carry out a ballot. Below is a list of the information that we must include in The Landlord Offer. This will set the scene for the next stage of design when architects are appointed to develop the vision for the area further.

Information		Comment
Broad vision for Wendling and St Stephens Close	✗	We have work to do on the vision which will be included within The Landlord Offer document, setting out estate residents' aspirations for the future of the community.
Priorities and objectives for new estate	✓	We have most of this information, but we need to detail this more clearly for The Landlord Offer.
Design principles	✗	We will be focusing on establishing the design principles in future open estate meetings and steering groups. These will be based on the Residents' Brief to date.
Estimate number of new homes	✓	The July Cabinet report contained a range of numbers of the properties to be built (650-750).
Future tenure mix	✗	Camden Council committed in the July Cabinet report to a minimum 40% affordable housing on the site including replacing all existing social homes. We hope this % will be increased as the financial situation becomes more clear. We will continue to speak to residents about their needs for their future home.
Proposed social infrastructure	✗	We are reviewing the capacity of schools and doctors and other infrastructure in the local area, and what improvements might be needed alongside the new development.
Detail of full right to return / right to remain	✓	This information is in the below leaflets: <ul style="list-style-type: none"> • Information for Secure Tenants • Local Lettings Plan for Wendling and St Stephens Close • Information for non-resident leaseholders • Information for residential leaseholders We will be holding workshops to answer any questions.
Financial offer for leaseholders	✓	This information is in: <ul style="list-style-type: none"> • Information for non-resident leaseholders • Information for residential leaseholders We will be holding workshops to answer any questions.
Commitment to ongoing and transparent consultation and engagement	✓	We will continue to work with residents throughout the process of the scheme design, as we have in other CIP schemes such as Cherry Court, Agar Grove and Abbey Road developments.

Throughout the 2019 options appraisal process we developed this list of initial project objectives with you to form YOUR Residents' Brief for the future of Wendling and St Stephens Close. This Residents Brief was approved by the 2019 Cabinet.



OVERALL PRIORITIES:

- Create a place that feels safe
- Make accessible to all residents of all ages and abilities.
- Safe areas for children to play in



WORKING IN PARTNERSHIP:

- Positive engagement, participation and consistent communication at all stages of the process
- Improve the management and maintenance of the estate
- Restore, improve and strengthen the community spirit and the role of the community on the estate.
- Truthful, rather than positive engagement



SAFETY & SECURITY:

- Secure by design
- Improve accessibility and lighting with regards to security
- Improve accesses of the estate as well as the buildings
- Improve building layout with regards to visibility and isolation
- More secure bike storage
- Ensure access to pedestrian walkways doesn't reduce safety
- Control antisocial behaviour in play areas and around the estate by reducing dead-ends and controlling entrances



LOCAL AREA:

- Improve quality of the streets adjacent to the estate
- Improve lighting
- Distinct and clear routes through the estate
- Control speed of cars through the estate
- Provide better routes to local services and shops



LOCAL AREA:

- Increase dimensions in the new homes with larger bedrooms and better kitchens
- New homes to increase storage within the units
- Mixture of one level and split level
- Windows to face more than one side for peace and quiet
- Prioritise future maintenance of homes
- Improve acoustics



OUTSIDE YOUR HOME:

- Improve lighting to make the estate feel more welcoming
- Improve signage and way finding
- Improve lifts that service every floor
- Reintroduce traditional street pattern
- Existing buildings feel old and unsafe, improve state and appeal of existing buildings
- Keep car parking provision the same or make better use of the podium



LANDSCAPE & OPEN SPACE:

- Introduce play areas which can be overlooked
- Create shared and accessible open spaces
- Improve appearance and attractiveness of buildings on the estate.
- Provide areas to green spaces
- Control areas to green spaces (residents only)
- Not enough play areas at the moment, make good use of the current open spaces



ENVIRONMENT AND SERVICES:

- Provide better storage for bins and bikes
- Better recycling
- Prevent flytipping
- Lots of rubbish bins too close to peoples homes - better storage required

Since the Cabinet in July 2019, the Steering Group and now the community via workshops have added some other points to the Residents' Brief for consideration - They are shown here.



BUILDING DESIGN:

- All homes to be accessible and provide housing for people with special requirements.
- Energy efficient homes that are carbon neutral.
- Use brick for the new buildings.
- A mix of one level flats and mixed tenures.
- A mix of houses and maisonette's and mixed tenure.
- 2 toilets for all homes that are 3 bed and above.
- A bath and shower in every home.
- 2 lifts on every block.
- Bigger rooms including bedrooms.
- A mix of open plan and separate kitchens and dining rooms.
- Any flats to meet the LFB requirements on height of the building but preferably no higher than 10 floors.
- Bike sheds to be put in place.
- Fire alarms and appropriate communal lighting to be in place.



LANDSCAPE AND OPEN SPACE:

- Ensure that there is no public walkthrough.
- Ensure underground spaces for the provision of refuse bins.
- Consider the possibility of roof terraces and water features.
- Ensure disabled parking bays and designated electrical vehicle charging points.
- Ensure small wall mounted dustbins were put in place.



INTERNAL LAYOUT:

- Improve the internal layout considering views out, light into the home and natural ventilation (which will include having openable windows).
- Increase storage space and make it liveable.



SAFETY AND SECURITY:

- Improve well-being and sense of security within the estate, which would be assisted through the addition of CCTV and video intercoms for all homes along with appropriate lighting.
- Clearer routes through - remove and avoid short-cuts and alleyways through the estate that could feel dangerous, including having no blind spots or dead end corners



LOCAL AREA:

- Parking to be available for all existing residents

Who carries out the ballot?



In accordance with the GLA guidelines an independent body must carry out the ballot. Civica Election Services (CES) will be responsible for carrying out the Wendling and St Stephens ballot. Formerly known as Electoral Reform Services (ERS), they have over 100 years' experience of administering elections, ballots and consultation processes and are proud to be the UK's leading provider of election services.

As the independent scrutineer, CES has been appointed to ensure that the ballot is run securely, independently and in line with the GLA guidance. CES will securely post the ballot papers to residents, receive and count the votes, verify that they have been cast legitimately and issue the result.

What would a YES vote mean?

Camden Council will continue to develop the current designs and proposals for Wendling and St Stephens to move ahead with the regeneration of the estate.



There will be ongoing consultation and engagement with residents throughout the entire process to ensure you are involved in developing the design principles and your redevelopment priorities.

What would a No vote mean?

Camden Council will not continue to develop the current proposals for regenerating the estate. It may develop further proposals with residents.



Wendling & St Stephens Close are not on the current major works programme for 2019 – 2024. This means that there will be no kitchen, bathroom or window replacement works in this period. Any major refurbishment to Wendling will need to be submitted for the next major works programme for 2025 – 2029.

Responsive and reactive repairs



The responsive and reactive repair service will continue irrespective of the result of the ballot. This deals with minor or day to day maintenance problems and health and safety issues.

This service normally operates when residents ring via Camden's call centre to report repairs.

Where any significant works are requested on any individual home, then this will be considered on a case-by-case basis.

This is the same as the service you currently receive and is the same as any estate in the borough not going through a regeneration programme.



New Homes for All

You told us: New homes should be offered to all existing residents.

Throughout full redevelopment the new estate will provide a new home to all secure council tenants and resident leaseholders currently living on Wendling and St Stephens Close. This commitment is within the Resident Offer booklet for Secure Tenants and Resident Leaseholders.



Construction

You told us: Where will I be moved to when construction starts?

All residents will need to move at some point, however, we will limit this where possible to only one move by phasing construction. Camden Council will offer tenants the ability to move away from the estate or to move into the first phase of development. We cannot and will not rehouse any tenant outside of Camden.



Trees

You told us: Existing trees and green spaces on the estate are an important feature of the community and should be more accessible.

Throughout full redevelopment we have the opportunity to review the existing green space and understand how we can design new open spaces that are more accessible to residents. Camden is committed to retaining existing trees and planting new mature trees where possible, to enhance the existing tree canopy.



Play

You told us: There should be more opportunities for children and young people to play outdoors. Play spaces are not accessible - there are too many steps and the ground is uneven.

Open spaces will offer different types of play space for all ages. They will be accessible by all types of residents. Active, social and fun landscapes will be secure, well lit and overlooked by surrounding homes.



Open Space

You told us: The estate's existing open spaces are unusable and have little function. 1-48 Wendling and St. Stephens do not currently have any outdoor space.

All dwellings will have access to outdoor amenity and open space. New public communal open spaces will be designed to be highly inclusive, encouraging a sense of community ownership over these areas. Open spaces will be designed to be used for everyone to enjoy.



High Quality Homes

You told us: Our homes are poorly designed, tired and suffering from structural problems and maintenance.

All new homes on Wendling and St Stephens will be designed to the highest modern standards, with robust and durable materials. Homes will be well insulated and ventilated, efficient to run and easy to maintain. Private outdoor amenity space such as balconies or on ground floor flats, gardens, will be provided and each home will be built to last for future generations.

How would redevelopment address residents' concerns?

WENDLING & ST STEPHENS CLOSE



Safety and Security

You told us: The layout of the Wendling and St Stephens Close creates a network of streets, alleys and open spaces which feel dangerous and unsafe, and attract anti-social behaviour and have very poor visibility.

Full redevelopment enables residents and the wider community to be involved in designing the new estate layout to create safe, well-lit, welcoming and well-overlooked streets and open spaces designed to reduce anti-social behaviour. This will be developed using Secure by Design principles which are tried and tested methods to discourage anti-social behaviour and encourage safe communities.



Community Facilities

You told us: The Creche and Health Centre are useful assets on the estate

Proposals will explore options to reprovide the creche and health centre, either on the site or nearby.



Engagement

You told us: We want to continue to have our say on the future of our community.

Camden Council has placed the residents of Wendling and St Stephens Close at the heart of the development process from the start. We will continue this collaborative working through close community engagement, so as to ensure residents play an important role in designing their future homes, streets and open spaces.



Community

You told us: Wendling and St Stephens Close has a strong sense of community and we don't want this to be lost in the future.

We recognise that residents are vital in ensuring the success of our communities. We will continue to work closely with all residents of Wendling and St Stephens Close to ensure this important sense of community is retained. By involving all residents and the wider community in the design process, we hope to create a legacy for the future which celebrates the current community and delivers a place people are proud to call home.

Camden People's Regeneration Pledges

WENDLING & ST STEPHENS CLOSE



1. Right to Stay and Right to Return

Camden tenants will not be moved out of the borough during redevelopment and will be given priority on new council homes built. If tenants choose to stay, they will be guaranteed a home on the new estate at a social rent level with the same tenancy conditions as they have now. A housing needs assessment will ensure tenants are provided with a new home that meets their requirements whether that is wheelchair accessibility or other adaptations or more bedrooms to address overcrowding. If they move away during redevelopment, they will have a right to return, unless they move into another Camden Council newly built home.



2. A fair offer for leaseholders

Leaseholders will be compensated for loss of their property at market value plus a statutory compensation. If resident leaseholders wish to buy into the new scheme, where the new property is more expensive than the sale price of their existing home, they will be able to do so by means of a shared equity option. Thereafter, homes for sale will be marketed first to local people and key workers.



3. Support to move

To reduce disruption to individuals and families, residents and homeowners will receive financial compensation and paid reasonable disturbance costs.



4. Placeshaping

As part of CIP we will also improve the wider area - new schemes will deliver high quality new community facilities where required.



5. Funding our building programme

We will only build private homes to fund redevelopment. All of the money raised from sales or from private renting homes through the Camden Collection will be redistributed into the building of new council and Living Rent homes, other community facilities as part of CIP or used to help fund improvements to existing council homes through our Better Homes Programme.



6. Designing your new home and neighbourhood

Tenants and resident leaseholders will be involved every step of the way in designing their new homes and neighbourhoods, from the layout of new flats to the design of open spaces. We are committed to working together to design schemes and to involve estate residents in all aspects of developing new homes, so they are designed by residents, for residents.



7. Protecting our vibrant and mixed communities

The private development market is failing Camden. Camden has to step-in. As a direct builder we can do more than other developers by prioritising council housing and social benefit. We are creating developments to maintain Camden's unique social mix and ensure the borough remains a place for everyone. Camden will deliver more than other developers can and prioritise:

- o Social rented housing
- o Camden Living Rent



8. Community-led redevelopment

Camden believes that estate redevelopment schemes should proceed only with the support of the majority of estate residents. Camden is committed to ensuring that residents have a continuing opportunity to feedback and have their voice heard on schemes – this includes opportunities to say whether they think schemes should proceed.



9. Building more social homes

There will be no net loss of council homes in Camden - more council homes will be built under the Community Investment Programme (CIP) as well as new Living Rent homes for key workers and families on low incomes.



10. Ballots

We will ballot residents on any estate redevelopment proposals that involve the demolition of existing social rent homes and the construction of over 150 homes to ensure that everyone understands and agrees with the offer that the Council is making to them, which will be in line with the Camden People's Redevelopment Pledges.

Broad Estate Vision for Wending and St Stephens Close

WENDLING & ST STEPHENS CLOSE

We would like to get your estate views on a one-sentence statement that sets out estate residents' aspirations for the future of the community. A statement that will help make it truly clear what you, the residents, imagine the future of the neighbourhood to be.

Would you please give us your thoughts on a potential estate vision statement for your neighbourhood, by letting us know by using some of the key words as shown on this page? Other words not on this page are also welcome.

Please feel free to discuss during the workshops or contact us direct via the contact details as listed overleaf

Your feedback and the "personal visions" will be presented to you within our next workshop meeting. Thank you for your feed back

Broad Estate Vision for Wending and St Stephens Close

WENDLING & ST STEPHENS CLOSE

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Timescale for The Ballot and order of events

Redevelopment is a complex process which requires a series of design and planning stages to be completed before construction starts.

The diagram below shows the order of events that need to take place before construction starts on Wendling and St Stephens Close.

