

## RESIDENT OFFER: OUR CAMDEN PEOPLE'S REGENERATION PLEDGE



Our Community Investment Programme (CIP) Pledges were first published in September 2011 at the start of the Programme. They outline our commitment to ensuring that the development of new homes and community facilities is done responsibly and in partnership with residents. These Pledges are the guiding principles of our CIP and form the basis of our offer to residents – they include

- There will be no net loss of Council homes in Camden – more homes will be built under the Community Investment Programme
- We are creating mixed developments of social housing, homes for sale and Camden Living rent homes because we want to maintain Camden's unique social mix and ensure the borough remains a place for everyone
- We will only build new homes for sale to fund regeneration. All of the money raised from sales or development will be recycled into building

Camden have produced resident offer booklets for tenants, resident leaseholders and non-resident leaseholders. Copies are available to pick up at 44 Ashdown Crescent, Monday & Wednesday 10am-5:30pm and Friday 10am-2pm. They will also be available at future exhibitions. Please contact us to receive a hardcopy in the post.

## LOCAL LETTINGS PLAN:



To support any decision on the future of your estate, the Council will adopt a Local Lettings Plan. This sets out how the new build Council Homes on the estate will be allocated.

A draft Local Lettings Plan has been prepared, and is enclosed in this pack. It will be available to view and discuss at the next exhibition or you can speak to Rebecca, Yasmin or Jamal if you have any questions about it.

The draft Plan operates within the framework of the Council's Housing Allocation Scheme (2018).

For your estate, the Plan sets out that:

- Existing council tenants will be given priority for the new homes.
- Those with a recommendation for wheelchair needs will be allocated a wheelchair accessible home.
- Where any individual property is over-subscribed, then priority will be given to the household that has an assessed medical need and then those who have been living on the estate for the longest.

## BALLOT PROCESS:



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

If cabinet approve our recommendation to go ahead with Option 3 an independent body will carry out a ballot on the estate. **All secure tenants of West Kentish Town Estate named on the tenancy register, and resident leaseholders, living on the estate for the last 12 months prior to a ballot will get a vote.**

The ballot is a simple yes or no on Camden's offer.



# Information regarding the proposed redevelopment of West Kentish Town Estate

May 2019

Since early 2018, the Council has been engaging with residents on the future of your estate. PRP Architects were employed as a design team to prepare three options:

### OPTION 1: LOW (Infill)

Not to demolish any homes and to build homes in available spaces,

### OPTION 2: MEDIUM (Partial Redevelopment)

To redevelop six of the blocks, with three being left undeveloped and build some new homes in available spaces elsewhere on the estate, and

### OPTION 3: HIGH (Full Redevelopment)

To redevelop the whole estate, involving demolition of all existing homes and building 800 to 880 new homes.

At the same time, the design team sought feedback from residents on what they would like to see as part of any regeneration of the estate. This formed the basis of a Residents' Brief.

The Council set out a way that it would assess these three options, looking at their viability, sustainability, buildability and performance against the Residents' Brief. These form the basis of our Assessment Criteria.

**This assessment has now been carried out and you can obtain more information by dropping into one of our exhibitions on Saturday 11 May 11am-2pm or Tuesday 21 May 6-8pm, Athlone Community Hall, 1-35 Athlone Street, NW5 4LS.** If you cannot make these exhibitions please contact Yasmin or Jamal who can arrange a time to discuss with you further.

### PREFERRED OPTION AT THIS STAGE: OPTION 3

The conclusion is that Option 3 (Full redevelopment of the estate) performs best against the identified criteria. Council officers will be submitting a Cabinet report including residents' views on the three options and a recommendation to demolish and redevelop the estate in full. Cabinet will make a decision on this in July 2019. Prior to that decision we want to know what you think.

Inside this booklet you can see the design plans for Option 3 as well as information on the Council's Offer to residents, the Local Lettings Plan and information on the Ballot process.

**To find out more please get in touch**

**Rebecca Ellis, Consultation & Engagement Officer:  
020 7974 3878**

**Jamal Miah: 07958 476 110**

**Yasmin Chowdhury: 07879 636 783**

**Email: [wktregeneration@camden.gov.uk](mailto:wktregeneration@camden.gov.uk)**

**Visit: 44 Ashdown Crescent, off Queens Crescent opposite QCCA building | Monday & Wednesday 10am-5:30pm and Friday 10am-2pm**

## We want to know what you think.

Please provide feedback via the form & freepost envelope provided by Friday 31 May.





# Option 3: High Interventions Full Redevelopment

This option tests opportunities for full redevelopment of West Kentish Town Estate. The layout shown is only an example of how new buildings could be delivered on the site. This means complete demolition of current buildings to develop new buildings, streets, open spaces and potential facilities.

**Illustrative sketches are provided below** please note that this is not the final design. This stage is for masterplanning purposes only. Design will be agreed through the planning process with resident input.



1 View looking east towards the new Central Square



2 View looking south along the new Mews Street



Camden have assessed each option using a traffic light system, against these four areas:

## Key information



- Construction works would take place across the whole estate.
- New homes will consist of private sale, Council homes and affordable rent.
- All residents would need to move at some point.
- A phased approach to construction will aim to reduce the need for residents to temporarily move out of the community.
- This option brings new shops and commercial opportunities to Queen's Crescent and would provide new community space for residents if requested.
- 800 - 880 new homes.
- Approximately 1,700sqm of new public open space subject to final design.
- Approximately 8,500sqm of communal residents' gardens subject to final design.
- Approximately 1,000sqm of shops, commercial and community space subject to final design.



- 90% of residents who gave feedback at the exhibition and in the following weeks preferred Option 3 because it:
- Meets the Residents Brief better than the other options and addresses the problems of disrepair, antisocial behaviour, and perceived poor design on the estate currently.
- Is fairer because everyone would get a new home and the layout would be more spacious and provide better homes as well as green outdoor space (both communal and private).



- Some of the new homes will be sold to pay for the affordable homes.
- This option is economically better value as it is less technically challenging to build, so less expensive.



- 100 % of homes will meet the sustainability criteria of being more energy efficient.
- 100 % of the outdoor space will be safer and more enjoyable to use.



- Demolishing the whole estate and redeveloping it is actually more straightforward and simpler.
- With current plans, residents having to move from West Kentish Town Estate while the new build takes place is unlikely due to the amount of available space to start construction before demolition.