

COMMUNITY INVESTMENT PROGRAMME

ANNUAL REPORT 2025



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2025 HIGHLIGHTS



Planning submission for Camley Street - major scheme



Opening of Highgate Newtown Community Centre



Opening of Liddell Place Workspace- Council's first workspace and income generating asset



Planning secured for West Kentish Town



Planning submission of Highgate Road and Raglan Street

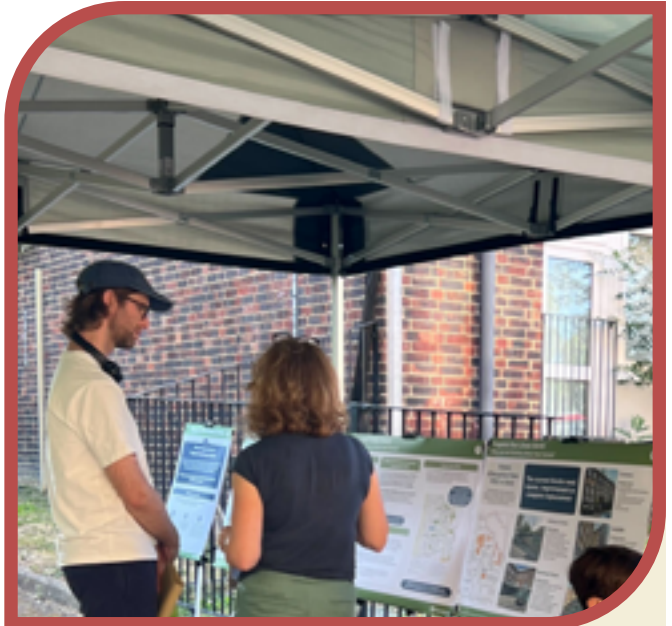


Image Source - Make Good

Secured Cabinet approval to bring forward the Regent's Park North project



Topping out ceremony for Agar Grove estate Phase 2a



Continuing to build 332 homes, 72% of which are affordable tenures

FOREWORD



Councillor Nasrine Djemai

Cabinet Member for New Homes and Community Investment

Against a backdrop of significant house building slowdown in London, our Community Investment Programme (CIP) has continued to build. Greater London Authority (GLA) statistics show that over the last three years, the number of affordable homes starts in London are 66% down on the 10-year average. Despite the dire statistics, over the period, we have continued building four projects across five sites, which include 332 homes, 72% of which are affordable.

In addition to continuing to build, over the last year we have made significant progress on the design and development of other projects to ensure we keep delivering on promises to Camden residents. In West Kentish Town, our largest project in CIP, we reached a significant milestone, with planning application submitted in June being approved by Planning Committee in December. With a third of families on the estate currently living in overcrowded conditions, the decision will ensure that we build and deliver the safer and larger homes residents need. Over 90 per cent of residents voted in favour of the redevelopment - a clear mandate for change and what our residents want.

Other projects that have reached significant milestones include Camley Street and two New Homes for Small Sites projects, all of which submitted planning applications in the second half of 2025, and which are expected to be determined in early 2026. Together, these three sites will deliver 226 affordable homes, over 2,000 sqm of affordable creative maker space, over 28,000 sqm of science and technology employment space with, significant improvements to the estates where the homes will be delivered along with homes for private sale.

The last year has also been a time to celebrate the successes of the programme. In May we celebrated the opening of Highgate Newtown Community Centre, which

completed the redevelopment of site after delivering 36 affordable homes as well as the state-of-the-art community centre. In November, Liddell Place workspace opened – the opening represented the completion of the area master plan, which over the years has seen investment and expansion in the nearby Kingsgate Primary school, the delivery of homes and the Council's first workspace. Finally, in December, we celebrated the topping out of Agar Grove Phase 2a, the fourth phase of the Agar Grove estate redevelopment which will deliver 94 social rented homes.

The last year has also seen our schemes being celebrated externally, with Highgate Newtown, Agar Grove phases 1b and 1c, Maitland Park and the Council winning prestigious awards throughout the year including the 2025 Royal Institute of British Architects (RIBA) London award and British Home Awards.

Despite the excellent progress made, there is more that we need to do. Camden's housing affordability challenge is making families, key workers, those who were born and raised here move away from the borough. We also face other significant challenges which CIP is helping to tackle. Overcrowding and the increase in the demand for temporary accommodation or need for specialist housing support are concerns I hear regularly. We continue to work with partners, Government, and the GLA to ensure we use all the resources available and lobbying to deliver for residents. CIP will continue to deliver on resident's priorities, ensuring we maximise affordable housing and capture feedback and concerns. The driving force of CIP is delivering for our communities and ensuring everyone in Camden has a place they can call home and thrive in the Borough they know and love.



INTRODUCTION

WHO WE ARE AND WHAT WE DO

Our Community Investment Programme (CIP) programme started in 2010, and over the last 15 years, it has evolved significantly, ensuring that Camden's communities' needs are put at the forefront of CIP objectives and adapting as needs change. In 2022, Cabinet agreed to extend the programme's scale and ambition with a target of delivering 4,850 homes, including 1,800 social rented homes. To date, we have directly delivered over 1,750 homes and directly unlocked a further 336 built by other developers - with 60% of all these homes being affordable tenures.

CIP is guided by a set of core principles developed since 2010 through our experience working with local communities.

Image Source - Make Good



Our Principles Are

Bold, ambitious and rigorous

We will make the best use of public resources and the most of our assets and resources.

Transparency and openness

We work in an open and transparent way with residents and communities before, during and after the development of projects.

Participation and capacity building

We build with the resident voice and communities alongside us as partners, and our projects provide people with skills for the future.

Increasing the number of good homes as quickly as possible

Moving families into homes and places that are healthy, safe and affordable.

Equality and housing justice

We tackle housing inequality and the health and well-being impacts of living in poor quality housing as an issue of social justice.

Tackling the climate emergency

Our homes are sustainable and we will build for an environmentally friendly 'Net-Zero' future.

Affordability now and for the future

Our homes are affordable for those who live in them and energy bills are reduced so that families' incomes are protected.

2025 PROGRESS

Over the last 12 months, we have continued to make progress with projects at various stages, aiming to deliver the full CIP ambition approved by Cabinet. We currently have four projects being built across five sites which will deliver 332 homes, 239 of which will be genuinely affordable. While continuing to build, we have also continued developing the pipeline, with significant milestones reached on several projects, including two of the largest: the West Kentish Town Estate redevelopment and Camley Street. Both projects submitting planning applications in June and September respectively. We also submitted planning applications on two sites in the New Homes for Small Sites programme at Highgate Road and Raglan Street.

Over the last year, we have also celebrated some of the recent successes of the programme. In May, the Council hosted a ceremony to celebrate the opening of the Highgate Newtown Community Centre, which relaunched activities and services delivered by Highgate Newtown Community Partners (HNCP). HNCP is a deeply embedded community organisation in the north-east of the Borough, who for years have provided a range of services and activities for local communities. Since 2018, due to the major rebuild, the organisation had been working in several local community spaces and in early 2025, they moved into the new Highgate Newtown Community Centre. The event marked the formal completion of the Highgate Newtown project, which has seen the redevelopment of a site that previously hosted a series of buildings constructed in the 1950s as a Territorial Army centre, which were all in a poor state of repair. The completed project now provides 36 affordable homes and a brand-new community centre.

In June, we submitted a hybrid planning application (part Full Planning Permission and Part Outline Permission) for the redevelopment of the West Kentish Town Estate. The application was given resolution to grant planning permission by the Council's Planning Committee in December and construction is expected to start in 2026. In September, along with our development partners Ballymore and Lateral, we submitted a planning application for the regeneration of 120-136 Camley Street (Site A) and 3-30 Cedar Way (Site B). These proposals bring the two sites together into one cohesive plan that aims to meet the needs of local residents, businesses, and the wider borough. We will bring forward Site A, where we

will deliver 119 social rented homes and over 2,000 sqm of affordable creative maker space. Site B, will be brought forward by our development partner and will see the delivery of over 28,000 sqm of employment space for science and technology businesses, 79 intermediate rent homes and 203 private sale homes. Combined, both sites will create a neighbourhood that blends new homes, workplaces and public spaces at the heart of the Knowledge Quarter, connected to Agar Grove, Maiden Lane, Camden Town and King's Cross.

In November we submitted two planning applications for projects brought forward by the New Homes for Small Sites programme within CIP. The applications for Highgate Road and Raglan Street will together deliver 28 homes, all affordable and net additional, and both include a package of estate improvements on both sites.

At the end of November, we also celebrated the opening of the Liddell Place workspace, following the completion of the fit-out works by the operator International Workspace Group (IWG). The Liddell Place workspace completes the master plan started in 2016 with the expansion of Kingsgate Primary school and the delivery of over 100 homes by a development partner. The workspace will provide 20% affordable desk space and will provide vital income into the Council to reinvest into Camden communities.

In December, we celebrated a milestone at Agar Grove with a topping out ceremony for Phase 2a of the project. The concrete frame of the new block was completed ahead of schedule in September 2025. Works have continued to deliver the new social rented homes which will rehouse residents on Lulworth Tower in a single move.

Overall, despite the challenging London housing Market, 2025 has been a positive year, with great progress seen across our projects, bringing the CIP ambition closer to delivery.



HOUSING INVESTMENT STRATEGY

In January 2025, we approved a new [Housing Investment Strategy](#). This sets out our approach to investing and growing our housing stock in the period 2025-2030 with the broad aim of ensuring that the borough has enough 'decent, safe, warm and family-friendly housing to support our communities.' The three core housing pledges included in the strategy are:

- Driving long-term growth in Council-owned housing
- Improving the overall quality of the Council's homes, so they are modern, accessible and energy efficient
- Actively managing and adapting the Council's housing stock to respond to local housing needs

The Housing Investment Strategy sets a common framework and ambitions for all our housing programmes including CIP, Camden Living, and the core social stock within the Housing Revenue Account (HRA). As part of it, we also outlined a [Housing Asset Management Strategy](#) with a specific focus on the investment and management

of our existing housing stock. The Housing Asset Management Strategy sets out our investment priorities over the next 5 years and establishes a plan to invest £670m into our homes. CIP, by delivering new built homes, aims to further increase the availability of good quality affordable housing in the Borough.

Other programmes aligned with the Housing Investment Strategy include Family Friendly and acquisitions undertaken in response to multiple successful Local Authority Housing Fund (LAHF) bids. The Family Friendly programme was approved in December 2022, with the aim of tackling overcrowding in the Borough by increasing the supply of social rent council homes with two or more bedrooms. Successful LAHF bids over the last few years have allowed us to 'flip' homes built by CIP for private sale into affordable tenures as well delivering an acquisition programme of homes previously lost to Right to Buy.

AWARDS

Over the last year, CIP schemes have continued collecting awards, demonstrating the high-quality buildings our programme is delivering.

★ Highgate Newtown Community Centre

Throughout 2025, the project was recognised at four regional and national awards ceremonies, including:

- **Overall Winner** at the 2025 NLA Awards on 20 November, where it was recognised for its contribution to community life.
- **Best Housing Development £20m+** at the Inside Housing awards for demonstrating what can be achieved when community voices guide design.
- **Best Community and Faith Project** at the 2025 AJ Architects Journal Awards.
- **Spotlighted as a Regional Finalist** at the 2026 Civic Trust Awards and 2026 Selwyn Goldsmith Universal Design Awards.

The project, has transformed the old community centre in Dartmouth Park near Highgate into 36 new affordable homes and a new state-of-the-art community centre that includes a flexible-use sports hall, cafe area, and a lounge which hosts a hairdresser, laundrette, and a cookery school.

Image credit - Jim Stephenson



Highgate Newtown Community Centre shows what's possible when London redesigns its neighbourhoods around the changing needs of its people. Gives us a huge amount of hope for the future. Small in scale - huge in impact, it's a generous, beautiful, charming and wonderful project."

- Judges at the NLA Awards

Winning this award is a testament to the collaboration enabled by CIP, allowing the Council to work together with partners and communities to create spaces that provide residents with the foundations to thrive.



★ Agar Grove Phase 1b

In February, at the Chartered Institution of Building Services Engineers (CIBSE) Building Performance Awards, Agar Grove Phase 1b won the **Residential Project of the Year award**.

This was confirmed by post occupancy surveys, which have shown that 94% of residents in the new blocks said they found the conditions of their home in winter to be very satisfactory or satisfactory; and 58% said the temperature of their home in summer was very satisfactory or satisfactory.

★ Agar Grove Phase 1c

Throughout 2025, Agar Grove Phase 1c won several awards, including:

- **Outstanding Residential Design and Development of the Year 2025 (0 - 150 units)** in the Property Week Resi Awards
- **Sustainable Project of the Year** and **Sustainable Development of the Year** in British Homes Awards 2025.



This was in recognition of the passive-first approach to design, prioritising minimal heat loss and energy use.



Agar Grove is a strong, area-improving scheme which sets a benchmark for sustainable, socially attuned housing that prioritises long-term comfort, performance, and affordability. The UK's largest Passivhaus development, the Agar Grove estate redevelopment is setting out clear precedent for inclusive, energy-efficient and future-focused urban living."

- Judging panel

The awards were in recognition of the scheme's transformative regeneration impact, and its sustainability and design excellence.





★ **Maitland Park Estate**

In May 2025, Maitland Park estate redevelopment won the **2025 Royal Institute of British Architects (RIBA) London award** in recognition of its sustainable and community-centric design as well as being the first Camden Council’s project to achieve a **Home Quality Mark accreditation**.



I’m so grateful that Camden has provided new homes for families who have been living in overcrowded conditions for a very long time. My family and I love the modern design, ample space, and peaceful ambience in our new home. This is a new beginning for us all. Thanks to all those who made this possible!”

- Mrs Bonayon, One of the residents

The judges praised the community-focused approach to delivering much-needed new, environmentally responsible homes that positively impact the lives of residents and neighbours.

The estate has provided homes to residents who were living in overcrowded, poorly insulated homes in the nearby West Kentish Town Estate.

Camden Design Awards

Held every three years, the Camden Design Awards spotlight the highest quality designs which have most enriched the lives of those who live and work in Camden. All projects are assessed by a judging panel including independent experts, designers and architects. In the 2025 edition of the awards, held in October, over 30 projects were shortlisted across all areas of the built environment, from housing to community and education buildings, new or improved public spaces, retrofitting of historic buildings and more.

Four projects that are part of the Community Investment Programme portfolio won a **Major Project category award**. This included,

- ★ **Highgate Newtown Community Centre** by RCKa
- ★ **Maitland Park Estate Regeneration** by Cullinan Studio
- ★ **Edith Neville Primary School** by Hayhurst & Co
- ★ **Central Somers Town** by Adam Khan Architect



★ **Camden Council**

The awards have not only gone to projects, but also the Council itself too. The **British Homes Awards 2025** recognised the role of Camden Council by naming the Council as the **Homebuilder of the Year** at ceremony held in November 2025.



It is clear that Camden Council as client have led a strong design team to deliver a development with high aspirations in design quality and environmental performance!”

- Judges

The awards showcase the quality of the projects delivered, but also the drive, determination and emphasis the Council puts in ensuring that CIP delivers assets that support residents throughout the borough.

WIDER BENEFITS OF CIP

DELIVERY OF ADDITIONAL COMMUNITY FACILITIES

Our current focus is on increasing affordable housing delivery; however, we have been extremely successful over the years in delivering improvements to schools as well as community facilities. These projects provide a wide range of vital community facilities that residents throughout the Borough can access and contribute to the successful delivery of We Make Camden. A summary of some of the major non-residential schemes that we have delivered in recent years is shown on the next page



After more than two decades of work without a permanent home for our charity, we are thrilled to finally find ourselves in this beautiful building, situated in the heart of the community we serve. This has enabled us to extend our activities to more beneficiaries than ever before.

- Charity who operate from new CIP building at Central Somers Town



Scheme	Ward	What was delivered	Year
Highgate Newtown	Highgate	A brand-new state of the art community facility which offers flexible-use sports hall, restaurant area, and lounge – The facility, run by Highgate Newtown Community Partners, provides services for local residents and families.	2024
Liddell Place	West Hampstead	The Council's first flexible Workspace. The facility provides 20% affordable desk space as well as becoming an income generating asset for the Council as a whole.	2024
Camden Town Hall	Kings Cross	Refurbishment of Camden's Town Hall to boost the modernity, accessibility and sustainability of the building. The redevelopment includes new affordable business space and community facilities.	2023
Belsize Priory Medical Practice and Abbey Community Centre	Kilburn	The second phase of the Abbey area master plan delivered a brand-new modern facility to locate the Belsize Priory Medical Practice and Abbey Community Centre. The community centre provides a range of educational, recreational, and cultural activities for local residents as well as a self-contained creche with direct access to an outdoor play area.	2022
Charlie Ratchford Court	Haverstock	An extra-care facility for older people whose support needs are better suited to living in supported accommodation, including flexible indoor and outdoor spaces.	2020
Central Somers Town Phase 1	St Pancras and Somers Town	Plot 10 Community Play Project which includes cutting edge play facilities and a roof-top football pitch.	2019
Camden Street and Plender Street	St Pancras and Somers Town	Mixed-use redevelopment that delivered the St Pancras Community Centre.	2019
Greenwood Centre	Kentish Town North	Camden's first Centre for Independent Living offering activities and services to residents with all kinds of care needs. The centre is run by disabled people for disabled people.	2019
Schools	Throughout Camden	Through CIP 48 Camden schools have received investment. The investment amount has varied based on school needs, but some projects have seen large investment and redevelopment, as it was the case in Edith Neville, Parliament Hill and William Ellis, Netley and Kingsgate Primary schools.	2010-2020

THE COUNCILS HOUSING STOCK AND CIP

The Council owns and manages over 22,000 social rented homes as well as being the freeholder of an additional 9,700 leasehold properties. The social rented housing stock is made up of 40% studios and one bedroom properties, 32% two-bedroom properties, 21% three-bedroom properties with the remainder being four-bedroom properties or larger.

Over the last 5 years, the Council has managed an average of around 800 lets per year. The table below compares the make-up of the council housing stock, the homes that come up for re-let and the housing register need. Smaller homes experience more frequent changes in tenants while larger homes become available less often. This means that, overall, there is a shortage of two bedroom and larger properties based on the need of those in the housing register.

	Housing Stock*	2024/25 Lets	Housing Register Need
Studio	8%	7%	17%
1 Bed	32%	43%	18%
2 Bed	32%	27%	34%
3 Bed	22%	19%	24%
4 Bed +	6%	4%	7%

* Includes homes delivered by CIP to date

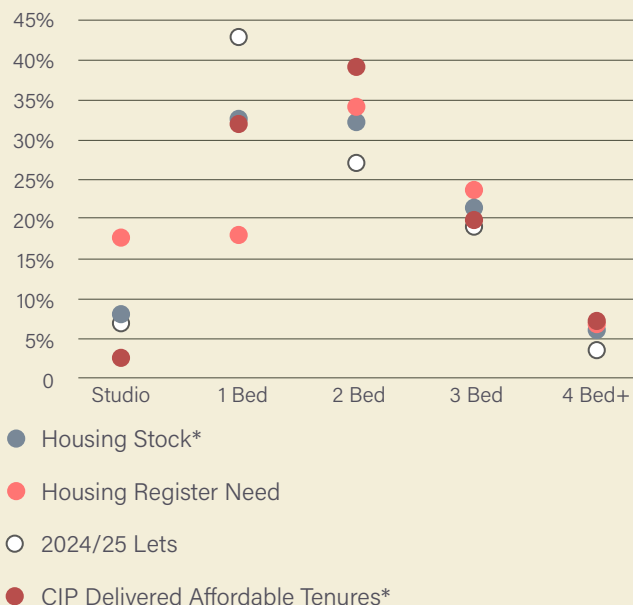
All values have been rounded to the nearest whole number

Our programme's affordable housing delivery is responsive to this need and has over the last 15 years sought to focus on delivering the homes that are needed. The table below summarises the breakdown of home sizes delivered by our projects directly. CIP projects have delivered larger homes, with two bedroom properties being the most common.

	CIP Delivered Affordable Tenures*	Comparison to Housing Stock
Studio	2%	-6%
1 Bed	32%	0
2 Bed	39%	+7%
3 Bed	20%	-2%
4 Bed +	7%	+1%

* Excluding specialist accommodation (extra care and hostels)

All values have been rounded to the nearest whole number



* Includes homes delivered by CIP to date

Overcrowding

Despite the increase in delivery of two or more bedroom homes, overcrowding remains a significant challenge in the borough. The 2024/25 lets data shows that 36% of allocations made in the year were to households who were overcrowded or severely overcrowded. It also showed that the average wait for households accessing council let properties is almost 4 years, but this varies greatly by household size. Households requiring a one bedroom property wait on average 1.68 years, whereas the average wait for a three bedroom property is over 6 years. There is a clear trend: the larger the property needed, the longer the wait will be. The council allocates homes on a need basis, with points awarded based on the allocation criteria. Because of this, many households on the register, even those who actively bid, may never be housed, especially at higher bed sizes if they are on lower points. This is because the council will allocate homes to people mostly with very high points and very high need.

Over the last 15 years, our projects have been able to support greatly with managing overcrowding, with allocations data showing that 58% of the social rented homes delivered being allocated to households who were overcrowded.

Our programme is expecting to complete three projects in 2026, which will include 56 social rented homes and 89 temporary accommodation homes. The social rented homes will include one studio, 8 one bedroom, 21 two bedroom, 16 three bedroom and 10 four bedroom properties.

CIP ENABLED SITES

Our programme delivers homes through a mixed model approach. Some projects are developed and delivered directly by the Council whereas in others, risk and reward is shared by bringing in a development partner. The delivery approach is determined early on in the business case development and takes into consideration a number of factors, including viability, the market, and risk appetite by the Council at that given point.

Homes delivered by our programme directly have been reported annually in previous Annual Reports, as are the homes delivered by programmes that have historically been included under the CIP umbrella, most notably the Temporary Accommodation Purchase Programme (TAPP). There are some homes, however, that have come forward due to CIP's partnership arrangements that have previously not been captured in the data. This year's report makes it clearer that these homes, while strictly not delivered directly by us, would not have come forward should CIP have not existed. In total, 336 homes have been included in this year's report and are clearly labelled as built by other developers and include developments in CIP-enabled sites in Liddell Place, Greenwood Centre, Central Somers Town and Charlie Ratchford Court.

DELIVERING DIVERSITY IN THE BUILT ENVIRONMENT

Our schemes continue to deliver on Camden's Strategy for Diversity in the Public Realm 2023 – 2028. Since last year's report, we have worked with our Culture Team and residents, resulting in the naming of Block B in Agar Grove estate as Oliver Heaviside House. Furthermore, the Camden and Chester Road hostels will be known as Kathlyn Oliver House (248-250 Camden Road) and Millie Miller House (2 Chester Road). Details of Oliver, Kathlyn and Millie are provided in the respective project sections.

MAXIMISING GRANT FUNDING

One of CIP's greatest assets is its ability to take up funding opportunities as it becomes available. This is possible thanks for the mixed delivery approach and long-term planning. By devising a programme over several years, projects are developed at different stages and allows us to maximise funding opportunities as they arise. In recent years, we have been able to tap into external funding sources to 'flip' homes originally earmarked for private sale to fund the CIP programme into affordable tenures. Examples of this include the use of S106 contributions from developers and making use of the Greater London Authority (GLA) and Central Government's Local Authority Housing Fund (multiple rounds).

Central Somers Town Phase 3 and Tybalds are two examples where payments in lieu of affordable housing delivery by developers have been funnelled into CIP projects to increase the affordable housing delivery. This has double impact, increasing the affordable housing delivered on-site while also reducing the programme risk for CIP, as sales risk is removed and extends CIP's ability to deliver other sites. In Central Somers Town, the payment from the British Library development will allow us to flip a plot that was earmarked to be 100% private sale into 100% affordable. By taking the funding, we will not only replace the private sale homes with affordable ones but likely increase the number of affordable homes. At the Tybalds estate, a payment from British Land will allow us to 'flip' all the private sales homes that are part of phase 2 of the master plan. This change will mean that both phases of the Tybalds estate development will have delivered 100% affordable homes.



SOCIAL VALUE DELIVERED IN 2025

One of the key benefits of enabling borough wide growth through council-led delivery projects is the ability to provide opportunities to local people and businesses. Individual CIP development projects target social value outcomes through a combination of procurement quality score weightings and planning Section 106 agreements. There are projects which allow different opportunities for local employment with examples including the workspace block at Liddell Place which will provide 20% of the space as affordable provision. At Camley Street we will be delivering over 2,000sqm of new creative maker space to act as incubator space for creative arts industries as well as over 28,000sqm of science and technology space. In CIP we work with the Employment Services Delivery team and Social Value lead to encourage involvement from CIP contractors and developers in an Annual "Contractors Forum" to improve outcomes around apprenticeships and placements as well as supporting contractors to offer and benefit from these jobs. The projects section of the report provides details on what each CIP project has delivered with some of the key achievements summarised here.



**SOCIAL
VALUE
DELIVERED
IN 2025**

30+

**JOBS FOR LOCAL
RESIDENTS**

60+

**HOURS OF VOLUNTEERING
TIME TO SUPPORT COMMUNITY
PROJECTS**

22+

APPRENTICESHIPS

22+

**CAMDEN RESIDENTS HAVE
BEEN SUPPORTED INTO
EMPLOYMENT**



£3,100,000+

SPENT IN THE LOCAL ECONOMY

3+

**STEAM PLACEMENTS FOR
CAMDEN STUDENTS SECURED**

£20,000+

**DISTRIBUTED TO
LOCAL CHARITIES**

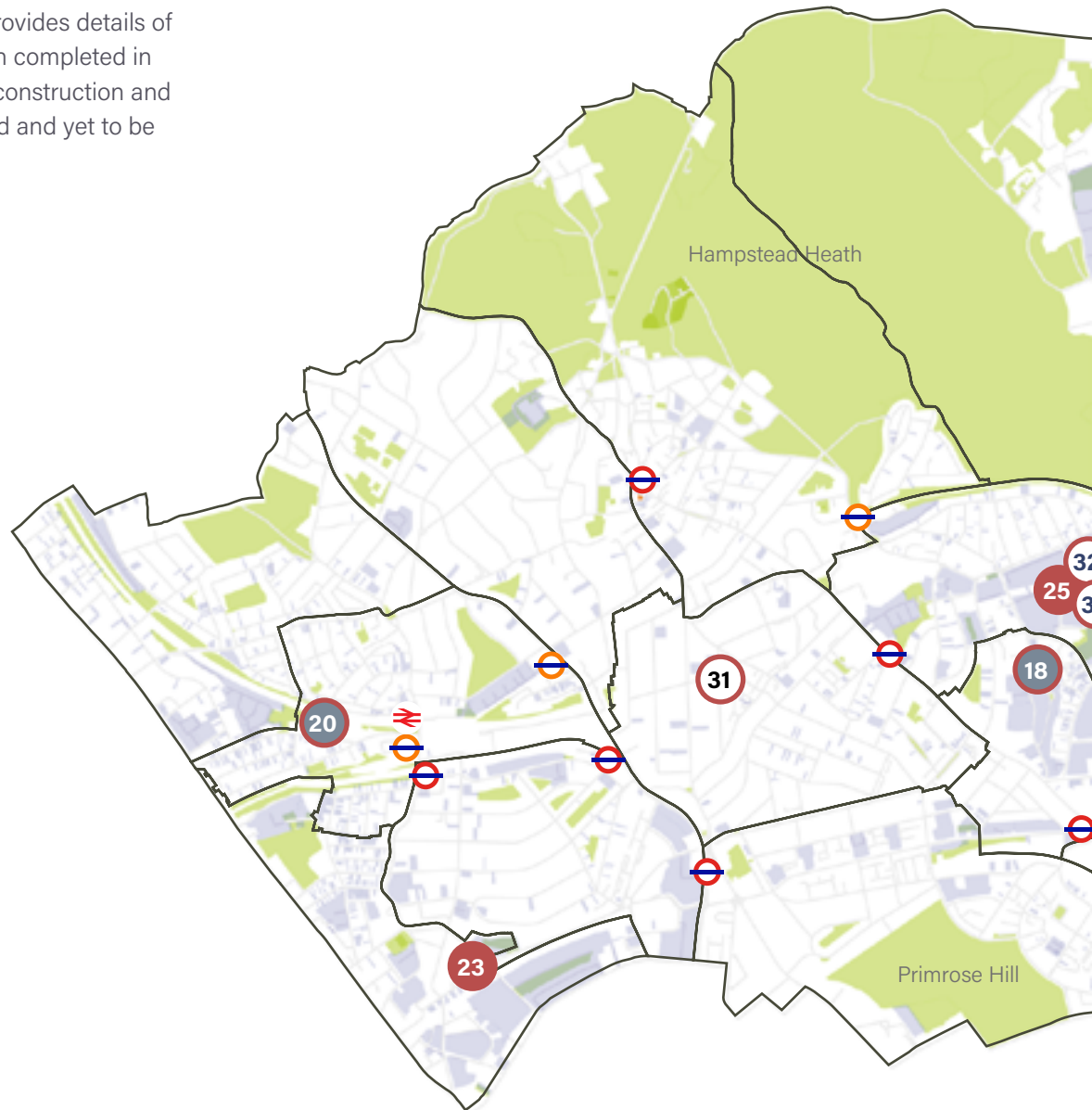


**CONTRACTOR FUNDED
ESTATE
FUN DAYS**

**SCHOOL VISITS AND
CAREER FAIRS**

OUR PROJECTS

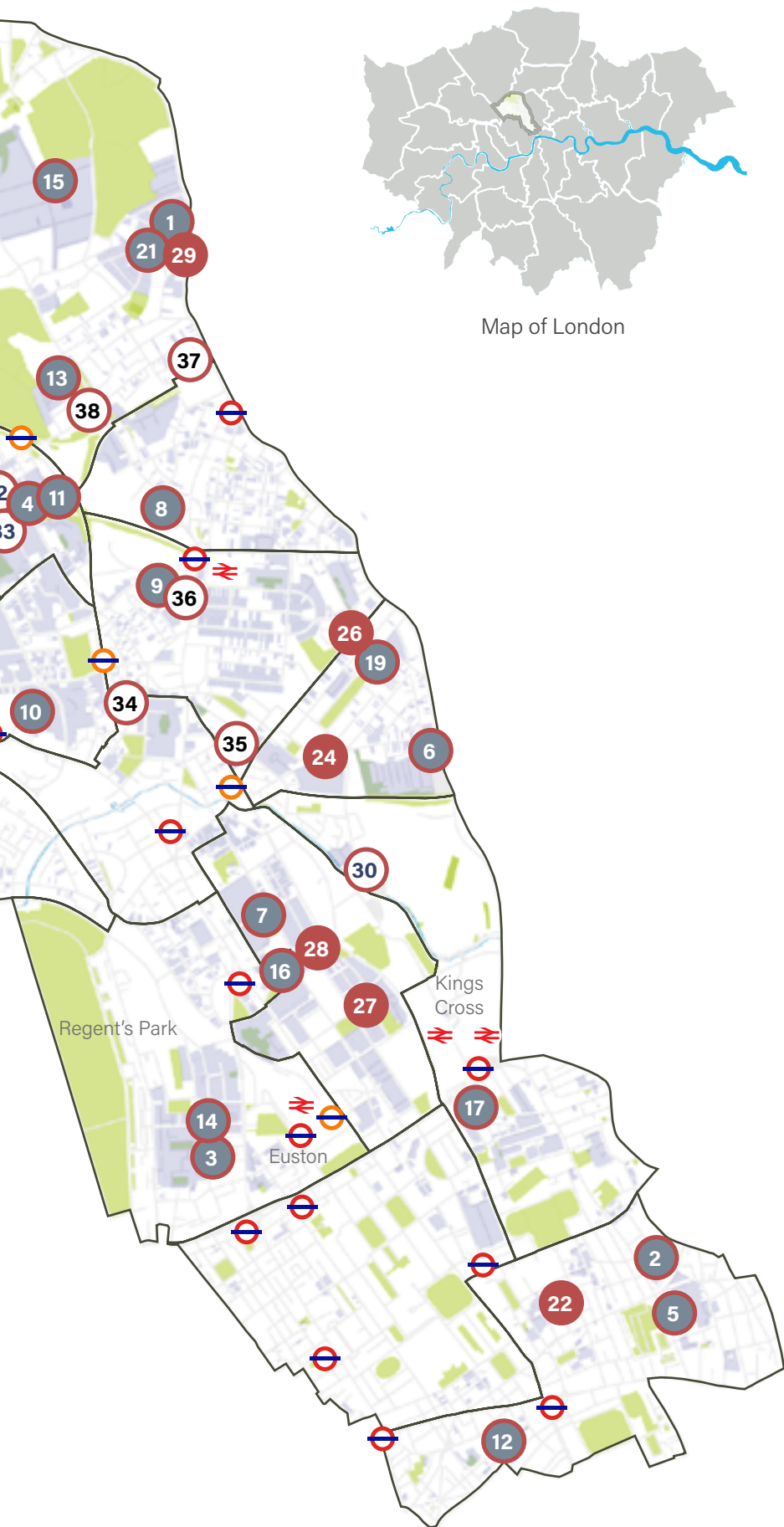
This section of the report provides details of the schemes that have been completed in 2025, those that are under construction and an overview of the approved and yet to be approved pipeline.



KEY

-  Completed Project
-  Under construction Project
-  Future Project
-  Ward Boundaries (2023)
-  0 200 M 1000 M

Map produced in December 2025



- 1 Chester Balmore
- 2 Mount Pleasant
- 3 Netley School
- 4 Barrington and Lamble
- 5 Bourne Estate
- 6 Maiden Lane Estate
- 7 Camden Street and Plender Street
- 8 Greenwood Centre
- 9 Holmes Road
- 10 Charlie Ratchford Court
- 11 Kiln Place
- 12 Parker Mews
- 13 Parliament Hill and William Ellis Schools
- 14 Regent's Park Estate (includes HS2 replacement homes)
- 15 Holly Lodge Estate
- 16 Mayford & Pepperfield
- 17 Camden Town Hall Refurbishment
- 18 Maitland Park Estate
- 19 North Villas
- 20 Liddell Road
- 21 Highgate Newtown
- 22 Tybalds Estate*
- 23 Abbey Road*
- 24 Agar Grove Estate*
- 25 Bacton Estate*
- 26 Camden Road Hostel
- 27 Central Somers Town*
- 28 Godwin and Crowndale Estate
- 29 Chester Road Hostel
- 30 Camley Street
- 31 Daleham Gardens
- 32 Wendling Estate
- 33 West Kentish Town Estate
- 34 Hadley Street
- 35 Bernard Shaw Foster Court
- 36 Raglan Street
- 37 Churchill Road
- 38 Highgate Road

The locations of homes delivered under Temporary Accommodation Purchase Programme are spread across the borough and are not shown in this map.

* Projects have multiple phases and some phases have already been completed

KEY MILESTONES



WEST KENTISH TOWN ESTATE PLANNING APPLICATION

The West Kentish Estate redevelopment reached a significant milestone in 2025. In June, we submitted a planning application to deliver 856 homes and in December, the Council's Planning Committee gave resolution to grant planning permission. The hybrid planning application, detailed for Phase 1 and outline application for all the remaining phases (Phases 2 – 8), will enable Phase 1 to come forward, with construction expected to start in 2026. Phase 1 will deliver 52 homes, 48 for social rent and 4 for returning leaseholders. The phasing of the project has been designed to limit the number of moves required by residents and to create opportunities to reinstate a traditional street network and legible cycle and pedestrian routes through the estate. The scheme is also looking to retain as many trees as possible and ensure it considers surrounding locally listed terraced houses and neighbouring West Kentish Town and Inkerman conservation areas.

CAMLEY STREET PLANNING APPLICATION

In September, together with our development partners, we submitted two parallel applications for the mixed-use redevelopment of two industrial sites 120-136 Camley Street (Site A) and 3-30 Cedar Way (Site B). We are bringing forward Site A while Site B will be brought forward by our development partner, Ballymore (Camley Street) Limited - a Joint Venture of Ballymore Ltd and Lateral Partners Ltd.

The sites are being brought forward in parallel to enable a comprehensive and joint assessment of the planning case across both sites. Together, the sites will deliver 401 homes, 50% of which will be affordable. The sites will also deliver over 2,000 sqm of affordable creative maker space and over 28,000 sqm of Knowledge Quarter-led science and technology workspace.





NEW HOMES FOR SMALL SITES

In February 2023, Cabinet approved the development schemes for Phase 1 of the New Homes for Small Sites programme. Phase 1 aims to deliver around 50 new affordable homes alongside significant placemaking and landscaping improvements to the council estates where the sites sit.

There are currently four sites being brought forward; Highgate Road, Raglan Street, Castle Road estate (Hadley Street) and Churchill Road and Spencer Rise estate. Planning applications for both Highgate Road and Raglan Street were submitted in November and December respectively, with the other two sites expecting to see applications submitted in 2026.

TYBALDS II

The second and final phase of the Tybalds master plan will see the delivery of 44 homes. The project secured planning consent in 2021, and this included private sale homes. Since consent was granted, the Tybalds development has been identified as a donor site for an affordable housing contribution for a development British Land is bringing forward at Euston Tower. Securing this funding will allow us to 'flip' the tenure of the private sale homes into affordable homes, ensuring the entire master plan is 100% affordable. To ensure this happens, we submitted a Section 73 application to reflect updated design following Building Safety Act fire safety requirements and the change in tenure. In addition, the project will deliver new trees between parking spaces, new accessible entrances for existing blocks in Babington, Richbell, Chancellors, and Devonshire and new parking layout for resident and Great Ormond Street Hospital ambulance parking.



UNDER CONSTRUCTION

ABBEY PHASE 3

- Kilburn ward
- 139 homes
- Expected completion early 2026

The third and final phase of the Abbey Road area regeneration is well underway with construction due to complete in early 2026. This phase will include 139 new homes, 46 of which will be available for social rent.

The project has been able to secure tangible benefits to the community. As part of the commitment secured through the main works procurement, 22 Camden residents have been supported into employment by this contractor, exceeding the target of 18 people. Local spend by the contractor has also been over £2.8 million, benefitting the area's economy.

Another contractor which provides Clerk of Works services on this project has supported the local resident managed organisation with a donation to their annual Fun Day, attended by around 100 residents of the estate.





GODWIN AND CROWDALE

- St Pancras and Somers Town ward
- 10 Social Rented homes
- Expected to complete in early 2026

This project is set to deliver 10 four bedroom homes for social rent, including one wheelchair-adapted unit, providing much-needed, genuinely affordable family accommodation in Somers Town. These homes are designed in a three-storey townhouse terrace style, offering flexible living spaces, private gardens, cycle storage, and access to communal open space. Each home has been carefully designed to meet high sustainability standards and include all-electric appliances and cooktops, individual air source heat pumps, mechanical Ventilation with Heat Recovery (MVHR) units and triple glazing throughout for enhanced thermal and acoustic insulation.

Works are progressing and are on track for completion and handover in early 2026. All buildings are watertight and internal works are ongoing. Landscape works are well underway, both for individual homes and the communal courtyard, which will offer an enhanced shared space for

new and existing residents including new play equipment, exercise stations, outdoor games and a community garden.

As part of its social value commitments, the project team has actively engaged with the local community, prioritising local procurement and supply chain with over £300,000 spent through local suppliers and seven employment opportunities created for local residents, delivering career talks and facilitating student work placements, as well as making contributions to the estate's Summer Fun Day event.



CAMDEN AND CHESTER ROAD HOSTELS

- Highgate ward and Camden Square wards**
- 89 temporary accommodation homes**
- Expected completion in late 2026**

Construction works for new temporary accommodation homes at 248-250 Camden Road, and 2 Chester Road are progressing well. These two new buildings will provide 89 much-needed new temporary accommodation homes for families together with ancillary services, staff rooms and amenity spaces for the new residents. The Chester Road development will also include improvements to the public realm to the north of the site. The superstructures of the new buildings are now complete, and the new homes are expected to be completed by late 2026.

After thorough consultation among residents, the new buildings will be named Kathlyn Oliver House (248-250 Camden Road) and Millie Miller House (2 Chester Road). Kathlyn was a champion for the working classes in the early 1900s, particularly domestic workers, many of whom became homeless if they lost their 'live-in' job. Millie Miller was an elected Councillor in Stoke Newington in 1945 and

in Camden when it was created in 1964, its first woman Mayor and in 1971 the first woman to lead Camden (or any London Council), she left a legacy of housing and social achievements for which Camden is famed.

The main works contractor and subcontractors for the projects have made significant progress in delivering social value initiatives. Across both sites, over 23 local jobs have been created. In addition, 14 apprenticeships have been supported (five new, nine existing), with several placements secured for Camden residents. Both projects have delivered school visits, site tours, and work experience placements, in collaboration with Camden Learning and Capital City College.

AGAR GROVE PHASE 2A

- Camden Square ward
- 94 Social Rented homes
- Expected completion in 2027 / 2028

The fourth phase of Agar Grove estate redevelopment will see the delivery of 94 social rented homes, along with offices for Agar Grove tenant management co-op (TMC), a community hall, and a commercial workspace. These homes will house residents from Lulworth Tower in preparation for its refurbishment in a later phase, ensuring a single-move decant.

The concrete frame of the new building was completed ahead of schedule in September 2025 and a topping out ceremony took place in early December. Following consultation with the estate's residents at the end of 2024, the new building is to be named Oliver Heaviside House. Oliver was born in poverty in Camden and was self-taught mathematician, electrical engineer and well renowned scientist in the field of electromagnetic theory. His contributions to science include the simplification of James Clerk Maxwells complex theories and the proposal of

existence of a conducting layer on the earth's atmosphere, now known as the Heaviside-Kennelly Layer. Despite his contributions to science, Oliver Heaviside was a recluse who lived and died in poverty.

The social value delivery of the project is ongoing, and this phase is planning on delivering eight apprenticeships and four work experience placements. The contractor has also committed to organising and paying for a Family Fun Day on the estate in 2026 for residents and their families. In addition to this, the contractor has committed to delivering 60 hours of volunteering time provided to support local community projects, as well as financial donations towards childcare costs supporting parents returning to work, and to local food banks.



APPROVED PIPELINE

WEST KENTISH TOWN ESTATE

- Haverstock ward
- Start on site expected in 2026

The West Kentish Town Estate redevelopment will see 856 residential homes and two commercial units delivered across 8 phases. Currently, one third of residents in the estate live in overcrowded homes, and the redevelopment is being brought forward to tackle this overcrowding and to address the structural needs of the buildings.

The redevelopment of the estate will see 51% of the new homes for council tenants being three, four and five-bedroom homes, in line with the resident's housing need. All social rent homes will be replaced, and an additional 63 will be delivered, with the sale of the private sale homes funding the redevelopment. The project will also deliver improved amenity spaces, including landscaped public realm and play spaces associated with each development plot, and a central public square with integrated commercial uses. Temporary landscaping will be implemented during each phase to ensure usable amenity during construction.

A detailed planning application for Phase 1 of the project and an outline application for the remaining phases along with a design code was submitted in June. In December, Planning Committee gave resolution to grant planning permission and construction of the first phase is expected to start in 2026.



“

It is about dignity, safety, and health. They will give us something priceless: hope. Hope for a healthier environment and a lifeline for our children's future. This regeneration matters so much—not just for me, but for every neighbour who has been waiting for this change..”

- Estate resident

The team has continued to engage the community through the annual Fun Day and regular market stalls to ensure residents understand what the plans mean for them. Young residents have taken an active role in shaping the redevelopment, learning more about careers in the built environment, and developing new skills along the way. The Build Better Programme brought together a group of 14–19-year-olds from the estate to design shared community spaces, and earlier this year their designs were worked into an installation that is displayed on the estate.

TYBALDS II

- Holborn and Covent Garden ward
- Start on site expected in 2026

The second and final phase of the Tybalds master plan will see the delivery of 44 homes. Tybalds has been identified as a donor site for an affordable housing contribution for a development that British Land is bringing forward in Euston Tower. Securing this funding will allow us to 'flip' the tenure of the private sale homes here into affordable homes, ensuring the entire master plan is 100% affordable. To make this a reality, the team submitted a S73 application to reflect updated designs following Building Safety Act fire safety requirements and change in tenure. In addition, the project will deliver new trees between parking spaces, new accessible entrances for existing blocks in Babington, Richbell, Chancellors and Devonshire and new parking layout for residents and Great Ormond Street Hospital ambulance parking. The project is expected to start on site in 2026, subject to the S106 agreement being signed, and completed by 2030. The long build programme is a result of the complex sequencing of the works.





BACTON PHASE 2

- Gospel Oak ward
- Planning application to be submitted in 2026

Camden and our Development Partner Mount Anvil have made substantial progress on the design of the Bacton II project since entering into a Development Agreement in 2024. As the design is refined, the current proposal delivers approximately 465 homes, comprising 40% affordable housing (across Phases 1 and 2), all at social rent, and, of these, around 40% as much-needed family-sized homes. The Council will retain the freehold of the site and intends to manage the affordable homes.

The proposal delivers public benefits through several new landscaped features, including: a new pedestrianised public laneway with inclusive play features between Haverstock Road and Wellesley Road; approximately 200 new trees; raised tables and step-free, accessible crossing points. All social rent homes will be prioritised for residents with a 'Right to Return' from Bacton Estate and those living in Phase 1 of the Wendling Estate Regeneration Area.



Mount Anvil has undertaken extensive community engagement, including three rounds of public consultation, 14 coffee mornings, 5 Meet the Developer Events, 6 sessions with local schools, and direct door-knocking outreach to over 200 households. As part of the project's social value commitment to the Borough, £20,000 has already been distributed to seven local charitable initiatives under Year One's pilot scheme.

NEW HOMES FOR SMALL SITES - HIGHGATE ROAD

- Highgate ward

- Start on site expected in 2027

This project aims to deliver 10 social rented homes on a 6-storey building, replacing an under-used car park. A planning application for the project was submitted in November with a decision expected in early 2026.

The project has delivered social value from the consultant appointments to date, with the architect's appointment securing STEAM pledges to place three Camden students. STEAM placements take place for a week in July of each year, focusing on supporting year 11 students gain work experience, and are managed and supported by Camden STEAM team



NEW HOMES FOR SMALL SITES - RAGLAN STREET

- Kentish Town South ward

- Start on site expected in 2027

The project aims to deliver 18 affordable homes. The development site comprises of two opposing rows of battery style one-storey garages with adjacent car parking, and a children's play area to the east including a ball court space. In order to release the site to build the new homes, the project requires the demolition of the existing garages and car parking areas, as well as the relocation of the existing play area within the estate. A planning application for the project was submitted in December with a decision expected in early 2026

In common with other New Homes for Small sites projects, Raglan Street has delivered social value from the consultant appointments to date. We have worked with the appointed architects to run work placement experience days for young people in Camden.





NEW HOMES FOR SMALL SITES - CASTLE ROAD ESTATE (HADLEY STREET)

- Camden Town ward
- Start on site expected in 2027

The project aims to deliver 16 affordable homes on what was a vacant underground car park connected to the undercrofts of Heybridge block. The demolition of the underground car park structure was completed in August 2024. Design of the project is well progressed with a planning application expected to be submitted in 2026, and a view to commence construction in 2027.

As part of this project’s social value commitments, hoarding designs were commissioned through a social value contract with the demolition contractor to create a playful design that incorporated artwork from the local community. The consultants involved in the Hadley Street demolition coordinated local workshops to gather artwork and create the hoardings. Their social value commitment also included work placement for an estate resident which has been delivered and gave paid work experience to a young artist/photographer, who helped with running the workshops where the designs were created. Each triangle on the hoardings is an original design from local children at Holy Trinity & St Silas Primary School, where their art teacher worked with the team to run workshops as part of her class.

NEW HOMES FOR SMALL SITES - CHURCHILL ROAD - SPENCER RISE

- Highgate ward
- Start on site expected in 2027

In terms of social value, the team has secured a contribution of £250 towards the Mayors Charity, the appointed architects have signed up as STEAM Ambassadors and will be delivering 8 hours of curriculum supported activities in 2026, as well as a 4-hour workshop with Engage Here CIC.

The project aims to deliver a building made up of six supported living homes, designed for residents with autism and/or learning disabilities. The homes will be designed to allow residents live as independently as possible, supported by staff from Adult Social Care teams 24 hours a day, 7 days a week. The project will also include resident-led estate improvements and enable further benefits for the community through social value delivery.

Over the last year, the project team has carried out pre-planning work, including developing designs to RIBA Stage 3 and an extensive consultation process with residents. Planning submission is anticipated in 2026 with an aim to start on site in 2027.



CAMLEY STREET

- King's Cross and Camden Square wards
- Start on site expected in late 2027

The Camley Street project comprises of separate sites, 120-136 Camley Street (referred to as Site A) being brought forward by the Council and 3-30 Cedar Way (referred to as Site B) being brought forward by Camden's Development Partner, Ballymore (Camley Street) Limited (BL), a Joint Venture of Ballymore Ltd and Lateral Partners Ltd.

Sites are being brought forward in parallel to enable a comprehensive and joint assessment of the planning case across both sites, ensuring key matters such as land use, housing mix and open space are considered in the round of the two applications. Two parallel applications for the mixed-use redevelopment of the sites were submitted in September, with a decision expected in early 2026.

The master plan will deliver 401 homes, 50% of which will be affordable tenures. In addition, there will be over 2,000 sqm of affordable creative maker spaces and over 28,000 sqm science and technology employment space. We will procure contractors to build out Site A once the planning submission has been granted with demolition to commence in early 2026 and main works start on site in late 2027.



Across the project lifespan the team has delivered a wide-ranging social value and engagement programme to prepare designs for the planning applications, building on the Camley Street Community Vision 2021 developed with the Camley Street Steering Group.

The engagement programme placed a strong emphasis on youth participation and inclusion, ensuring young people are empowered as future residents, employees, and users of the Camley Street neighbourhood. Examples of how this has been delivered include the Camley Street Young Researchers in Residence (with In Her Place): an eight-week paid learning programme employing seven young women and non-binary people as "Young Researchers" and the Community Storytellers

Programme: young people's poetry and photography to feature in the Camley underpass art installation, which launched in November.

The team has also delivered the fourth annual Camley Street Festival family event, which attracted over 800 attendees and celebrating local creativity and community spirit. Finally, and to build on the work delivered to date, we have secured a £1m contribution from Ballymore Lateral to be managed as a Community Fund to be invested locally over the next ten years. A new on-site engagement hub will be open as a place for information, conversation, and community activities, helping residents stay involved and connected at every stage.

AGAR GROVE FUTURE PHASES

- Camden Square ward

The last two phases of the Agar Grove estate redevelopment will deliver a new block of 34 social rented homes, and the retrofit of Lulworth to provide 144 private sale homes and 4 affordable homes.



REGENT'S PARK NORTH

- Regent's Park ward

In November, Cabinet approved the redevelopment of the Regent's Park North site to provide a new residential development with potential for around 500 homes, with an aim to deliver 50% of these as affordable homes. The proposed project, which will deliver high quality, energy efficient homes, is being designed to ensure it aligns with the Euston Area Plan aspirations, such as including east west routes and coordination with the wider Euston master plan. A delivery route for the project will be established once a professional team is appointed and the design is progressed. This will be coordinated with the work being undertaken by the Government via the Euston Housing Delivery Group and the construction work being delivered by HS2 around Euston.

Below Images Source - Make Good



FUTURE PROJECTS

WENDLING

- Gospel Oak ward

The regeneration of Wendling and St Stephen's Close estate has the potential to deliver approximately 750 homes, with an overall uplift in affordable housing, subject to design development, planning and project viability. The aim is to create high-quality homes and a more connected, accessible neighbourhood alongside improved public spaces, while meeting the needs of existing residents.

The project team has been developing a comprehensive business case for the regeneration, based on a proposed partnership delivery model. This work has focused on testing financial viability and delivery options to ensure the delivery of much-needed affordable homes in a cost-effective way. The detailed business case and regeneration strategy, which is anticipated to involve a partnership model with an experienced construction partner, is expected to be discussed by Cabinet in 2026.



FAMILY FRIENDLY PROGRAMME

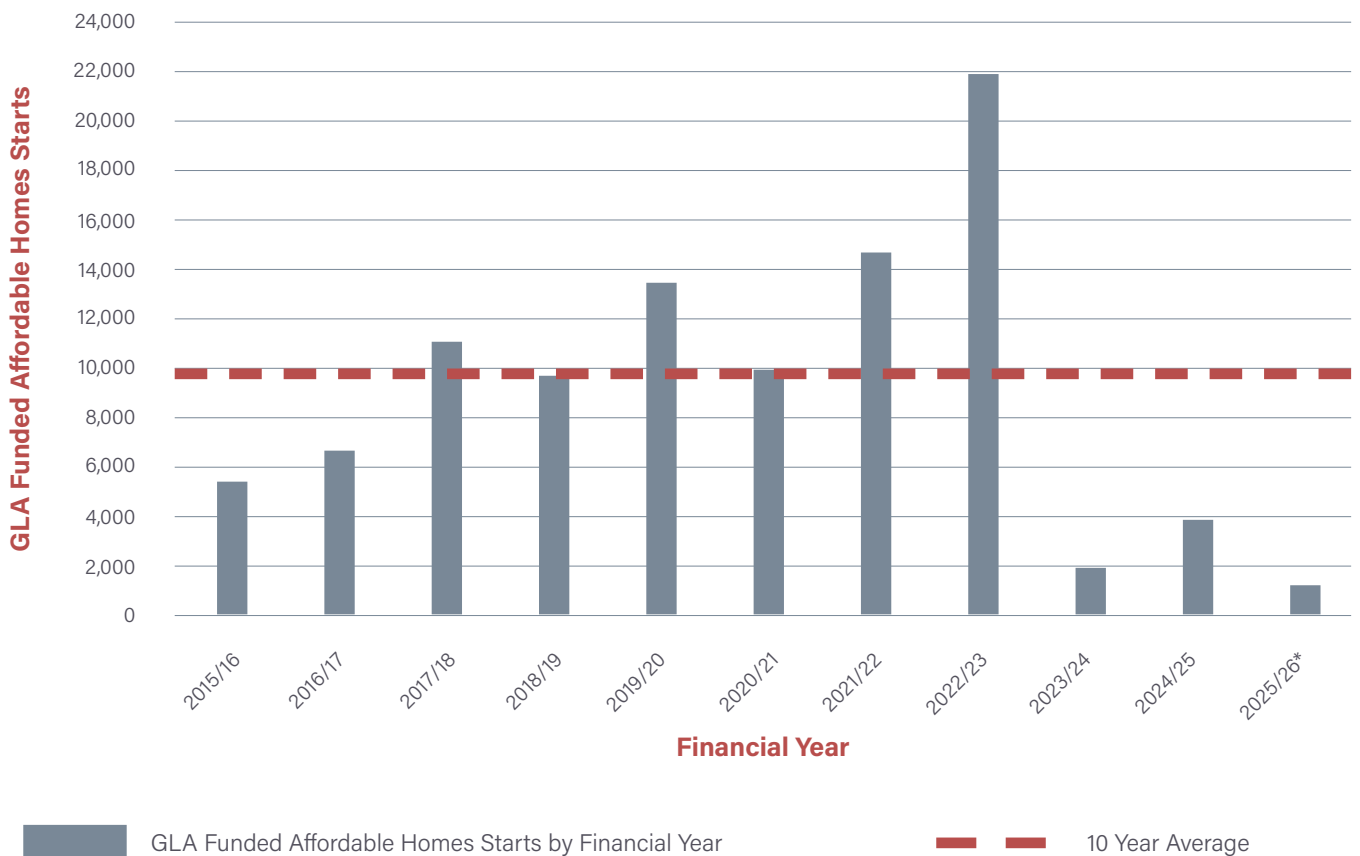
- Throughout the borough

The Council's Family Friendly programme, part of the wider Housing Investment Strategy, is increasing the supply of family-sized social rent homes, to reduce overcrowding for families with children on the housing register, aiming to provide up to 410 additional bed spaces. The programme is being delivered by releasing empty, small, or unsuitable homes and using the proceeds from sale to buy back former Right-to-Buy family homes usually in purpose-

built Council owned blocks. Working with the Family Friendly team and the GLA, we have been able to secure grant for acquisitions using the GLA's Council Housing Acquisition Programme (CHAP). The use of CHAP grant, in combination with capital receipts from sales, is enabling the Family Friendly programme to increase the number of homes acquired in order to help tackle overcrowding across the borough.

PERFORMANCE

The last few years have been challenging for the construction industry. Increased construction inflation and interest rates have made many projects unviable. Despite this, our programme has continued to build and has adapted to ensure affordable housing continues to be delivered in Camden. New affordable home starts have almost stalled, with GLA statistics showing that in 2023/24 and 2024/25, new starts representing 19% and 37% of the 10-year average. For 2025/26, data shows that up to 30 September, only 1,186 affordable homes had been started throughout London. An overview of the data from the last decade is shown in the chart below.



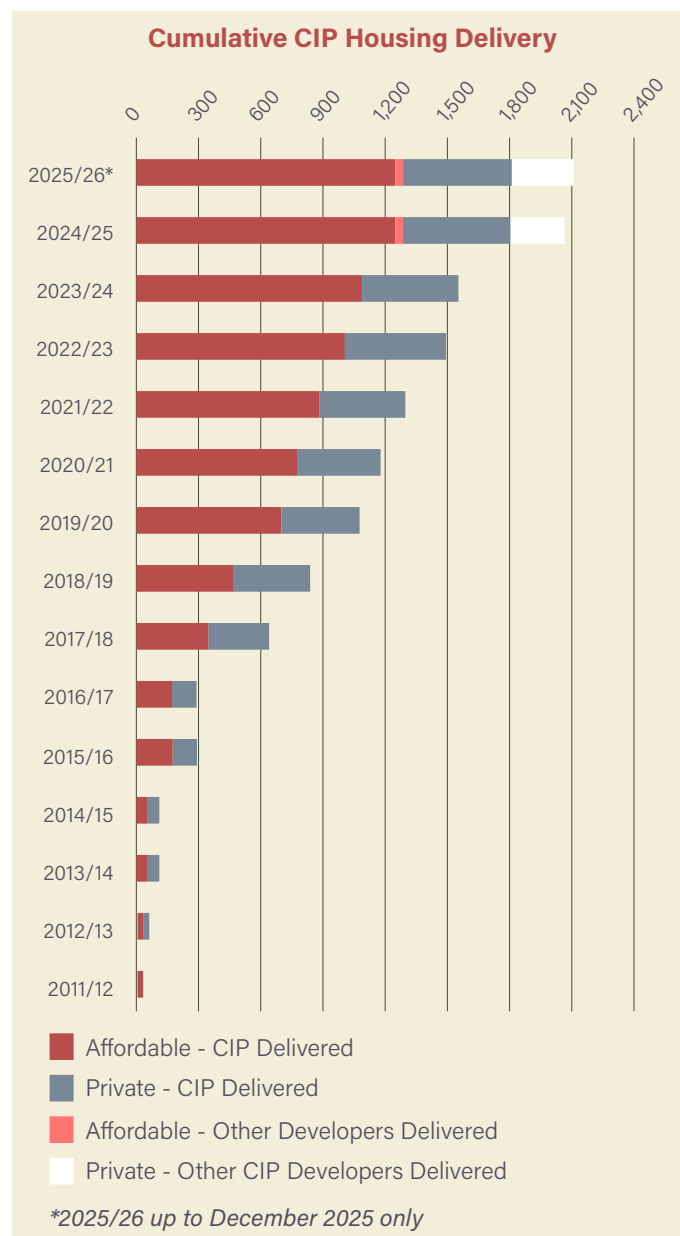
*Financial Year (2025-26 upto September 2025 only)

CIP HOUSING TARGETS

The current CIP delivery ambition was approved by the Council's Cabinet in 2022. Under current plans, the programme will deliver 4,850 homes, including over 1,800 social rented homes. To date, we have delivered 1,785 homes directly, with a further 336 unlocked thanks to development agreements with private developers. Of all the homes delivered, including those delivered by other developers, 60% have been affordable tenures. There are further 332 homes being built across five sites, with over 1,500 more in projects that have Cabinet approval.

Our delivery to date has been largely driven by a 'direct delivery' route, where the Council designs, finances and builds homes themselves. In recent years, and as the programme has grown in scale and ambition, the Council has sought to diversify the delivery model, bringing in partnership arrangements for some of the larger projects. Mixing delivery routes ensures that the level of risk taken is managed more effectively. The delivery route of each project is determined on a project-by-project basis, taking into account the overall viability of the scheme and objectives that it aims to deliver. There is strong demand for partnership arrangements in Camden, with the Camley Street and Bacton projects being CIP schemes that are being taken forward through development agreements.

The table below provides a summary of the status of the CIP programme. Some of these projects are at very early stages and therefore delivery figures and tenures are likely to change as the projects are further developed, and viability is fully assessed.



Housing Tenure	Completed	On Site	Approved Pipeline	Completed, On Site and Pipeline Approved	Future Pipeline	Total
Social Rent	678	150	721	1,549	482	2,031
Specialist Accommodation	190	89	6	285	-	285
New build Temporary Accommodation	101	-	-	101	-	101
Temporary Accommodation Acquisitions and Refurb	218	-	-	218	-	218
Intermediate (Camden Living and Shared Ownership)	75	-	115	190	-	190
Private Sale	523	93	730	1,346	946	2,292
Total	1,785	332	1,572	3,689	1,428	5,117

The table excludes sites that are being delivered by CIP delivery partners, such as Site B in Camley Street which is being brought forward by Ballymore as part of the Development Agreement with the Council.

CIP FINANCES

CIP is a key component of the Council's Capital Programme. The programme is subject to robust governance and challenge to ensure it is effective and delivers on the objectives agreed by Cabinet. The table below shows a summary of the total CIP-incurred expenditure and realised income up to 1 April 2025, as well future pipeline projects' net position. A key pledge of CIP is that the programme needs to be self-funding. This means that some projects generate small surpluses while other deliver small deficits, ensuring that overall, the programme is balanced. As of April 2025, the programme shows a surplus of £76m by the end of the programme. This compares to a reported surplus of £27m in the 2024 report. As more projects are approved to deliver the full CIP ambition, it is expected that ultimately the programme's expenditure and income will be balanced.

Changes in viability and forecasted build costs have the potential to lead to large variations in the overall programme position year-on-year. Furthermore, as one of the programme's main aims is to increase affordable housing delivery, projects are constantly reviewed to ensure that where appropriate and prudent to do so, tenure mix is revised so that affordable housing is maximised. Despite the ongoing viability assessments, robust governance and benchmarking, the programme faces headwinds. The large increase in building costs observed over the last few years coupled with a subdued housing market, which is the primary income generator for the programme, mean that viability is being significantly tested. The Council has already taken steps to diversify delivery approaches to mitigate this risk. CIP continues to participate in external quarterly benchmarking exercises to ensure projects remain competitive and in-line with the market. Project teams also continue to monitor and assess projects on a case-by-case basis to ensure resources are used effectively.

CIP ensures that project budgets include contingency levels at the point of securing budget. This is to ensure that any unforeseen costs can be managed within the funding envelope agreed. CIP's main income generators are private sale receipts and grants from the GLA and Central Government, with teams always looking to bring in additional external funding. In the last year, the programme has been able to secure further allocations on the GLA's Affordable Housing Programme 2021- 26 (AHP) and the London Estate Regeneration Fund.



Total Approved Programme as at:	01 April 2024	01 April 2025
	£m	£m
Completed schemes	762	769
Committed schemes	142	155
Uncommitted schemes	369	406
Total Expenditure	1,272	1,330
Residential Capital Receipts	(677)	(677)
Other Capital Receipts	(443)	(449)
Grant Funding	(109)	(145)
Other Income	(27)	(63)
Total Income	(1,257)	(1,332)
Subtotal	16	(3)
Pipeline	(43)	(73)
Net Surplus	(27)	(76)

SALES MARKET UPDATE

The Camden housing market in 2025 appears resilient in a cyclical market on a site-by-site basis with good demand for our mainstream market sale homes successfully appealing to the domestic owner-occupier market. However, the slowdown in consumer confidence remains finely balanced and a more meaningful recovery requires both improved sentiment and economic stability.

Despite this, we are still seeing an active market, and reservations are stable against CIP's long-term aspirations in the borough, and sales are on target to meet the budgeted receipts for the financial year 2025/2026. It is likely that momentum will continue, but there is hesitancy and a lack of urgency among buyers' commitments which risks cooling the market. This combined with the economic turbulence across 2025 has impacted the entire housing sector.

This underlying demand has underpinned the strong early registered interest at Abbey Road/ Belsize Road (Phase 3), NW6 due to its placemaking and community connection with over 330 organic prospective leads generated from the distinctive branding and website of the Camden Collection, the brand under which private homes delivered by CIP are sold. This demonstrates that appetite for quality new-build stock remains strong when the right product is delivered in the local market, helping to bolster buyer confidence even in more cautious times.

The forthcoming launch of the latest and final phase at Abbey Road in a mixed-tenure development of 139 new homes is one of several established CIP regeneration

developments with a strong identity. Among others such as Agar Grove (Phase 1c) NW1 which has generated a steady pace of forward sales, remaining agile and responsive to the prevailing operating environment with 70% of market sale homes already sold to date.

Overall, we have sold 34% of the new homes at Agar Grove (Phase 1c) to Camden-based buyers who were looking for a unique development that offers spacious and energy-efficient Passivhaus homes, making this an essential factor in market trends, which were initially marketed locally before wider marketing. First-time buyers represent 76% of the overall purchases for the project, recognising that this is a good opportunity to enter the market and buy, representing positive progress towards achieving their housing ambitions.

Over the last 12 months, the housing market has seen a continuation of the volatile and uncertain environment, with interest rates and inflation staying higher for longer than the market had anticipated. Prices in the borough averaged at £876,065 in July 2025, representing a 4.1% growth in average prices compared to a year prior, capturing a wide variation based on property type and location. This is 56% higher than the London and national UK average property price of £561,309 - primarily due to limited supply and continued buyer interest in Camden*.

*Source: JLL Research**

The summary table below shows progress of sales for developments which had units on the market or sold in 2025/2026:

CIP Developments	Private Sale Homes	Homes For Sale	Homes Under Offer	Homes Sold 2025/26	Total homes Sold
Agar Grove (Blocks K & L – phase 1c)	55	17	2	6	36
Abbey Road (Blocks B & C- final phase 3)	93	93	0	0	0
Total	148	110	2	6*	36

* Number sold in 2025/26 up to 30 September 2025

** Abbey Phase 3 to launch in early 2026

LOOKING AHEAD

BUILDING SAFETY REGULATOR GATEWAYS

As covered in last year's report, The Building Safety Act 2022 (BSA) has brought significant changes to the construction industry. The BSA has introduced many changes, including significant changes to the way 'higher risk buildings' (HRB), those that are 18m or higher or have 7 floors or more, are built and managed. As a large landlord and housebuilder in the borough, the Council has many HRB's in its existing housing stock and several new ones in projects that are currently being developed by CIP.

Since the introduction of the Gateway regime by the BSA, there have been widely reported delays on assessing applications, with timescales well in excess of expected turnaround times. We have been concerned by the impact this may have on CIP schemes and over the last year we have been proactively engaging with the regulator.

Earlier in the year, we wrote to two ministers sharing concerns on pace and demonstrating the impact on development including with private sector providers. This has been followed by a meeting with government advisors to demonstrate the need for radical change in the Building Safety Regulator (BSR) operation to safeguard delivery of homes as well direct engagement with the BSR via regional forums.

The extensive commitment put into highlighting the concerns has been in response to the perceived risk of significant delays that could hinder housing delivery in the borough, and in particular delay much needed affordable housing delivery.



AFFORDABLE HOMES PROGRAMME 2026-36

In November, Government and the GLA launched the prospectus of the new 10 year Social and Affordable Homes Programme 2026-36 (SAHP 2026-36). SAHP 2026-36 has a total allocation of £39 billion, of which up to £11.7 billion has been allocated to London, for the GLA to manage. The programme represents the largest and longest-term settlement the GLA has received in its history. The programme aims to speed up affordable housing delivery against a backdrop of a significant slowdown in house building nationally, the effects of which have been particularly felt in London. SAHP aims to deliver 60% of homes for social rent and includes funding for a variety of affordable tenures, including homes for intermediate rent, supported housing projects, acquisitions and a limited amount of funding for refurbishment of specialist housing. Central to the programme is delivering additionality, with an expectation that some affordable homes come will be delivered without grant through the planning system. Notable exceptions to this rule are projects that deliver 100% affordable homes and estate regeneration projects where there is net increase in the affordable housing provided.

SAHP 2026-36 includes a new intermediate rent product, the Key Worker Living Rent. Some future CIP schemes have intermediate homes, and therefore there may be opportunities to explore the inclusion of this tenure in these schemes. The GLA has not yet published borough-level benchmarks, and this will be further adjusted to take into account local market rents to determine eligibility. As with all schemes, the detailed tenure mix will be determined considering the objectives of the project, viability and availability of grant, which can significantly differ depending on the tenure.

The new programme is also introducing a new Strategic Partner Status. The status will be awarded by the GLA to providers that demonstrate a strong ambition to maximise housing delivery and will provide enhanced grant flexibilities. Our CIP is well placed and understood by the GLA, and when bidding for an allocation in early 2026, we will aim to get this status.

The new affordable homes programme provides a long-term view of which grants may be available to support affordable housing delivery in Camden. The programme's 10-year horizon, in contrast to the five years of each of the previous two programmes, will allow us to effectively plan and deliver, ensuring that communities are meaningfully engaged throughout the design and development of projects.

HOUSING DELIVERY TASK FORCE

The Council's 2025 – 2030 Housing Investment Strategy established a common set of Housing Pledges across the CIP Programme, Camden Living (the Council-owned company group set up to improve housing opportunities and provide genuinely affordable housing), various existing disposal and buyback programmes.

The Taskforce has been set up to support the Council in tackling the housing crisis in its widest sense – not only through delivery of new homes, but also by considering the private rented sector, existing housing stock, affordability, and broader social and economic levers. It is Co-Chaired by Dame Karen Buck, former Labour parliamentarian for Westminster North and Councillor Nasrine Djemai, Camden's Cabinet Member for New Homes and Community Investment and will prepare a set of recommendations to inform Camden's housing strategy and related programmes. The report will be jointly developed with Council officers and will be presented to Cabinet for approval.



THE FUTURE OF CIP

//

I have lived on this estate for over 30 years. It is my home, my community; a place full of memories. After so many delays, hearing that work could finally begin next year gives me hope."

- West Kentish Town Estate resident

Over the last year, we have continued to deliver high-quality, affordable homes and community spaces that transform the lives of Camden residents. Despite the challenges facing the construction sector and the decrease in affordable housing delivery in London, we have remained committed to creating homes that are not only affordable but also safe, sustainable, and designed to meet the diverse needs of our communities. We are currently building 332 homes, 72% of which are affordable tenures. This is a great achievement and underscores the robustness of the CIP delivery model. In addition, we have a further 1,500 homes approved and sites identified to deliver the full CIP ambition of 4,850 homes.

This year has also seen significant milestones achieved on key CIP projects that are not yet in construction. After years of working with architects and the West Kentish Town Estate residents, the project secured planning approval in December. The Council's Planning Committee heard from residents' experiences and aspirations for new homes, with young residents explaining how overcrowding, outdated buildings and poor urban design disadvantage them

and their futures in diverse ways. Planning Committee heard these powerful voices and voted unanimously for a scheme which aims to address these issues. With planning approval, the project is one step closer to starting on site, something that should happen in 2026.

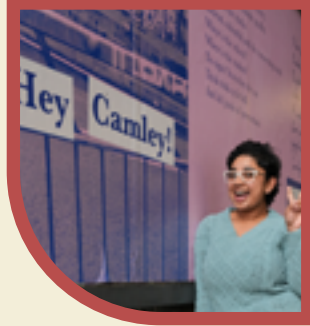
Looking ahead, the programme is looking to continue delivering on the full CIP ambition, ensuring the needs of residents are central to decision making. In addition to West Kentish Town, three other CIP projects submitted planning applications in 2025, and Planning Committee will hear these in 2026. The CIP pipeline contains a mixture of large estate regeneration projects and smaller infill schemes, delivered through a mixed delivery approach, ensuring development risk is managed appropriately – having a mixture of projects will continue supporting the Council's missions-based approach ensuring that the Council can provide the homes residents need.

Councillor Nasrine Djemai

Cabinet Member for New Homes and Community Investment







THANK YOU FOR
READING!



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