

What's this workshop about?

This event is another milestone in the redevelopment of your Estate.

It is important we continue to drive the regeneration 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, currently programmed for spring 2020.



In Workshop One we covered:

- Camden Council's Cabinet approval of the development.
- Next stage - a Residents' Ballot to vote on the future of West Kentish Town Estate.
- How you will continue to play a key role in determining the future of West Kentish Town Estate.

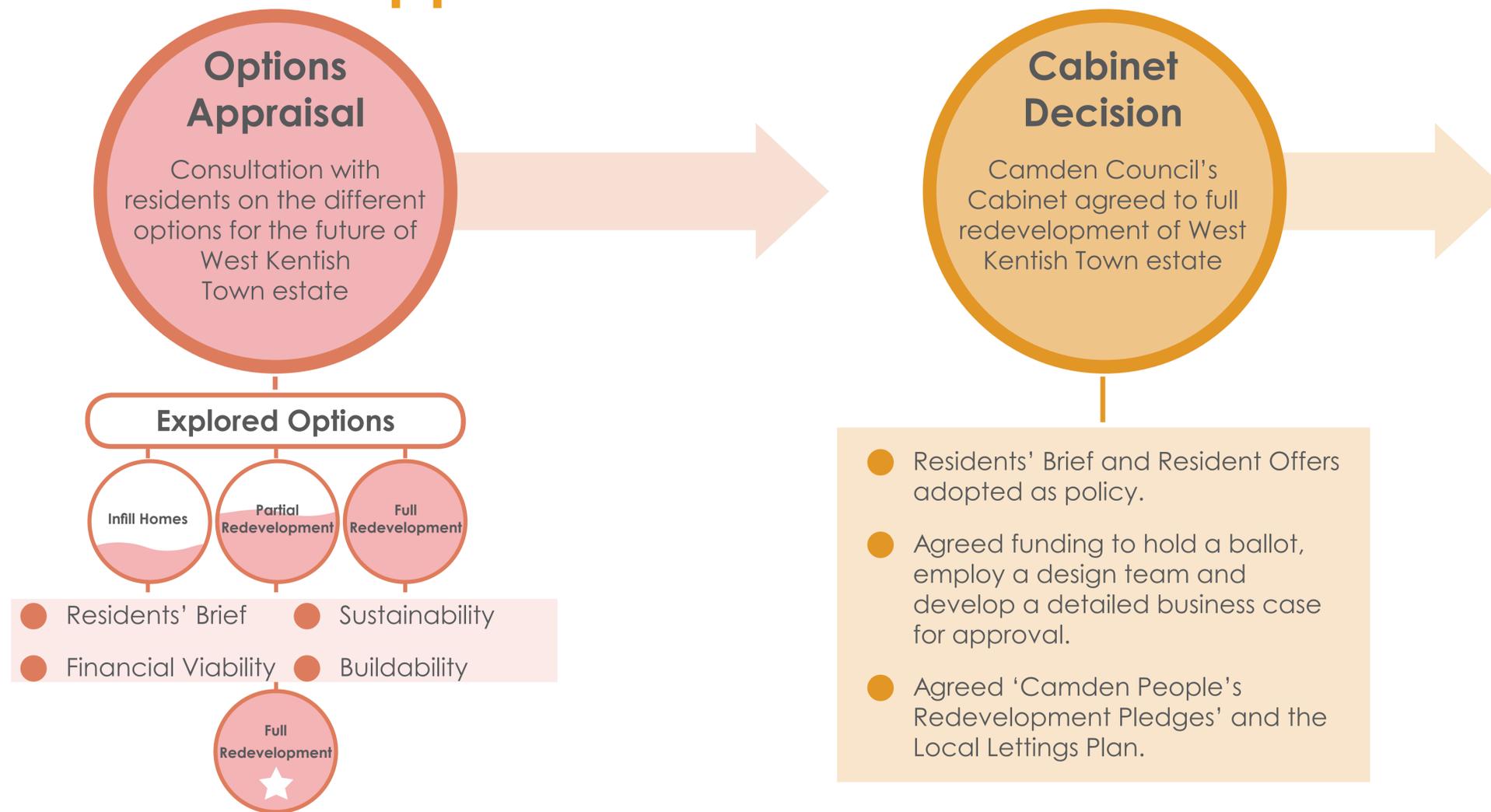


This Workshop:

- 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 West Kentish Town estate).
- Agree a strong and comprehensive vision for West Kentish Town Estate with your help.

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

What has happened so far



Next steps





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 West Kentish Town Estate.

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 early 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.

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 West Kentish Town Estate?”

VOTE YES

Camden Council will continue to develop the current designs and proposals for West Kentish Town Estate 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.

West Kentish Town Estate 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 a summary document of all the information we have provided to date, including Camden Council's offer to tenants, non-resident and resident leaseholders.

Below is a list of the information that the Greater London Authority states must include in The Landlord Offer. The workshops up until February 2020 will cover the additional information we need to provide in The Landlord Offer document. This document will be the basis for the design of the estate going forwards.

 Upcoming workshop

 Covered in today's workshop

 Covered in previous workshop

What we will cover	Dates of events	
<ul style="list-style-type: none"> The Residents' Ballot 	<p>Event 1 - Ballot drop-in</p> <ul style="list-style-type: none"> Thursday 10 October 6pm-8pm, Athlone Hall Wednesday 16 October 10am-12pm, Upstairs at the Dome, Athlone Hall 	
<ul style="list-style-type: none"> The redevelopment process to-date Your vote How redevelopment addresses residents' concerns A vision for West Kentish Town Timescales Ongoing engagement Drop-in for tenants 	<p>Event 2 - Workshop: The Vision and Drop-in for tenants on the Local Lettings Plan</p> <ul style="list-style-type: none"> Saturday 23 November 11am-2pm, Athlone Hall Tuesday 26 November 6pm-8pm, Athlone Hall Wednesday 27 November 10am-1pm, 44 Ashdown Crescent <p>TODAY</p>	
<ul style="list-style-type: none"> Your rights Camden's offer to leaseholders 	<p>Event 3 - for leaseholders</p> <ul style="list-style-type: none"> Thursday 28 November 7-8.30pm 	
<ul style="list-style-type: none"> What we are proposing—homes and open space Camden's previous of developments experience 	<p>Event 4 - What we are proposing - homes and open space workshop</p> <ul style="list-style-type: none"> Saturday 14 December 11am-1:30pm, Athlone Hall Wednesday 18 December 2019 10am-1pm, 44 Ashdown Crescent Thursday 19 December 2019 6pm- 8pm, Athlone Hall 	
<ul style="list-style-type: none"> What we are proposing—movement and uses Camden's previous of developments experience 	<p>Event 5 - What we are proposing - movement and uses workshop</p> <ul style="list-style-type: none"> Wednesday 15 January 6-8pm, Athlone Hall Friday 17 January 10am-12pm, 44 Ashdown Crescent Saturday 18 January 11am-2pm, Athlone Hall 	
<ul style="list-style-type: none"> Presenting the final draft of The Landlord Offer document 	<p>Event 6 - Exhibition of The Landlord Offer</p> <ul style="list-style-type: none"> Wednesday 12 February 6-8pm, Athlone Hall Friday 14 February 10am-12pm, 44 Ashdown Crescent Saturday 15 February 11am-2pm, Athlone Hall 	
Hold ballot - open for at least three weeks		
<ul style="list-style-type: none"> The result of the ballot - update event 	April 2020	
<p>Workshops with the whole community to design the masterplan for West Kentish Town and provide the below information:</p> <ul style="list-style-type: none"> Phasing strategy and decant process Leaseholder buybacks Design of first phase of development 	May 2020 – August 2020	
Cabinet approval of business case		

What is The Residents' Brief?



Throughout the options appraisal process we developed this list of initial project objectives with you to form YOUR Residents' Brief for the future of West Kentish Town Estate.

We used the below objectives to assess each option. These will be used as a reference document for the community aspirations for the future, and will continue to be reviewed, updated and included within the Landlord Offer.

BUILDINGS DESIGN



- Homes and outdoor spaces that people want to come home to and are proud to invite visitors to.
- Improve accessibility for all homes and provide housing options for people with special requirements.
- Deliver new buildings which have better insulation and sound proofing - are easier and more affordable to run.
- Deliver high quality buildings that meet residents' needs and create welcoming, safe and attractive environments.
- More energy efficient homes.
- Improve the overall appearance of the estate and create a lively and high quality place to live.
- Consider using brick for the new buildings.
- Use materials that would wear well over the years.
- The materials used to make buildings look like homes rather than offices.
- Ensure no net loss of affordable housing.
- Deliver a wider choice of housing tenures including intermediate and private homes for existing and new residents to offer a mix of housing opportunities for people from all levels of income.

LANDSCAPE AND OPEN SPACE



- Create improved, usable green spaces and retain large trees where possible.
- Deliver a range of open spaces: play areas, public open space, communal open space and growing gardens.
- Improve the provision of play space for a range of ages.
- Deliver usable open spaces with lots of natural daylight.
- A variety of outdoor spaces, not just child focused, where people can sit and relax.
- Planting to be low maintenance and hardy.
- Offer private outdoor space for all e.g. balconies or gardens.

HOME INTERNAL LAYOUT



- New homes to be spacious, comfortable, and meet residents' housing needs.
- Improve internal layout considering views out, light into the home and natural ventilation.
- Take into account appropriate storage space.
- Homes that can adapt to residents' future needs.
- Improve accessibility for all homes and provide housing options for people with special requirements.

SAFETY AND SECURITY



- Provide streets and footpaths that are well lit, well overlooked and active to reduce crime and the fear of crime.
- Deliver secure and robust buildings and homes with suitable levels of security.
- Improve well-being and sense of security within the estate.
- Communal areas and open spaces to be designed to reduce anti-social behaviour and improve accessibility.
- Ensure secure entrances of new buildings both in and around.
- Design communal outdoor spaces that don't attract anti-social behaviour.
- Clearer routes through - remove and avoid short-cuts and alleyways through the estate that could feel dangerous.
- Ensure good lighting levels on all paths on the estate.

LOCAL AREA



- Keep the estate's diverse community.
- Having a community space or dedicated residents' space.
- Improve movement and routes through the estate with clear signage and way finding.
- Improve accessibility throughout the estate to allow greater movement for all.
- Deliver positive improvements to Queen's Crescent and create safe routes to shops and community facilities.
- Promote safe pedestrian and cycle routes offering improved links from the estate to key destinations.



New Homes for All

You told us: New homes should be offered to all residents not just a selection.

Throughout full redevelopment the new estate will provide a new home to all secure council tenants and resident leaseholders currently living on West Kentish Town Estate. 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 on the estate are an important feature of the community.

Throughout full redevelopment we have the opportunity to review the existing green space and understand how we can design new open spaces to complement this. 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.

Open spaces will offer different types of play space for all ages. 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.

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.

All new homes on West Kentish Town 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.



Safety and Security

You told us: The layout of the West Kentish Town Estate creates a network of streets, alleys and open spaces which feel dangerous and unsafe, and attract anti-social behaviour.

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.



Queen's Crescent

You told us: Queen's Crescent feels dangerous and run down.

New community and commercial space in the redevelopment could potentially be around the Queen's Crescent part of the site. This would improve the eastern side of Queen's Crescent to create an inviting and active street with new facilities overlooking the public area.



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 West Kentish Town Estate 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 Space

You told us: There isn't currently a building or space for residents to use.

Proposals include options for community space based on this feedback. We will work with you in the design process to understand what this could look like and how it could be run.



Community

You told us: West Kentish Town Estate 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 West Kentish Town estate 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.



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 and as part of schemes 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.

“ West Kentish Town offers the opportunity to create a vibrant new community inspired by the street pattern and architectural character of the surrounding Georgian and Victorian streetscapes, delivering high quality, sustainable new homes for a mixed community. Together with safe and active streets and open spaces, this transformative redevelopment will create a welcoming place, unified by a sense of identity, legacy and pride for everyone who calls it home.

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Create your vision for West Kentish Town estate



Create your vision for West Kentish Town estate



Timescale for The Ballot and next steps

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

The timeline shows the order of events that need to take place before construction starts on West Kentish Town. The timeline may change but we will keep residents informed.

