

WEST KENTISH TOWN ESTATE – REDEVELOPMENT PROPOSALS

In this document we aim to answer questions that have been raised by leaseholders.

Camden Council is holding a ballot on the redevelopment proposals for West Kentish Town Estate.

The ballot will ask whether or not you are in favour of the full redevelopment of your estate and the construction of new homes.

You will be asked to vote “Yes” or “No” on the following question:

"Are you in favour of the proposal for the redevelopment of West Kentish Town Estate?"

Vote Yes - if you would like to see the proposals move ahead

Vote No - if you would like to stop the proposals

BALLOT OPEN FROM 24 FEBRUARY TO 17 MARCH

Over the last year, we've heard from many local residents the problems of overcrowding, poor quality homes and desire for better community space. We heard you want change for you and your families.

That is why Camden Council is now proposing an estate wide vote on whether West Kentish Town Estate should be redeveloped to resolve problems with the Estate. This would enable replacement of existing homes with good quality new homes, provision of additional new homes and improvements to the local area.

This is your chance to have your say on the future of your estate and home

Only named tenants and leaseholders are invited to take part in the ballot. Full redevelopment plans include proposals for new homes, improved streets and open spaces. These proposals require the demolition of the existing estate. You can read more about the development proposals on pages 10 to 13 of The Landlord Offer. If you do not have a copy of The Landlord Offer please contact:

Camden contact details

- Rebecca Ellis 0207 974 3878
- Yasmin Chowdhury 07879 636 783
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Will I have to sell my home?

If a majority of residents **vote “Yes”** to accept the redevelopment of West Kentish Town Estate (the Estate), then all the existing homes will be demolished over a period of time in order to rebuild the Estate.

If you live in your home on the Estate (resident leaseholder), you will be offered the market value of your existing home *plus* a statutory Home Loss Payment of 10% of the agreed value of your existing home. The Home Loss Payment is your compensation for needing to move as a result of redevelopment.

If you don't live in your home on the Estate (non-resident leaseholder) then you will be offered the market value of your home *plus* a statutory Basic Loss Payment of 7.5%. The Basic Home Loss Payment is your compensation for needing to move as a result of redevelopment.

In some cases it may be impossible for the Council to acquire all property interests by agreement in the required timeframe or at a reasonable cost. We may therefore make a Compulsory Purchase Order (CPO) via the courts in parallel with negotiations. This is to ensure the redevelopment timetable can be met and that we can continue to deliver much needed new homes.

More details can be found at www.camden.gov.uk/west-kentish-town-estate

Will I be able to buy a new property on the newly developed Estate?

Yes. If the Council continues with the redevelopment of West Kentish Town, as a resident leaseholder you will get the choice of either buying a new property on the estate on a shared equity or selling your home back to the council and leaving the estate.

Shared equity means you will own a share of the new property, with the council owning the remaining share. To purchase an equity share in a new home on the estate you will have to put both the market value of your existing home *plus* the additional Home Loss Payment of e.g.10% into your equity share of a new property.

You will be able to apply to purchase a share of a new build home on the new estate with the same number of bedrooms as you currently own. If you would like to purchase a larger or smaller home you are able to do so subject to availability and your financial situation.

You will not have to pay rent on the equity share the Council retains.

The Council is committed to supporting all current residents of the Estate to access a new home on the redeveloped estate if they would like one. When the time comes we will have individual conversations with you to identify the best offer for you and your family.

How will the new homes be allocated?

Once the design for the new estate has been developed with you and agreed by the Council, we will put together a Local Lettings Plan in consultation with residents which will detail the process for allocating new homes for Council tenants and resident leaseholders. This will take into consideration any special needs and would likely factor in how long you have been living on the Estate.

When will I be able to, or have to move?

If a majority of residents **vote “Yes”** to accept the redevelopment proposals, then the Council would need to work with you to develop the designs for the new estate. These designs need to be costed to ensure that the Council will be able to afford to deliver them.

The costed designs will be approved by the Council in a Business Case and Phasing Plan. We are currently planning for this to happen at the end of 2020. Once the Business Case and Phasing Plan have been approved, we can commence the buy-back of leasehold properties. Currently we are planning for this to start in 2021 but we will keep the timeline updated and shared with you as the project progresses.

Some of you may prefer to remain living on your estate while construction works are undertaken. Where possible we will try to structure the phased building of new homes to enable you to move directly from your existing home into a new home on your estate. The timing of this will be dependent on the redevelopment programme and where your current home is located in relation to the phasing but we will involve you in these discussions as early as we can.

If I wish to move away from the estate and sell my home, how long does a Council buy back take?

Typically, this will take a minimum of three months.

Will I be compensated for having to move my home?

Yes, but this differs for resident and non-resident leaseholders.

On top of the market value of your home, you will be compensated with an additional Home Loss Payment of 10% of the agreed value of your existing home (if you live in your home), or 7.5% of the agreed value of your existing home (if you are a non-resident leaseholder).

In addition to a statutory Home Loss Payment, resident leaseholders are entitled to claim for any reasonable costs associated with your move including:

- removal expenses
- legal fees associated with the cost of buying a new home
- stamp duty arising from the costs of buying a new home
- surveyors and survey fees associated with buying a new home
- costs of special adaptations to a new home to make it suitable

These costs will need to be pre-agreed with the Council.

Would residents get 'like for like' homes and outside space or balconies?

All new homes will be built to the most recent London Housing Design guidelines. Today's guidelines require larger homes to be built than previous housing standards. Plans will show furniture to scale in different rooms to make sure room layouts are suitable.

We have made a comparison of flat sizes from some of our current redevelopment schemes to show you how existing homes differ in size to new homes. The details of these can be found in The Landlord Offer document.

All new homes will have a private outdoor space.

What size shared equity home would I get on a redeveloped estate?

You would be eligible to apply for a new home with the same number of bedrooms as your existing home. If you would like to purchase a larger or smaller home you are able to do so subject to availability and your financial situation.

What happens if there is someone in my household who is disabled or has a medical need?

A number of wheelchair accessible properties will be built to meet planning requirements. Some of these will be for sale. If someone in your household has a medical need, then this will be taken into account when considering what type of property we are able to sell to you. Adaptations will be made to your new home to meet the medical needs of your household if you require these. Wheelchair properties available for sale will be sold to resident leaseholders who want to buy an equity share property in the new estate on the same basis as non-wheelchair properties.

What happens with my post?

London Borough of Camden's Regeneration team will reimburse a resident for the redirection of post for 6 months. This will be paid directly to the residents upon receipt or invoice of the payment.

Will I have a water meter in a newly built home?

Yes, all new homes are installed with water meters.

If I move away from my estate, will I be able to move back again?

Yes. If you choose to move away from the estate during the development you will be free to consider buying a new home, once available, on the open market.

If you agree with the Council to buy a shared equity home on the Estate but the Council asks you to move away temporarily to facilitate the redevelopment of the estate, then the Council will agree with you the arrangements of how this will be done and how you will be compensated for the disruption.

If I take up a shared equity home, will I have to pay a rent?

No. You will not need to pay rent on the equity share retained by the Council. However, you will have to pay 100% of the service charges. If you have a mortgage and have trouble renewing this, then the Council will explore alternative affordable options with you to enable you to continue living on the estate.

The Council is committed to supporting all current residents of the Estate to access a new home on the redeveloped estate if they would like one. When the time comes we will have individual conversations with you to identify the best offer for you and your family.

Will my Council Tax Increase?

The amount of Council Tax you pay is based on the value of the home. Camden does not set the amount for this and has no control of the prices set as they are defined through a national grading system set by the Valuation Office.

Can I use my gas cooker on the new development?

All the new homes that Camden have either built or are currently building are supplied with electricity. There will be no gas provided for cooking. We will supply electric hobs and ovens within the new homes.

Why do you need to build more homes?

London is experiencing a housing crisis. Not enough new homes are being built and too many of the new homes that are being built are unaffordable for most Camden residents. At the time of writing there are nearly 6000 families on the Council's housing waiting list.

Why is this happening to my estate?

The estate was built in 1963 and is now an outdated design beyond economic repair. Many of the issues are caused by the design of the buildings and could never be completely resolved through refurbishment.

How long will all this take?

It is very difficult to provide exact timeframes at this stage as we are very early on in the process. But we have included a timeline in the Landlord Offer and will be updating this as we move through the process.

If the result of the ballot rejects redevelopment what will happen to the estate?

The Council will not progress the proposals and will need to re-engage with residents to decide what can be done with the limited resources available. No major maintenance works are planned for the Estate in the next five year programme, although ongoing repairs will continue.

What happens to my current mortgage?

We recommend discussing this with an independent financial advisor or mortgage provider in the first instance to understand what you can afford and any implications. It is likely that you will have options including moving your current mortgage to the new home or getting a new mortgage.

What will be the level of new service charge?

We will continue to consider service charges throughout the design process with a view to keeping them to a minimum. The Council will agree the improved services with leaseholders to ensure they are getting value for money and that charges remain affordable.