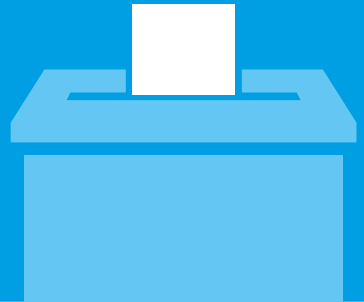


Camden's Community  
Investment Programme

# The Camden People's Regeneration Pledges



Estate Regeneration, Gospel Oak and Haverstock

### The Camden People's Regeneration Pledges

- 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.
- Right to Stay and Right to Return - Camden tenants will not be moved out of the borough during regeneration and will be given priority on new council flats 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 regeneration, they will have a right to return, unless they move into another home newly built by Camden.
- 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.
- Support to move - To reduce disruption to individuals and families, residents will receive financial compensation and paid reasonable disturbance costs.
- Community-led regeneration - Camden believes that estate regeneration 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.
- 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.
- 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:
  - Social rented housing
  - Camden Living Rent,
- 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.
- Funding our building programme - We will only build private homes to fund regeneration. 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.
- Ballots - We will ballot residents on any estate regeneration 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 Regeneration Pledges.

### **Getting more information**

This booklet is a continuation of our conversations with all residents – not the end. It does not provide all the details you will need to make an informed decision about your options and does not include the detail about the proposals for your estate.

We hope this booklet helps address some initial questions or concerns that you may have regarding the process of estate regeneration. If you have any further questions, please do not hesitate to contact the CIP development and community engagement team for your estate.

<https://www.camden.gov.uk/community-investment-programme>