

LOSS OF WILLOW TREE



The Tree had suffered a split from the stems and the Tree officer asked that it be cut and left to "regenerate", recognising the age of the tree, what it means to residents and wildlife in the area. We've already received lots of photos and the tree department hope residents can help in monitoring the tree's progress.



We are all very saddened by the collapse of the much loved Willow tree. Early on the morning of 8 July Camden's Tree department received an emergency callout.

WOULD YOU LIKE TO HELP US INTERVIEW THE THE MULTI DISCIPLINARY TEAM?

We are looking for one resident to join two resident members of the Steering Group to help us in the interview process for the Multi-Disciplinary Team. Interviews will take place in September or October and residents will be offered training beforehand.

Residents don't need to have experience of working in architecture or construction, as we are looking for people who represent the West Kentish Town Estate community.

Please get in touch with Rebecca if you are interested at Rebecca.ellis@Camden.gov.uk

Nobody knows the needs of their area better than the people who live in it, so your continued input and involvement will be vital in ensuring we get this right.

SUPPORT FOR LOCAL RESIDENTS

Please contact us if you need any help getting online, accessing new technology or other support

Repairs: If you have any repair issues with your flat or building please report in the same way by calling 020 7974 4444

For up to date information on COVID support, please visit our website: camden.gov.uk/coronavirus

CONTACT DETAILS:

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WEST KENTISH TOWN ESTATE

NEWSLETTER: SUMMER 2020

YOUNG PEOPLES' SOCIALLY DISTANCED MEETING

On 3 August, 10 young people met with Camden's WKT team at the football pitch for socially distanced games and a discussion about 'Where We Live' and 'What We want in our new Estate'. These young people will inherit the new Estate, so it's important their views form part of the plans for the future.



WATCH OUT FOR MORE YOUNG PEOPLES' SESSIONS COMING SOON

UPCOMING EVENTS

**Online Workshop 3:
Gospel Oak Area
Community Vision
Wednesday 23
September 6-7:15pm**

**A guest speaker from
Camden's Placeshaping Team
will be talking about proposals
to improve the wider area and
how you can get involved.**

বাংলা সেশন
বুধবার 2 সেপ্টেম্বর 3-4: 30 pm,
ফুটবল মাঠ

**Bengali Session (Everyone welcome!)
Wednesday 2 September 3-4:30pm,
Football Pitch**

**Online Leaseholders' Session
Wednesday 16
September 6-7pm**

Please join us!

Get in touch with Yasmin, Jamal or Rebecca if you want to take part in any of these events; or if you need any help with computers and phones (contact details overleaf).

NEXT STEPS & APPOINTMENT OF THE MASTERPLANNING TEAM

On 28 and 30 July, Senior Development Manager, Frank Bainbridge held online presentations for residents of West Kentish Town Estate on the next steps. 15 residents and 6 members of the Steering Group joined the meeting on Microsoft Teams to learn about the specialists that the Council are employing.



Client Advisor

The Client Advisor will support the team at Camden Council to ensure that the project is delivered on time and on budget. They will oversee the work of the Multi-Disciplinary Team and Architect to ensure that the new homes meet all safety and quality standards.

The role of the Client Advisor is made up of 3 professions:

Project Manager – day to day administration of the project

Employers Agent – ensuring contractors and consultants deliver their services in accordance to the contract

Cost Consultant – ensuring that the project is delivered within budget

Multi-Disciplinary Team

The Multi-Disciplinary Team consists of a number of specialist professions.

Masterplanner – deciding where the new buildings will be placed, how big they will be, and in what order they will be built

Planning Consultant – responsible for ensuring the masterplan and Phase 1 of the redevelopment receive planning consent

Engineering – various engineers will be appointed to ensure that all technical elements of the site and scheme are safe and deliverable

Landscape Architect – will design the communal spaces between buildings, such as play areas and gardens

Phase 1 Architect

Once the Masterplanner has finalised the 'phasing plan' (the order in which we will build the homes), the Architect will begin to design the final building/s for the first phase.

The Architect will work with residents and ensure that your views are heard throughout the design process.

Together with the Masterplanner, the Architect will submit the scheme for planning. This will be in the form of a 'hybrid planning application', which will give us outline planning approval for the whole site, and detailed planning approval for Phase 1.

Once Phase 1 has planning approval we can begin to work on the next phases of development.

You can find Frank's Presentation on our Webpages at: www.Camden.gov.uk/wkt, or get in touch with us (details on the back page) if you would like a paper copy

Q&A'S

20 residents joined our first online session in June. We gave updates on the ballot, the impact of Covid, and what you told Yasmin & Jamal about staying in touch. Here are some of the questions asked at the meeting:

Q: How has the coronavirus set back the regeneration process? Will this project go ahead as listening to the Prime Minister, the councils do not have funds and could risk bankruptcy so how do we know this will still go ahead and when?

A: The result of the ballot showed us how important it is for residents that redevelopment continues. The Council are currently looking at all of the schemes in the Community Investment Programme to see if any changes need to be made because of the coronavirus. We still want to build new homes at WKT, but it could mean that things take a little bit longer overall. We will continue to work with residents every step of the way.

Q: Will we have to go through the whole process again for appointing a Multi-Disciplinary Team and Client Advisor – We have already done this once when we came to the exhibitions. Can we still include new ideas in this process?

A: Redeveloping a big estate like WKT has many stages. All the work that residents have done with PRP architects was crucial in telling us what you want at a high level - captured in the 'Residents' Brief'. This will be built upon in the next stage of 'masterplanning' - designing the places and spaces.

Q: I am worried that in five years' time I may need to have a ground floor flat – How can I ensure that this is considered, and will I be able to put my name forward.

A: We will be carrying out a Housing Needs Survey to find out what residents needs are now, and how everyone's situation might change in the future. We will meet and assist all residents on a one-to-one basis as we know everyone's needs are different. We want everybody to get a suitable home where they are happy to live.

Q: I couldn't download Teams software before this meeting and maybe other residents are unable to do this and would not come to any online sessions – can you make sure in future that this is sorted out before the meeting.

A: Our Community Liaison Advisors, Yasmin & Jamal, have been talking to lots of you about how best to keep in touch in these new times. We're learning quickly about new technology and how to make it easy for everyone. Please get in touch (details overleaf) if you need any help in joining any meeting or help with I.T.

If you have any questions or need help in joining online meeting, please get in touch with Yasmin, Jamal or Rebecca at any time.