

West Kentish Town Estate Renewal Steering Group

9 September 2020 6.00-7.00pm
(Held remotely)

Attendance

Chair: Cllr Alison Kelly

Camden Officers: Rosemarie Jenkins (RJ) – Haverstock Team Leader; Angela James - Strategic Development Lead; Rebecca Ellis – Consultation and Engagement Officer; Yasmin Chowdhury and Jamal Miah – Community Liaison Advisors.

Residents: [REDACTED]

Neighbours: [REDACTED]

Ward Councillors: Cllr Abdul Quadir; Cllr Gail McAnena

Apologies: Frank Bainbridge (FB) – Senior Development Manager; [REDACTED]

1. Welcome and Introductions – Chair, Cllr Kelly

2. Verbal Update on programme, Upcoming dates – Rosemarie Jenkins

- Appointment of a Client Advisor received interest from five bidders; Multidisciplinary (MD) Team received 31 applications, which has been shortlisted to five, who have until 25 September to submit tenders for evaluation and interviewing.
- Consultation & Engagement is a significant element for the MD team selection criteria. Two members of the Steering Group and one additional resident will sit on the interview panel and evaluation of performance discussions.
- We should have teams in place by end of November / early December, when they will be able to meet the Steering Group and begin a programme of workshops with residents.
- We are pleased with the good response and confident on the high quality of appointments.

3. Feedback from Bengali Socially distanced event held 2 September – Yasmin & Jamal

- On 2 September the team held a drop-in on the football pitch, focusing on Bengali residents, and open to all. 22 residents came along, all maintaining social distance and wearing PPE.
- By aiming this event at Bengali residents, we managed to speak to families who hadn't previously engaged, due to language barriers, I.T., other responsibilities, or feeling uncomfortable in other settings. Having 1-2-1-

conversations allowed discussions of individual situations, which isn't suitable in a public meeting.

- Issues raised at event: Is the project still going ahead? Uncertainty caused by rumours; timescales; overcrowding and new homes being larger in size; split households.
- Cllrs & members agreed that this was a very helpful meeting for all attendees; we met residents who hadn't previously engaged in activities and it keeps everyone connected, while dispelling gossip, rumours and myths.

4. Creating a Consultation & Engagement Strategy - Angela James

- See Appendix A for presentation. The actual Strategy document is in draft form awaiting final approval from Sub Cabinet in late September.

- Q&As

- **Q:** Will young people be involved? **RJ:** A Steering Group of young residents is being set up. A socially distanced event was held in August with an external facilitator to nurture involvement of those who will inherit the new Estate.
- **Q:** Worried about how WKT will fit into the other plans for the wider area, WKT is a big estate with lots to offer. Residents have requests, such as provision of sheltered housing locally. **RJ:** The citizen's assembly, being led by the placeshaping team are looking at improvements to the wider area, WKT is part of that wider strategy.
- **Q:** Part of the criteria for selecting the architect must be that they do everything possible in terms of sustainability for future generations. **RJ:** Proposals will be within the framework of Camden's climate action plan. Testing of demolition Vs refurbishment options considered sustainability. We are working with sustainability colleagues at every stage. The WKT team are writing a brief which the MD teams must adhere to. Health impacts will also be applied to a test. The impact on ecosystem and people is part of the planning application. **Resident:** Must continue to scrutinise, as delivery often doesn't match good intentions. **Cllr:** Climate action is one of Camden's priorities.
- **Q:** There are only 30 members of the citizen's assembly, this is too low, how many form WKT Estate? **RJ:** Colleagues have assured it will be representative.

5. Allocations Policy: 'Adult children / splitting households' – member request to clarify

- **Chair:** this is Camden's policy and not for us to develop.
- Statement approved by allocations: *"ALL adult children within a household will be given the option to be rehoused independently elsewhere (not in a new build). This would take the form of one reasonable direct offer of social housing. The remaining tenant will receive a property based on their bedroom need. (Other tenants in properties larger than their bedroom need will be*

automatically downsized to bedroom need plus one, or just bedroom need if they want). Whilst we won't discuss individual cases in a meeting, this means that a tenant who has 3 adult children & currently lives in a 3-bed will receive a 1-bed if all her 3 children get rehoused separately. Whilst a single person in a 2-bed can continue to live in a 2-bed.

- *We will not be able to look at rehousing anyone as part of the redevelopment prior to the business case being approved.*
- The business case will include a phasing strategy and detailed development of phase 1 for delivery.
- **Q:** if adult children opt to stay, will they be rehoused together? **RJ:** existing households will be rehoused together. Only if they choose to split will adult children move away.
- **Q:** If phase 1 will only rehouse 50 households, will the overcrowded households be given priority to move? **RJ:** When the business case is approved residents will receive decant points dependant on the phasing plan and can bid for suitable properties elsewhere, including new homes on other CIP schemes. However, tenants can only exercise their right to return if they move into relets.
- **Q:** Children will be adult children in 7/8 years' time when the development is complete. **RJ:** The policy doesn't kick in until you have to move.

6. Any Other Business:

- Please include timings for each item on future agendas (**ACTION: RE**)
- Next meeting date to be circulated.

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