

West Kentish Town Estate renewal steering group

22 July 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; Frank Bainbridge (FB) – Senior Development Manager; Rebecca Ellis – Consultation and Engagement Officer; Yasmin Chowdhury and Jamal Miah – Community Liaison Advisors.

Residents: [REDACTED]

Neighbours: [REDACTED]

Ward Councillor: Cllr Abdul Quadir

1. **Welcome and introductions**, reminder that meeting notes are being uploaded to website, so please email any queries or amendments to Beka by the date requested.

2. **Next Steps and the Masterplanning Team Presentation – Frank**
 - Please see Appendix A for the presentation
 - **Question:** Where will the 50 homes in phase 1 be placed?
 - **FB:** PRP Architects' early feasibility studies identified space on the estate, there are a couple of suitable pockets, but we won't know until the Masterplanning work is completed.
 - **Q:** How much notice will Leaseholders be given to move out?
 - **RJ:** We will be holding a session entirely for Leaseholders in September. Until we know which block will come down first, we won't know the order in which leaseholders can move. When the Business Case is approved next year, funds will be released and we can begin Leaseholder negotiations. The booklets on the webpages (www.Camden.gov.uk/wkt) set out the options available and compensation Leaseholders will be entitled to.
 - **Q:** What if residents want to leave while construction is going on?
 - **FB:** No one will *need* to move more than once as construction will take place in pockets.
 - **RJ:** Once the Business Case is approved, tenants will get points to move away, this can be a temporary move and you will have the Option to Return, unless you move into a new build, in which case this Option to move back is forfeited. If you move temporarily off the Estate, and want to return to a new build property the Option to do so will be protected.
 - **Q:** Will Camden have the money for providing new housing, and has this been ringfenced?

- **FB:** The WKTE scheme is top of the agenda and won't cost the Council money as private homes will fund the rebuild.
- **CIlr K:** If more money is made available then more social housing will be provided.
- **RJ:** The Council is looking at the entire programme and the points of 'peak debt' for each scheme. Senior managers within CIP are looking at how to continue and deliver the programme completely. This may mean schemes take longer to deliver than we'd like in order to manage these periods of debt, but we have a commitment to rebuild and honour the ballot result.
- **Q:** When will Phase 2 commence? You're leaving residents with no idea when they'll move, saying "up to 2034" is unfair.
- **FB:** We are looking at dates, but are unsure until we have a full plan. This will be a rolling construction.
- **RJ:** In an ideal world we'd decant all estate residents, demolish, rebuild, and move everyone back. However, this is not possible due to the extreme shortage of accommodation, so we will try to complete Phase 1 as quickly as possible. The Planning Permission will be for the whole site, but we need to hit the Phase 1 milestone before being sure on dates.

3: Update on programme – Rosemarie

- Please see Appendix B for timeline of stages.
- There will be a continuous review to balance finances, which may result in more, or less phases. Consultation will be ongoing.
- **Q:** 880 homes will be too much for the neighbours, Camden's CIP schemes always end up adding more.
- **RJ:** We are building in flexibility, if we receive more GLA funding we'll amend accordingly. We can only build the number of homes we are permitted to by the Local Planning Authority.

Close