

S.105 CONSULTATION

WHAT IS THE S.105?

Section 105 (S.105) of the Housing Act is a legal requirement that the Council consults with tenants if they are facing a change in their housing situation, such as estate regeneration which could see demolition of homes.

WHY IS THIS HAPPENING?

The regeneration proposals for West Kentish Town estate fall into this category, and so the Council is legally required to carry out a formal consultation with tenants on the proposals. In practice this will mean the Council will write to all secure tenants to advise them on which of the regeneration options they will be recommending in the Cabinet Report in July. Also included will be details of the offer of the Council's to tenants as part of the regeneration proposals. Tenants will be given 28 days to comment on the proposals should they wish.

WHEN WILL THIS BE HAPPENING?

The S.105 letters and information pack will be sent in late April or early May.

WHAT DO I NEED TO DO?

Please read the documents enclosed in your letter carefully. If you have any questions please contact us (details at the bottom of this page). **We are only asking you to respond if you have comments on the proposal.**

EQUALITY IMPACT ASSESSMENT DOORKNOCKING

In early May a company called 'Ottaway Strategic' will be visiting all properties at West Kentish Town Estate to carry out an 'Equalities Impact Assessment Survey'.

The Council has a legal responsibility to carry out this assessment of how the regeneration proposals could impact different groups of residents. Ottaway Strategic staff will be doorknocking and asking questions about the make-up of your household to assess any possible impacts. This is being carried out by an independent external company to ensure all information gathered is impartial and fair.

Please co-operate with the researchers. All the information will be kept strictly confidential. Always ask to see identification of anyone who claims to be official. Ottaway's badges will have this logo. If you have any queries please contact us via the details below.



DRAINAGE ISSUES

Camden's repairs team have recently been contacted by residents in Durston whose drains were blocked.

When engineers arrived they found the drains full of cooking oil and baby wipes.

To avoid similar issues in the future we ask that you always dispose of cooking oil and baby wipes with your rubbish rather than in the drains.

Please report any concerns via the normal repairs service on 020 7974 4444

CONTACT DETAILS:

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LARGE PRINT?



WEST KENTISH TOWN ESTATE

APRIL 2019

COMMUNITY INVESTMENT PROGRAMME

Camden's Community Investment Programme is committed to investing in building and refurbishing council homes, schools and community facilities. We want to create new genuinely affordable homes, good quality workspaces and neighbourhoods that are safe and secure. Working in partnership with you, we aim to make sure that Camden remains a vibrant, mixed community where everyone has a chance to succeed.

INSIDE THIS ISSUE:

- Feedback from Exhibition 3
- Equality Impact Assessment doorknocking
- Important information being delivered to all households



Residents at PRP architects' exhibition in March

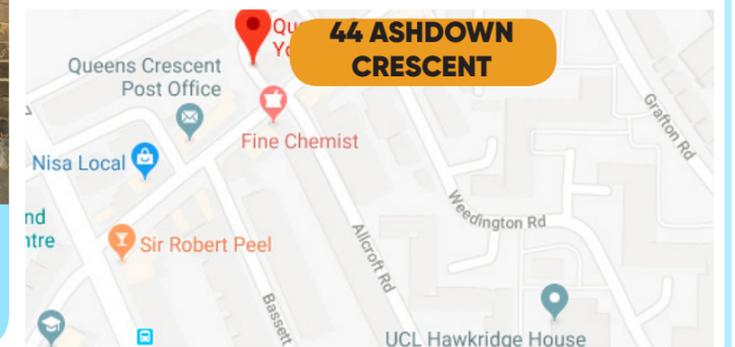
44 ASHDOWN CRESCENT: NEW DROP-IN SPACE FOR WEST KENTISH TOWN ESTATE REGENERATION



Community Liaison Advisors Yasmin and Jamal outside the new drop-in space

West Kentish Town Estate's CLAs (Community Liaison Advisors) have a new home! 44 Ashdown Crescent is opposite QCCA.

You can now drop in to chat to Yasmin or Jamal about the Council's proposals for your estate and homes. Information, handouts, help and advice (and tea and coffee!) will be available. Yasmin & Jamal say "If we don't have the answers, we'll try to find someone who does!". **The new WKT drop-in space will be open Monday and Wednesday 10am-5:30pm and Friday 10am-2pm.**



DESIGN EXHIBITION 20 & 23 MARCH

Many thanks to all of you who came to the third architects' exhibition at Athlone Hall. PRP architects presented the three options which they have been improving since the last exhibition in September, based on what you told us back then. A total of 70 residents filled in feedback forms, some of what you told us is here...



Option 1

- All 316 homes retained
- 100-170 new infill homes
- Improved secure residents' courtyards
- 4 residents liked this option

You told us...

- "Least disruptive"
- Old buildings "will continue to cause problems and eventually will need replacing"
- "Cost us more in the long run in terms of health, wellbeing, cost of ongoing repairs"

Option 2

- Retain 136 homes, build 400-450 new homes
- Improved secure residents' courtyards
- New communal residents' gardens
- Space for commercial and / or community use
- 2 residents liked this option



Residents at the design exhibition on 20 March

You told us...

- "Green space is usable, not just to look at"
- Unfair some will get new homes, a lot will be "stuck with same old broken ones"; "will cause community friction"
- "All buildings are in the same condition so should be treated equally"
- "Adding new buildings will make the estate look a mess if the old buildings remain"



Option 3

- No existing homes retained
- 800-880 new homes built
- New public open space and residents' communal gardens
- New community space, and / or commercial space
- 64 residents liked this option



You told us...

- "The only solution to the problems faced by all residents"
- "The perfect vision in regards to homes and design"
- "I'm so happy with the design, and the green space"
- "Fits the brief well"; "considered needs of residents"
- "Most sustainable"; "better for the long-term, needs knocking down before it falls down by itself"; "buildings are very old; would cost a lot of money repairing"
- "Most secure & safer option"; "Most spacious & comfortable option"; "All properties have an outside space"
- "Benefits those living in the surrounding area too"
- "Too complicated"; "Too drastic"

WHAT'S NEXT? - ASSESSING THE OPTIONS

Using these four assessment criteria, one of the options will be chosen to go to Cabinet in July - called the '**officers' recommendation**'.



- Each option assessed against the objectives in the brief, written and agreed by residents



- Build costs will be assessed against council funding and receipts from new homes for sale
- More complex building works make an option less financially viable



- Good urban design and open spaces
- Energy efficient
- Ensuring new buildings perform the best they can, for a long period of time



- Ease of construction (such as closeness to existing properties and reconnecting utilities)
- Option meets planning requirements
- Build process causes minimal amounts of disruption to residents

WHAT WE'VE DONE SO FAR...

WHAT HAPPENS NEXT...

* This timeline is indicative only



PRP Architects Appointed



Coach Trips



Design Workshops



Estate Exhibition



Collecting and analysing feedback



Estate wide Meeting



Equalities Impact Assessment Door-to-Door



Steering Group



Statutory Consultation "S.105"



Exhibition for wider community



Collecting and analysing feedback



Cabinet Report / Decision



Further Design Work



Potential Residents' Ballot