

# What's today's event about?

## Background of the project...

Since July 2018 we have held three design workshops along with other events for residents' to help us understand resident's views on potential redevelopment options for West Kentish Town Estate. This has evolved into a Residents' Design Brief.

Building on what YOU have told us, we have created a possible vision for the future of West Kentish Town Estate. We now share with you our recommended development option.

## What is the purpose of today's event?



### Residents' Feedback

We present what you told us at the March exhibition and how this has informed the assessment process.



### Update on the Residents' Ballot and the Assessment Criteria

Our update on the residents' ballot process is based on our recommended development option. We are also sharing our assessment criteria, including the Residents' Brief, which has been used to review each option.



### How the options have performed against the assessment criteria

We explain how each option has performed against our assessment criteria.



### Our recommended development option

We look at our recommended development option and explain how this will be presented to Camden Council's Cabinet for a decision to be made.

## TIMELINE OF OPTIONS APPRIASAL



Since June 2018 we have held numerous activities to involve residents in assessing options for the future of the estate and developing the Residents Brief. This forms the basis of our Recommended Option.

Our Recommended Option, along with the Residents' Brief and a summary of local people's feedback, will go to Camden Council's Cabinet for approval in July 2019.

In September we will share the next steps based on the outcome of the Cabinet Decision.

### IF THE RECOMMENDED OPTION IS APPROVED BY CAMDEN COUNCIL'S CABINET:

- We will hold a Resident Ballot. (See Ballot Board for more info).
- Camden Council will appoint an architect and other experts to create a masterplan for delivering the redevelopment of the estate, leading to a planning application.
- If planning permission is granted then we will move to a detailed design phase and construction preparation.
- The earliest that any demolition or construction work will happen is late 2021 (see Key Decisions Board for more info on the steps involved).

## THE PLANNED WORKS PROGRAM



**Planned Works are carried out by the Council on a priority basis, in 5 year cycles, to maintain and improve council housing stock. Planned works include, but are not limited to:**

- structural repairs, for example roofs, concrete
- replacing windows, doors, guttering and drain pipes
- heating, lifts and electrical rewiring
- renewing kitchens and bathrooms
- improving door entry systems, landscaping etc.

**The current planned works programme for the next 5 years 2019 to 2024 is oversubscribed in the borough and West Kentish Town is not included in this programme.**

If residents vote against redevelopment, then the whole estate will be considered for planned works against Camden's other priorities in the next 5 year cycle after 2024.

## RESPONSIVE AND REACTIVE REPAIRS



**The responsive and reactive repair service deals with minor or day to day maintenance problems and health and safety issues.**

This service normally operates when residents ring via Camden's call centre to report repairs.

**Responsive repairs will continue on the estate regardless of whether any decision is taken to redevelop West Kentish Town Estate partially or in full.**

Where any significant works are requested on any individual home, then this will be considered on a case-by-case basis.

**This is the same as the service you currently receive and is the same as any estate in the borough not going through a regeneration programme.**

# THE RESIDENT BALLOT PROCESS EXPLAINED

## WHAT IS THE BALLOT?



Since July 2018 any London Borough wishing to carry out an estate regeneration scheme, involving demolition of homes, with Greater London Authority (GLA) funding, will need a successful ballot of residents living on the estate.

If the proposed option of full demolition and redevelopment is approved by Camden Council's Cabinet there will be a ballot of residents on West Kentish Town Estate.

## WHO GETS TO VOTE?



All secure tenants named on the tenancy, resident leaseholders or anyone else living on the estate who has been on the housing register for the last 12 months' prior to a ballot, will get a vote.

Only households on West Kentish Town Estate can take part in the ballot. All members of the household aged 16 or over can vote.

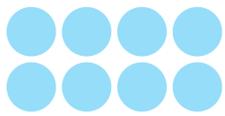
Tenants of leaseholders cannot vote, unless they have been on the housing register for 12 months prior to the ballot.

Non resident leaseholders or buy to let landlords cannot vote.

## WHO CARRIES OUT THE BALLOT?



In accordance with the GLA guidelines an independent body must carry out the ballot.



They will be responsible for voter registration, organise the ballot and count the results.

## WHAT DO WE VOTE ON?



The ballot is a simple yes or no vote on Camden Council's offer. This offer needs to include:

- Design principles of the proposed development
- Estimated numbers of new homes
- Future tenure mix
- Proposed associated social infrastructure
- Details of offer to leaseholders of homes to be demolished
- Details of right to return/ remain for tenants living in homes that are to be demolished
- Commitments to ongoing consultation and engagement

## WHAT WOULD A YES VOTE MEAN?



Camden Council will continue to develop the current designs and proposals for West Kentish Town Estate to move ahead with the regeneration of the estate.

There will be ongoing consultation and engagement with residents to ensure they are involved in developing the designs.

## WHAT WOULD A NO VOTE MEAN?

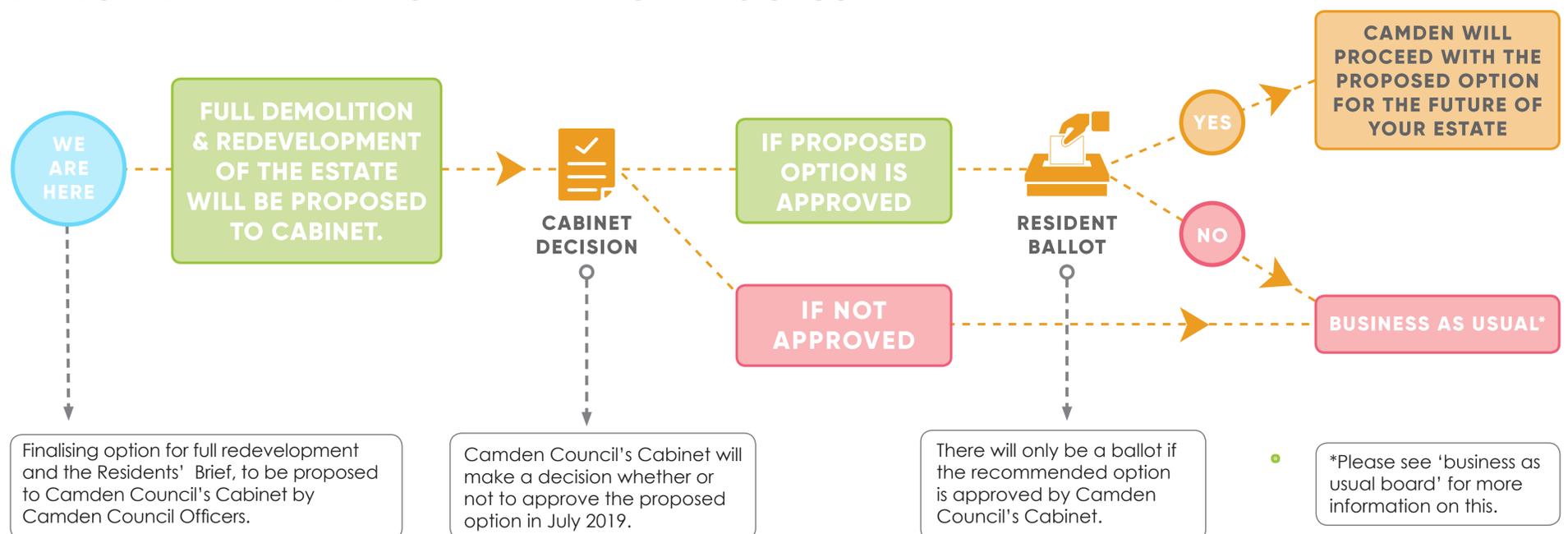


Camden Council will not continue to develop the current proposals for regenerating the estate. They may develop further proposals alongside residents.

West Kentish Town Estate is not on the current major works programme for 2019 – 2024. This means that there will not be kitchen, bathroom or window replacement works in this period.

Any major refurbishment to West Kentish Town will need to be submitted for the next major works programme for 2025 – 2029.

## INDICATIVE TIMELINE OF THE BALLOT PROCESS

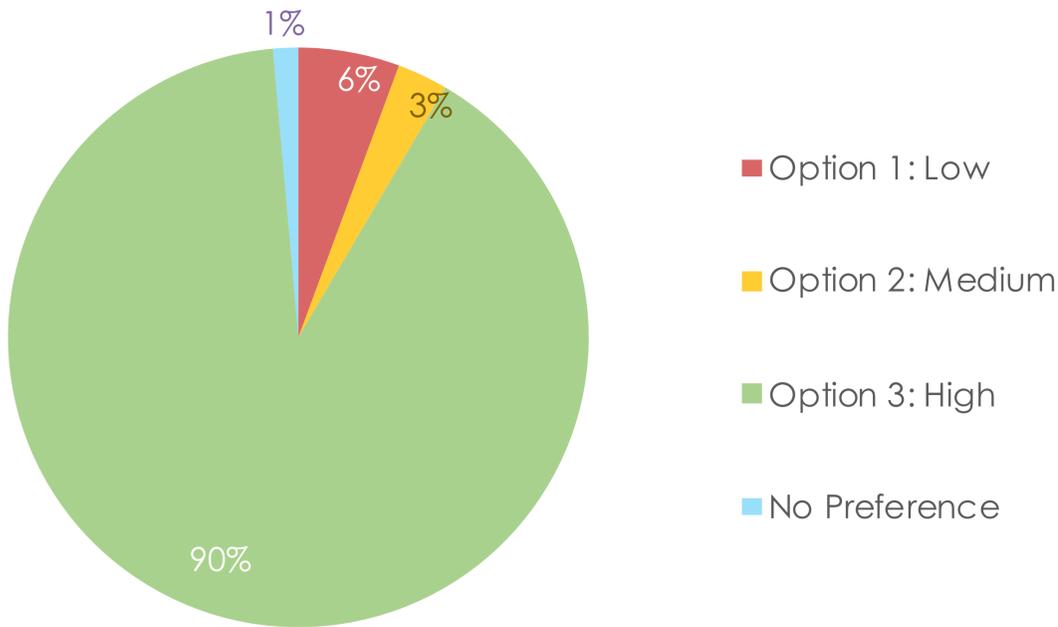


RIBA STAGE 0-1

RIBA STAGE 2

# FEEDBACK FROM EXHIBITION #3 MARCH 2019

## Residents' Preferences:



At the exhibitions in March and in the weeks following we received 71 pieces of written feedback.

90% preferred 'Option 3'

6% preferred 'Option 1'

3% preferred 'Option 2'

1% did not indicate a preference.



### People preferred Option 3 because they felt it:

- Is fairer because everyone would get a new home. Many were really happy with the designs and liked how it looks, especially the green space.
- Meets the Residents' Brief better than the other options and addresses the problems of disrepair, antisocial behaviour, and perceived poor design on the estate currently.
- Provides an opportunity to rethink the layout to be more spacious and provide better homes, as well as green outdoor space (both communal and private).

### Concerns & Suggestions for Option 3 included:

- Keeping height of buildings lower where possible and maximising room size and green space, as well as ensuring there is adequate parking for residents.

### Feedback on Option 1:

- Positive feedback was to do with keeping things as they were and not having the disturbance of moving.
- The majority of feedback was negative as it not solving the wider issues on the estate or providing the open space or balconies. 67 people didn't like this option or felt that it didn't go far enough in responding to the Residents' Brief.

### Feedback on Option 2:

- Those who preferred this option said it was because they didn't want to lose their current home and saw this option as being less disruptive.
- Negatives were that it would not solve the wider issues on the estate, was unfair on those who wouldn't get a new home and that it wouldn't look very nice.



Residents were also asked to use a traffic light system to indicate how well they thought each of the options met the Residents' Brief. This information will be used in the assessment of criteria shown at the exhibition today.



Based on feedback gathered from what YOU have told us since the first workshop in July 2018, we have developed the below list of initial project objectives to form YOUR residents' brief for the future of West Kentish Town Estate.

**The options appraisal process has used these objectives as criteria to assess each option. The Residents' Brief will be included as a document submitted to Camden Council's Cabinet in July 2019 for the whole redevelopment. If full redevelopment is agreed, this will act as a checklist to monitor that residents' demands are being met.**

## BUILDINGS DESIGN



- Homes and outdoor spaces that people want to come home to and are proud to invite visitors to.
- Improve accessibility for all homes and provide housing options for people with special requirements.
- Deliver new buildings which have better insulation and sound proofing - are easier and more affordable to run.
- Deliver high quality buildings that meet residents' needs and create welcoming, safe and attractive environments.
- More energy efficient homes.
- Improve the overall appearance of the estate and create a lively and high quality place to live.
- Consider using brick for the new buildings.
- Use materials that would wear well over the years.
- The materials used to make buildings look like homes rather than offices.
- Ensure no net loss of affordable housing.
- Deliver a wider choice of housing tenures including intermediate and private homes for existing and new residents to offer a mix of housing opportunities for people from all levels of income.

## LANDSCAPE & OPEN SPACE



- Create improved, usable green spaces and retain large trees where possible.
- Deliver a range of open spaces: play areas, public open space, communal open space and growing gardens.
- Improve the provision of play space for a range of ages.
- Deliver usable open spaces with lots of natural daylight.
- A variety of outdoor spaces, not just child focused, where people can sit and relax.
- Planting to be low maintenance and hardy.
- Offer private outdoor space for all e.g. balconies or gardens.

## HOME INTERNAL LAYOUT



- New homes to be spacious, comfortable, and meet residents' housing needs.
- Improve internal layout considering views out, light into the home and natural ventilation.
- Take into account appropriate storage space.
- Homes that can adapt to residents' future needs.
- Improve accessibility for all homes and provide housing options for people with special requirements.

## SAFETY & SECURITY



- Provide streets and footpaths that are well lit, well overlooked and active to reduce crime and the fear of crime.
- Deliver secure and robust buildings and homes with suitable levels of security.
- Improve well-being and sense of security within the estate.
- Communal areas and open spaces to be designed to reduce anti-social behaviour and improve accessibility.
- Ensure secure entrances of new buildings both in and around.
- Design communal outdoor spaces that don't attract anti-social behaviour.
- Clearer routes through - remove and avoid short-cuts and alleyways through the estate that could feel dangerous.
- Ensure good lighting levels on all paths on the estate.

## LOCAL AREA



- Keep the estate's diverse community.
- Having a community space or dedicated residents' space.
- Improve movement and routes through the estate with clear signage and way finding.
- Improve accessibility throughout the estate to allow greater movement for all.
- Deliver positive improvements to Queen's Crescent and create safe routes to shops and community facilities.
- Promote safe pedestrian and cycle routes offering improved links from the estate to key destinations.

# How options have been assessed

## Assessment Criteria

The architect working on the project, have explored three levels of change for the estate:

### Option 1: Low Interventions

Infill Homes

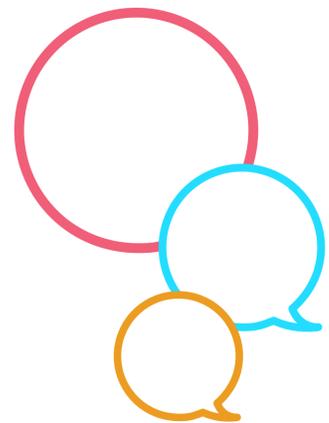
### Option 2: Medium Interventions

Partial Redevelopment

### Option 3: High Interventions

Full Redevelopment

The four criteria on the right are how the design team has assessed how well each Option 1,2,3 has performed. To easily show this, we will be using a traffic light assessment showing either red, amber or green.



### Residents' Brief

- Each option assessed against the criteria in the brief, agreed by residents
- The option which best meets all agreed criteria will be marked as performing the best

### Financial Viability

- The cost of carrying out the building works will be assessed against council funding and sales receipts from new homes for sale
- The more complex the building works are, the less financially viable this makes the option

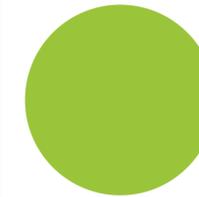
### Sustainability

- Good urban design and open spaces achieved by each option's appraisal
- How well each option performs in terms of energy efficiency
- Ensuring buildings will perform well on the long term

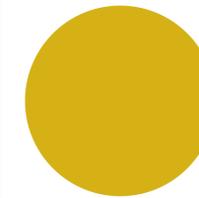
### Buildability

- To review each option against issues that can make construction more difficult (such as closeness to existing properties and reconnecting utilities)
- To ensure the option meets planning requirements
- To ensure the build process causes minimal amounts of disruption to residents

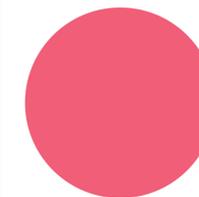
A traffic light system will be used to assess each option:



Where an option meets all of the objectives



Where an option meets some of the objectives



Where an option meets none or few of the objectives

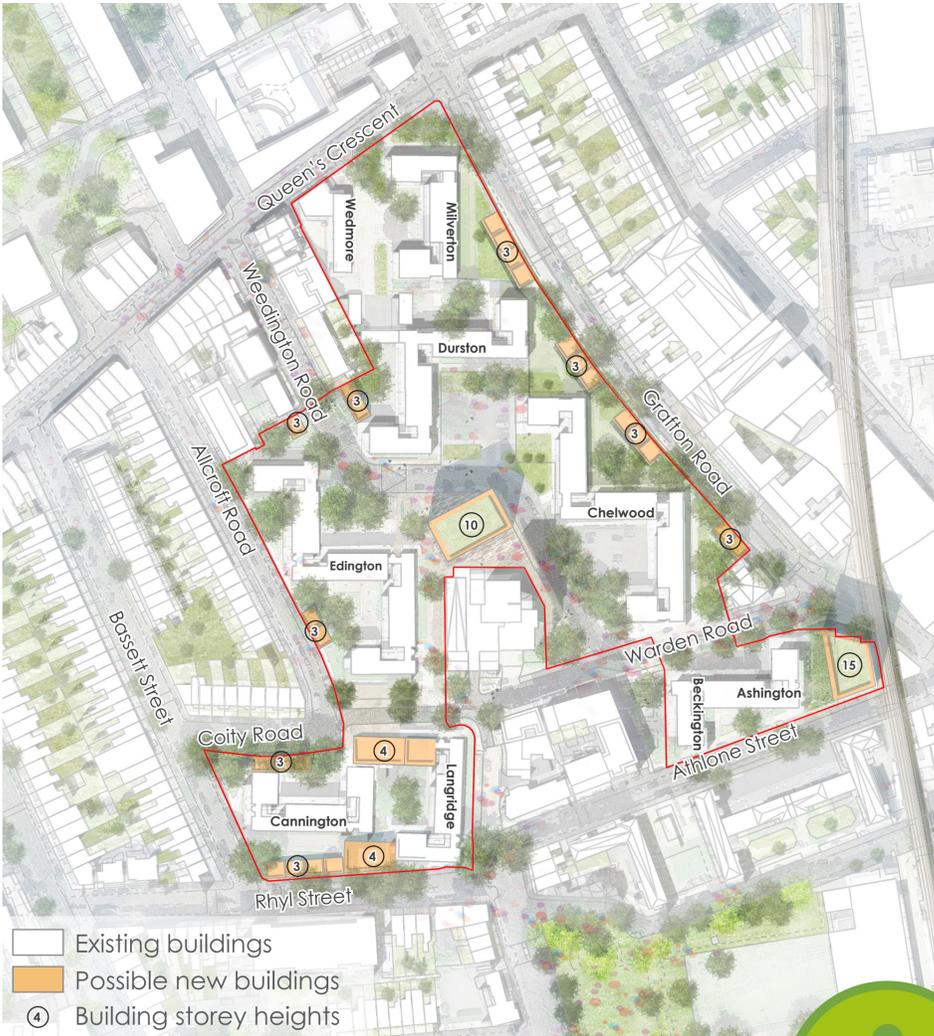


# Option 1: Low Interventions Infill Homes



## Description

This option offers potential new homes located on the vacant spaces between existing buildings, with no demolition of existing homes. Environmental works will be around the new homes with enclosed areas of open space to provide secure residents courtyards. The courtyards will be secured for residents' use only.



- Existing buildings
- Possible new buildings
- Building storey heights



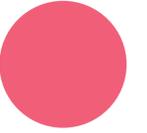
## Option 1

- All 316 homes retained
- 100 - 170 new infill homes
- Approximately 6,000sqm improved secure residents' courtyards

## How does this option perform against the Assessment Criteria?



- In March 2019 residents assessed this option against their residents' brief.
- 67 people out of 71 felt this option did not meet the brief. The feedback was that there would be no improvement in feelings of safety and security for the wider estate and there would be little opportunity to improve existing green spaces.



- This option is viable due to the inclusion of homes for sale to fund the provision of social homes.
- It is unlikely that there will be enough funding provided through sales to undertake any improvement works to the existing development.



- This option does not address the issues that are currently present in the existing properties. This includes minimising noise, reducing water consumption and ventilation.



- Build cost is higher due to the nature of building in-between existing properties.
- There is likely to be a level of disturbance to residents who are close to the areas for infill homes.
- A solution would have to be found for utilities to ensure there is capacity for additional units.





## Option 2: Medium Interventions Partial Redevelopment



### Description

This option tests opportunities for partial redevelopment of certain areas of the estate to deliver new high quality homes, dealing with some of the current problems of the estate.

With limited demolition of existing homes (Wedmore, Milverton, Cannington, Langridge, Beckington and Ashington), the new buildings will look to develop a selected area of the estate without disrupting how people move through the estate and live in the remaining homes.



### Option 2

- 136 existing homes retained (Durston, Chelwood and Edington)
- 400 - 450 new homes
- Approximately 2,700sqm improved secure residents courtyards
- Approximately 1,400sqm of communal residents gardens
- Approximately 1,000sqm of shops, or commercial and community space

### How does this option perform against the Assessment Criteria?



- In March 2019 residents assessed this option against the residents' brief.
- 69 out of 71 residents felt this option did not meet the brief. Residents particularly felt that safety and security, building design and issues that residents have currently with their homes' internal layout were not addressed in this option. By including commercial and community space within the development it partially met the brief.



- This option is viable due to the inclusion of homes for sale to fund the provision of social homes.
- There is the added cost of demolition for the properties but the additional number of units allows for this.
- It is unlikely that there will be enough funding provided through sales to undertake any improvement works to the remaining blocks.



- This option does not address the issues that are currently present in the existing properties. This includes minimising noise, reducing water consumption and ventilation.
- Only new build properties would benefit from new materials.



- Build cost is higher due to the nature of building in-between existing properties.
- There is likely to be a level of disturbance to residents who are close to the indicative areas for infill homes.
- A solution would have to be found for utilities to ensure there is capacity for additional units.





# Option 3: High Interventions

## Full Redevelopment - OUR RECOMMENDED OPTION FOR DEVELOPMENT



### Description

This option tests opportunities for full redevelopment of West Kentish Town Estate. The layout shown is only an example of how new buildings could be delivered on the site.

This means complete demolition of current buildings to create a new neighbourhood with all new buildings, streets, open spaces and potential facilities.

### Option 3

- 0 existing homes retained
- 800 - 880 new homes
- Approximately 1,700sqm of new public open space
- Approximately 8,500sqm of communal residents gardens
- Approximately 1,000sqm of shops, commercial and community space



### Updated Masterplan



### How does this option perform against the Assessment Criteria?



- In March 2019 residents assessed this option against their residents' brief.
- 7 out of 71 residents felt this option did not meet the brief.
- Residents felt that this option was fairer as it allowed all residents to get a new home.
- Residents felt that this option provided the best options for safe, secure open space.



- This option is viable due to the inclusion of homes for sale to fund the provision of social homes.
- There is the added cost of demolition of the existing properties but the additional number of units allows for this.



- This option will address the issues that are present in the existing properties by using modern materials for construction
- This includes meeting current planning and materials standards for noise, insulation and energy efficiency.
- There will be some waste of the current materials through demolition of the existing estate which will have to be mitigated.
- The amount of Green space will be increased and improved.



- There is likely to be a level of disturbance to residents who are close to the building works, including existing residents and neighbours.
- Utilities are available for connection for new build.
- Phasing will be relatively straight forward due to the space available, leading to a simple decant strategy.



## Option 3: High Interventions Full Redevelopment - our recommended option for development



### What does this recommended option mean for me?

This development option delivers a wide range of benefits to current and new residents of West Kentish Town Estate and the surrounding areas, this includes:

- New homes provided for all council tenants currently living on West Kentish Town Estate.
- Construction works will take place across the whole site to deliver the full redevelopment of West Kentish Town Estate.
- All residents will need to move at some point, however, we will limit this where possible to only one move.
- A residents' ballot will take place on the proposal for full redevelopment.
- A design team will be brought on board to redevelop West Kentish Town Estate.
- A phased approach to construction will aim to reduce the need for residents to temporarily move during the building works.
- Homes will be provided according to needs of residents. An initial Housing Needs Survey has already been undertaken to identify over crowding and under occupying in properties.
- Leaseholders will have the opportunity to buy a property within the new development.
- There will be a mix of smaller and family sized homes both for social rent and private sale to retain a diverse community.
- All homes will be built to a high standard and to minimum space standards, which means homes will be larger than they are currently.
- Homes will be well insulated and more energy efficient.
- Opportunities for a wide range of usable green public open spaces which retain large trees where possible.
- Private outdoor space for every home and opportunities for secure communal gardens.
- Streets and footpaths that are well lit and well overlooked to reduce crime and help people feel safe.
- Potential community and or commercial space within the development, including improvements to Queen's Crescent.

### Illustrative views of what this option could look like:



1 View looking east towards the new Central Square



2 View looking south along the new Mews Street



3 View looking south along Grafton Road



4 View looking north along the new Coity Mews

# Community Investment Programme

The Community Investment Programme is the Council's plan to build 3,050 homes, pay for 48 schools and children's centres, and deliver community spaces across the borough.

Every penny we raise through the sale of new homes goes back into the Community Investment Programme, building and improving the homes and facilities our residents need.



Abbey Road - mix of private and social homes

Since 2011 when the Community Investment Programme began, Camden has become a successful, award-winning developer.

So far we have delivered the following benefits to the residents of Camden:

- We've built 862 new homes;
- £117 million is being re-invested into 48 schools and children's centres;
- We're building and refurbishing 9,000m2 of improved community facilities and space across Camden, including the new Greenwood Centre for people with disabilities;
- We've helped pay for internal and external works to more than 22,500 homes through the Council's Better Homes repairs and maintenance programme; and
- We've created better environments for people experiencing homelessness through building new hostels.



Agar Grove Phase 1a - Once complete this development will provide 493 affordable homes for new and existing tenants with state of the art environmental efficiency.



We now want to work with the residents of Gospel Oak and Haverstock wards about the benefits that could be delivered if the Wendling and St Stephen's Close Estate and the West Kentish Town Estate were redeveloped.



Holmes Road Studios: Provide 59 homeless people, with individual housing units, counselling spaces, and educational and training facilities all based around a courtyard garden.

# Gospel Oak and Haverstock Community Vision

72 new homes have been paid for and built in Gospel Oak ward by the Council in the last few years with more to come that have either planning approval or are currently in construction.

As the developer, the Council was able to work with local residents, businesses and wider stakeholders to agree what improvements were needed in the local area.

## The improvements made to date include:

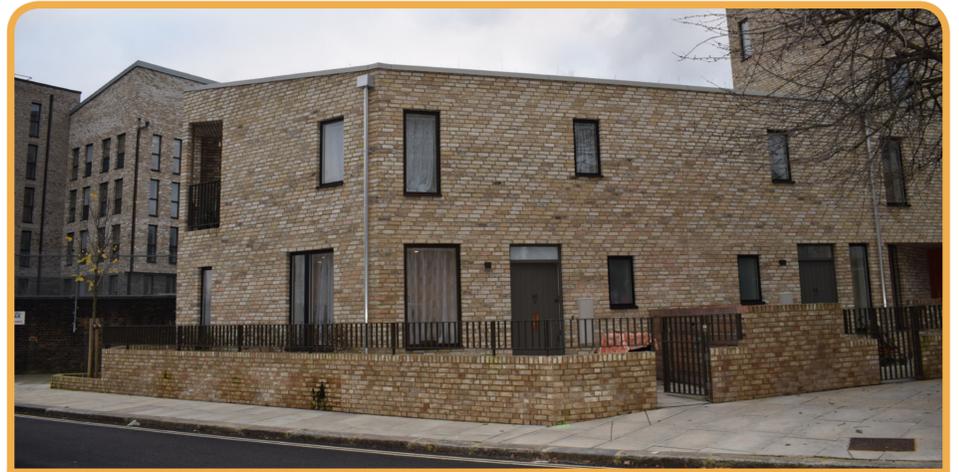
- School investment to nursery, primary and secondary,
- Improvements to outdoor play spaces, both newly built or refurbished
- Installation of Under 5s' Play Area in Lismore Circus
- Installation of Over 5s' Play Area in Lismore Circus
- Installation of Play Area to Barrington Court
- Additional Play Equipment to Kiln Place Play Area
- Purchase of two new number 24 buses for local routes
- Improvements to pedestrian footpaths, paving and street works
- Improvements to local signage and wayfinding
- Funding to local Kentish Town City Farm
- Contribution to St Martins Church
- Contribution to local Queen's Crescent Community Centre
- Public Art working with Camden's Travel and Tourism Inclusive to Local Residents



New play areas



Cherry Court



Barrington and Lamble infill homes



Cherry Court

If we build new homes at Wendling and St Stephen's Close Estate and West Kentish Town Estate this will enable more investment to be directed into the local area.

If a decision is taken by the Council's Cabinet to continue design work towards a residents' ballot on each of these estates, then the Council will talk to all local residents and wider stakeholders, including businesses and community organisations, about how building those new homes could benefit the local area.

In autumn 2019, we would like to work further with local people about how we could invest in the area to help make Gospel Oak and Haverstock wards an even better place to live and work. Here are some of the ideas and themes we would like to talk to you about. We would love to hear your views on these, and any other topics you think are important to the area.

- Community and Youth Facilities
- Community Safety
- Queen's Crescent
- Schools and special education facilities
- Health Facilities
- Getting around / local routes
- Open space and Environmental Quality
- Development Impact
- Public Art

**We welcome all your ideas and suggestions!**