

Camden Community Investment Programme

Annual Report 2022

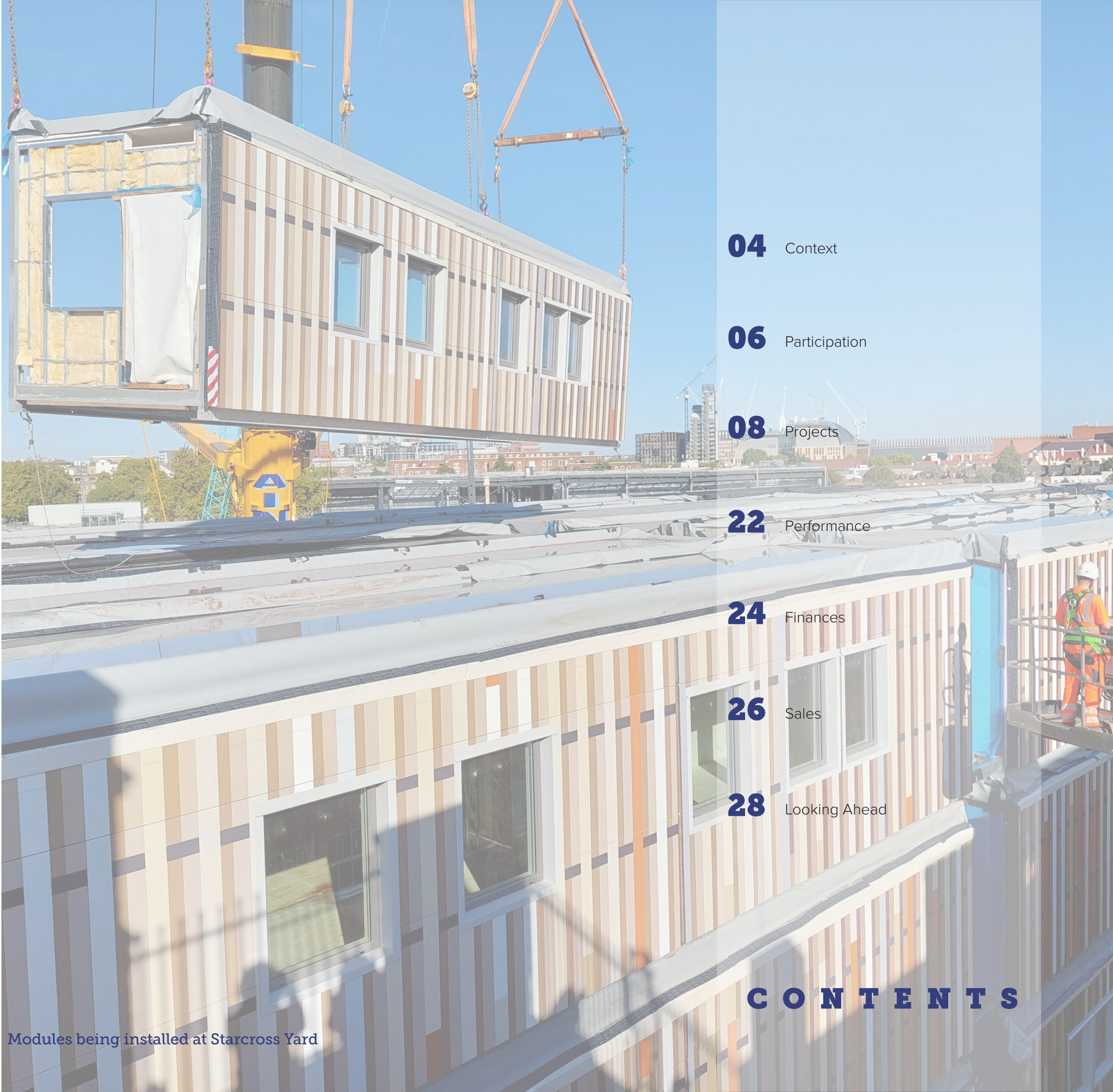
FOREWORD

The Council’s *We Make Camden*, developed in partnership with local communities, sets out the vision for the borough. The Community Investment Programme (CIP) contributes to the delivery of this vision and forms a fundamental pillar in realising the ambition *Everyone in Camden should have a place they call home*.

Secure, good-quality housing is essential to residents’ well-being. National policy and Camden’s high housing costs are threatening the social mix which makes Camden communities so special. Families are leaving the borough because they can’t afford to live here. The Council, through CIP, is tackling the housing crisis by building bigger, better homes for families and communities. CIP is one of the Council’s most significant levers for tackling inequality and improving lives in the borough.

The Council, like most Camden residents, is facing severe economic headwinds with high inflation, high interest rates and a looming recession. This impacts the ability to finance CIP schemes. A ‘perfect storm’ of factors have resulted in a significant cost increases including Brexit, the impact of Covid-19 pandemic and the war in Ukraine. Despite this, the Council is fully committed to delivering for residents and has taken steps to ensure CIP is able to deliver while safeguarding the Council’s financial robustness.

The vision for CIP is to deliver more affordable housing in the borough as quickly as possible to better support the needs of Camden communities. To deliver on these challenges, the Council is taking a proactive approach - extending the programme and increasing the delivery targets for CIP. In September 2022, Cabinet agreed to increase the number of homes that will be delivered by CIP from 3,050 to 4,850, increasing the total investment from £1bn to £2.3bn. This will provide a much-needed supply of affordable housing in a range of tenures alongside community facilities so that Camden continues to be the vibrant place it is today.



Modules being installed at Starcross Yard

04	Context
06	Participation
08	Projects
22	Performance
24	Finances
26	Sales
28	Looking Ahead

C O N T E N T S

CONTEXT

Working together to build the borough we want to see

Camden's CIP is one of the largest and most successful municipal housebuilding programmes in the UK. Set up in 2010, the Council bucked the trend and started building homes and public facilities for local communities at a time when very few Councils were doing so. The ambitions in 2010 included both building new homes, creating high-quality learning environments for local children and young people, and improving existing estates to make them safe, warm and accessible. CIP investment in building schools is largely complete and the focus in the coming years is delivering social rent homes as well as investment in estates to improve the quality of existing homes and shared spaces.

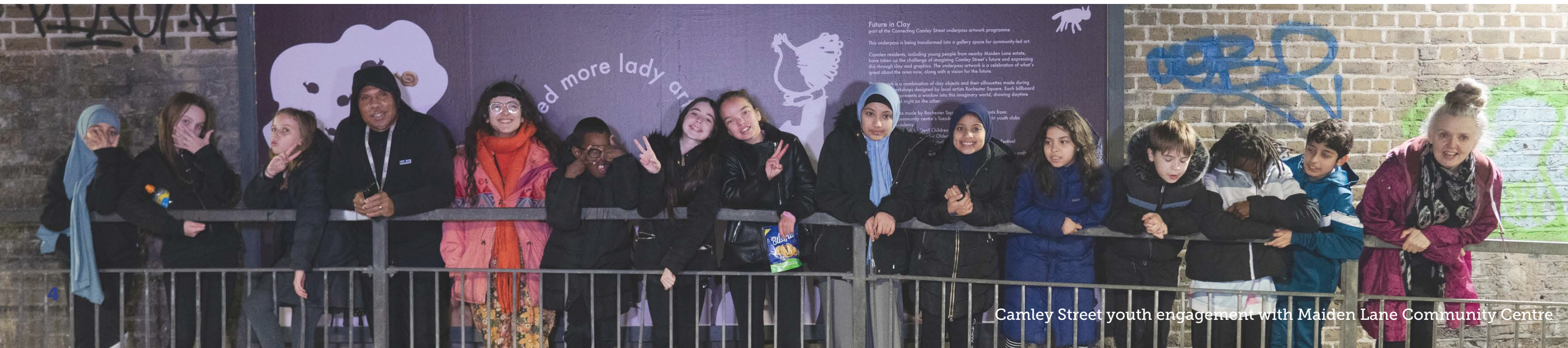
Camden is at the forefront of housing delivery and has built over 1,000 homes in the last 10 years, including 618 council rent homes across CIP and HS2 replacement homes. This has helped to house over

1,500 people in new, bigger, safer and warmer homes. As a result of this, 650 children are now living in new social rented homes, 450 of whom were previously living in overcrowded homes. In addition to homes, CIP has also delivered temporary accommodation for homeless families, accommodation for single homeless people with on-site training facilities, specialist accommodation for people with complex and multiple needs, extra-care housing to support people with social care needs to live independently, as well as market rent and homes for sale to help pay for the investment.

CIP's focus is on building high quality new homes as well as investing in new social infrastructure, including school buildings, health and community facilities. The range of homes delivered through CIP is not limited to social rent however. As part of CIP's renewed ambition, the Council wants to deliver over

350 intermediate rent homes throughout the length of the programme so that those on average wages are not priced out of the borough.

In September 2022, the Council's Cabinet approved the update of Camden Living's structure so that the Camden Living Group can offer an increase in the range of housing tenancies in connection with CIP schemes, including being able to offer social rent as well as intermediate and private rent homes.



PRINCIPLES

CIP guiding principles

CIP is guided by a set of core *Principles*, developed since 2010 through the Council's experience working with local communities. These build on the original *CIP Pledges* which set out our commitments to tenants and leaseholders - regarded as best practice by the Mayor of London and the Greater London Authority (GLA). The *Principles* set out what will be delivered through CIP, how it will be delivered and how decisions will be made.

Bold, ambitious and rigorous

We will make the best use of public resources and the most of our assets and resources.

Transparency and openness

We work in the open and with residents and communities before, during and after the development of schemes.

Participation and capacity building

We build with the resident voice and

communities alongside us as partners shaping schemes. Our projects provide people with skills for the future including jobs and apprenticeships

Increasing the number of good homes in our borough as quickly as possible

We want to build more homes and better homes moving families out of overcrowded, poorly designed properties into homes and places that are healthy, safe and affordable.

Equality and housing justice

We tackle housing inequality and the health and well-being impacts of living in poor quality housing as an issue of social justice.

Tackling the climate emergency

Our homes are sustainable and we will build for a net zero future.

Affordability now and for the future

Our homes are affordable for those who live in them and energy bills are reduced so that families incomes are protected.



West Kentish Town residents visit new homes at Agar Grove

PARTICIPATION

Built on strong foundations of participation

Camden residents have shaped the priorities of the Council across the borough, and this is no different with CIP. The Council is constantly exploring opportunities for more participation with local residents, thinking about community spaces and bringing underused spaces back to life.

Within CIP, the Council employs Community Liaison Advisors to work on the most complex estate regeneration schemes. These advisors are generally residents living on the estates, with local knowledge and deep understanding of their communities. They form an integral part of the development team and offer a unique insight into the lives and experiences of the people the project teams work with. They help shape everything from how the Council engages and consults residents to running the ballots which ultimately decide if the regeneration proposals are to proceed. The valuable work the Community Liaison

Resident ballots

Advisors undertake has been demonstrated time and time again. Camden has a hugely successful track record on ballots with West Kentish Town residents voting overwhelmingly in favour of redevelopment, with an 85% turn out and 93% yes vote and Wendling and St Stephen's Close voting strongly in favour of redevelopment with a 72% turnout and 75% yes vote.

Resident-led approach

Ensuring local residents get a say in decisions is key for CIP projects to succeed. Local engagement forms an integral part of the development process and every CIP project tailors this to the communities they are working with. For example, recently the Small Sites project undertook an intensive round of engagement, delivering 10 engagement events across 8 wards to gather

resident feedback.

More than 700 people attended an event to discuss proposals for the future of Camley Street. A railway underpass is being transformed into a gallery space for community-led art, where a series of artworks by different local communities will be hosted. Local residents, including young people from nearby Maiden Lane estate, have taken up the challenge of imagining Camley Street's future.

These examples are some of many ways the CIP programme is engaging with residents across the borough. Following a resident led approach is key to gathering qualitative data of local lived experiences ensuring the proposals accommodate existing residents needs while delivering on Camden's ambitions.



Agar Grove Phase 1a
Image © Jack Hobhouse



Children create hoarding artwork for Bacton Estate

PROJECTS

In September 2022, Cabinet approved ambitious new delivery targets for CIP, increasing the Council’s target to 4,850 new homes across multiple tenures, an increase of 1,800 homes on the previous target. The next four years will see a large increase in homes built, with CIP delivering over 750 new homes - 58% affordable.

This section provides a summary of the projects that have been recently completed, those currently under construction and other projects in the pipeline that will contribute

to delivering towards CIP’s ambitious new targets.

It should be noted that within pipeline, some projects have received Cabinet approval to proceed (e.g. West Kentish Town and Camley Street), however, this is not the case with all of them and any project not yet approved will be expected to prepare a robust business case in advance of being considered by Cabinet



Mayford Supported Living
© Studio Partington/Tim Crocker

Recently Completed

Central Somers Town Phase 1

- St Pancras Ward
 - Completed in 2021/22
 - 10 new family sized social rented homes
 - Community play facilities, youth club and rooftop multi use games area
- Delivered alongside a new building for Edith Neville School, with associated landscaping and play facilities
- Winner Best Use of Publicly Owned Land in Placemaking 2018
 - NLA Award: Mayor’s Prize 2017, Highly Commended
 - NLA Award: Culture & Community 2017, Shortlisted

Abbey Road Phase 2

- Kilburn Ward
 - Completed in 2022/3
 - New health centre
 - New community centre
- The Abbey Centre is a new community asset hub where residents will be able to access both the Abbey Community Centre and the Belsize Health Centre and GP surgery in one building. Services will be fully operational in early 2023.
- Works also included fit-out of an office for the Tenant Management Organisation, landscaping and installation of four electric car charging points.

Mayford Supported Living

- St Pancras Ward
 - Completed in 2021/22
 - 5 supported living homes
- Former day centre for adults with profound and multiple learning difficulties that became vacant when the service relocated in 2019, converted into a supported living home for group of residents who were already living together.
- CIP delivered the scheme for Adult Social Care who now manage the facility. The new building provides better quality facilities that are cheaper to run and maintain.
- The building provides accessible accommodation, oversized bedrooms with a seating area, en-suite wet rooms and a private outside space for each resident; with a sensory garden and generous shared living spaces.

Agar Grove Phase 1b

- Camden Square Ward
 - Completed in 2021
 - 34 social rented homes
 - 23 homes for private sale
 - Café and two public squares
 - Multi-use games area, a playground
- Award winning, including:
- Inside Housing Awards 2022
 - GLA Housing Design Award 2022
 - Camden Design Major Project Award 2022
 - RICS UK Residential Project Award 2022
- Once complete, Agar Grove will be the largest Passivhaus development in the UK, delivering sustainability benefits with bills expected to be 70% lower for residents.

Under Construction



Agar Grove Phase 1c - topping out ceremony

Agar Grove Phase 1c

- Camden Square Ward
- Completion expected 2024
- 35 Camden Living affordable rent homes
- 5 social rented homes
- 84 homes for private sale
- 1 shared equity home
- Shop

Contractor has committed to an extensive programme of social value commitments, such as funding for childcare for Camden residents returning to work.

Topping out ceremony held July 2022.

Highgate Newtown

- Highgate Ward
- Completion expected spring 2023
- 7 Camden Living affordable rent homes
- 34 homes for private sale
- New home for Highgate Newtown Community Partners and Fresh Youth Academy over multiple purpose-built levels.

Creation of a new pedestrian route and use of high quality materials and finishes throughout.

6 apprentices employed and 24 weeks of work experience for children from local schools.

Community facilities to provide a wide range of affordable activities and classes for different age groups.



Drawing of Highgate Newtown



Maitland Park - youth engagement



Drawing of Chester Road Hostel

Maitland Park

- Haverstock Ward
- Completion expected 2022/23
- 51 social rented homes
- 68 homes for private sale

Project is supporting 10 local women into careers in construction. A professional career coach delivered sessions on CV writing, self-promotion, communication skills and interview techniques. Four women have gone on to opportunities at AHMM Architects.

Young residents were involved in decisions about re-providing sports facilities through 'Youth Connectors' at local organisations, HvH Arts and Pro Touch Sports. Event held over three days through Spring Bank Holiday to maximise the number of attendees and gather feedback.

Camden Road Hostel

- Camden Square Ward
- Completion expected 2024/5
- 39 new temporary homes for families

The redevelopment of the existing hostel accommodation at 248-250 Camden Rd will provide 39 new temporary homes for families, with ancillary areas, staff room and office. Planning consent was granted in 2021 and the building will be 4-6 storey in height, plus a basement.

Both Camden Road and Chester Road hostel projects will be built using off-site construction methods, where modules are built in a factory and brought to site. This has many benefits including faster construction, improved sustainability, greater quality control and reduced health and safety risks. There will be reduced disturbance to residents during construction: less noise and less traffic.

Chester Road Hostel

- Highgate Ward
- Completion expected 2024/5
- 50 new temporary homes for families

The redevelopment of a former hostel at 2 Chester Road will provide 50 new temporary homes for families, with ancillary areas, staff room and office.

Planning permission was granted in 2021 and the building will be 3 and 4 storeys in height.

The project also includes enhancements to the public footpath to the north and a new public courtyard for the residents of Chester Road.

Liddell Road

- West Hampstead Ward
- Completion expected 2024/2025
- 3,780sqm flexible Council-owned workspace
- 106 developer-delivered private sale homes
- New public open space and improved walking routes

Phase 1 of the regeneration of the former industrial site of Liddell Road saw Kingsgate Primary Lower School completed in 2017.

Liddell Road is an example of CIP's mixed delivery approach, partnering with a developer to deliver the school and release funds for delivery of affordable homes elsewhere.

The flexible workspace will deliver a revenue income to fund council services.

Approved Pipeline



Young Resident’s Workshop, West Kentish Town

Bacton Phase 2

- Gospel Oak Ward
- Start on site late 2022/23
- Expected completion late 2024/25
- 260+ homes, including 61 for social rent and 10 Camden Living affordable rent

Bacton Phase 2 is an example of CIP’s mixed delivery approach, partnering with a developer to deliver the private homes to release funds for the delivery of the affordable homes. The Council will own the new social rented homes. Outdoor spaces will be improved and be greener and safer for residents.

Local primary school pupils entered a competition to illustrate their visions of the future of housing in the borough. Nine drawings from each of the schools are now on display on the site hoarding, with winning schools each receiving a £250 book voucher.

Camley Street

- Kings Cross and Camden Square Wards
- Completion expected 2027/8
- Around 350 new homes, of which 200 will be family sized
- 50% affordable
- Over 1,000 jobs created

Extensive public engagement has found affordable housing is the top local priority.

A shared vision for the area, shaped around local people’s priorities will see hundreds of new genuinely affordable homes built, placemaking to improve routes and connections and new open and green spaces.

New workspace will also be delivered creating a range of jobs, and generating income to help fund council services and contribute to the delivery of affordable housing elsewhere in the borough.



Community Engagement Festival, Camley Street



West Kentish Town - Women in Construction employment initiative



Consultation at Tybalds



Drawing of Agar Grove Phase 2a

West Kentish Town Phases 1 + 2

- Haverstock Ward
- Start on site late 2023/24
- Expected completion late 2027/28
- 218 homes, including 81 for social rent

This is the largest project in CIP programme and will be delivered over multiple phases.

A number of social value initiatives have already been delivered, including sustainability workshops and linking to the Women into the Workplace initiative from Maitland Park project to encourage local women into the workplace by providing IT courses, CV surgeries etc.

The project is currently working through procurement stages ensuring that diversity and inclusion forms a key part of the tender materials.

Supported Living Cluster

- Start on site mid 2024/25
- Expected completion 2025/6
- 6 supported living homes

CIP are set to deliver a new supported living scheme for adults with profound multiple learning disabilities.

The homes will be supported by staff from Adult Social Care teams 24 hours a day, 7 days a week.

Tybalds Phase 1

- Holborn and Covent Garden Ward
- Start on site expected late 2022/23
- Expected completion late 2024/25
- 10 new social rent homes created in semi-basement areas of existing blocks.
- 6 of the homes will be wheelchair accessible

CIP have commissioned a local social history project, appointing a local community centre to work with residents to capture stories of residents in the estate, funded through the social value commitments on the building contract. This is due to be delivered by February 2023.

Phase 2 of the Tybalds project will see delivery of 18 more social rented homes

Agar Grove Phase 2a

- Camden Square Ward
- Start on site expected late 2024/25
- Expected completion 2026/27
- 94 replacement social rented homes
- New community hall with amenity space
- Office for Tenant Management Organisation
- Flexible workspace for sale

This block will re-house tenants in Lulworth as well as their Tenant Management Organisation. In May 2022, residents and stakeholders were consulted on design changes to comply with new regulations relating to fire safety and address lessons learned from previous phases. Cabinet approved the delivery route for this phase in July 2022 and planning committee approved the design changes in August 2022.



Drawing of Abbey Phase 3



Drawing of Central Somers Town Phase 2

Godwin and Crowndale

- St Pancras Ward
- Start on site late 2022/23
- Expected completion late 2024/25
- 10 4-bedroom homes for social rent

An innovative project to develop new homes for social rent with improved landscaping on the Godwin and Crowndale Estate.

The project will pilot off-site manufacturing, where building modules are produced in a factory and brought to the site to be assembled. The houses will be ‘townhouse’ style terraces over three storeys with flexible living space, cycle storage, private gardens and access to the communal open space.

Improvements to the open space will be part of the new development, including seating areas and community growing zones.

Abbey Phase 3

- Kilburn Ward
- Start on site late 2022/23
- Completion expected late 2024/25
- 139 homes including 36 social rent, 10 Camden Living rent and 93 homes for private sale.

Includes 15 wheelchair accessible units.

Most of the social rented homes will be larger family homes, replacing a high number of 1 bedroom and bedsits in the existing blocks.

All homes will be built to a ‘Lifetime’ home standard and will meet Camden’s high design standards.

When complete, the Abbey Road development will have delivered a total of 280 homes, of which 112 will be affordable.

Central Somers Town Phase 2

- St Pancras Ward
- Start on site late 2022/23
- Expected completion late 2024/25
- 34 new social rent homes
- New community hall and garden

Plots 5 and 6 are two new blocks of homes for social rent to be built adjacent to Coopers Lane estate, on the northern end of Purchase St open space.

The development will also provide a new community hall and community garden for Coopers Lane estate.

Daleham Gardens

- Belsize Ward
- Start on site expected 2022/23
- Expected completion 2024/25
- 14 new homes of which 50% will be genuinely affordable.

CIP are piloting a new delivery approach at Daleham Gardens, partnering with a community-led organisation to redevelop the site, the NW3 Community Land Trust.

Community Land Trusts are non-profit organisations run by local people to oversee the development and management of homes. They aim to make sure homes meet local housing need, are affordable to local people. Profits will be invested back into the scheme helping keep homes affordable for future generations.

Future Pipeline



New planters, Wendling Estate

Wendling

- Gospel Oak Ward
- 650 - 750 spacious and modern new homes, including replacement of the existing council homes.
- Proposals need Cabinet approval to proceed

Feasibility studies and options appraisals are being undertaken alongside preparing for the procurement of a design team following on from the successful ballot in the summer of 2021, where 75% of residents demonstrated support for the proposed redevelopment of the estate

Small Sites

- Multiple Wards
- 60+ homes across four sites
- Proposals need Cabinet approval to proceed

The New Homes for Small Sites programme will develop underused council owned land to build new affordable homes for local people. Community Call for Ideas launched January 2022 asking residents where they think we could build new homes on small sites.

Early engagement took place in 10 sites across 10 wards in summer 2021. The next phase of engagement will involve speaking to residents on estates where we have found potential for building new homes.

Some sites will be sold to enable those retained to deliver affordable homes. The aim is to build 100% affordable on the council delivered sites in the first phase.



Public Consultation for Small Sites

PERFORMANCE

Progress against housing delivery targets

Prior to September 2022, CIP’s target was to deliver 3,050 new homes, of which 1,100 would be social rented homes. Since CIP’s inception, the programme has made significant progress in meeting this target, delivering 1,290 new homes, of which 618 are social rented homes.

In September 2022, the Council’s Cabinet agreed to extend the programme’s scale and ambition and a new target of 4,850 homes, including over 1,800 social rented homes, was set. To deliver on this ambitious target, the programme has sought approval of a number of large-scale projects.

Phase 2a of Agar Grove and West Kentish Town were approved by Cabinet in July 2022, with Bacton Phase II and Camley Street being approved by Cabinet in September 2022. A Cabinet decision on the first phase of Small Sites is expected in 2023 which will be followed by a decision

on Wendling and St Stephen’s Close in late 2023 or early 2024.

The ambitious new targets represent a significant increase in the number of homes which will be delivered. As with previous CIP schemes, new ones will include a mixture of housing tenures, including private sale units to cross-subsidise the delivery of affordable housing, social rented units and a range of intermediate rent homes. In addition to homes, the expanded CIP programme will also deliver new community facilities, family hostel accommodation and new temporary accommodation alongside affordable workspace.

A summary of CIP programme targets pre and post September 2022 Cabinet can be found in the table adjacent.

2022 Cabinet Report Targets (SC/2022/46)	Completed	On Site	Approved	Completed, On Site and Approved	Pipeline	Total	% Target
Replacement Council Rented Homes (incl. HS2)	333	41	142	516	640	1156	45%
Additional Council Social Rented Homes	285	15	23	323	408	731	44%
Hostel (bed spaces)	109	0	0	109	0	109	100%
New build temporary accommodation	0	0	89	89	0	89	100%
Temporary Accommodation units and refurb	85	30	41	156	0	156	100%
Intermediate (int rent, shared equity)	84	42	0	126	259	385	33%
Private Sale	394	187	148	729	1495	2224	33%
Total	1290	315	443	2048	2802	4850	42%



Connecting Camley Street Community Art Gallery



Camley Street youth engagement at the Camden School for Girls



Camley Street Festival

FINANCES

Capital Programme

CIP is a central component of the Council’s Capital Programme. Over the course of 2022, CIP has seen significant expansion with Cabinet approval of major schemes, including Agar Grove Phase 2a, Camley Street, West Kentish Town and Bacton Phase II.

The programme is currently facing a number of affordability challenges. These include high inflation on building costs and materials caused by the economic impact of Brexit, Covid and the war in Ukraine, as well as rising borrowing costs driven by increases in the Bank of England’s policy rate and the rate the Council can borrow from the Public Works Loans Board. Other cost pressures have emerged as a result of austerity, new regulations and a greater focus on areas such as building safety. Volatility in the property market in Camden will also impact on programme affordability through delays or reductions in the levels of sales receipts. Several features of the programme help to

mitigate the financial risk associated with such a significant level of expenditure. In September, steps to diversify our delivery strategies were approved by Cabinet, including a ‘mixed economy’ approach for delivering CIP which makes greater use of development agreements, and the establishment of a Camden Living Registered Provider. The scale of CIP also gives flexibility to re-programme our schemes, reducing the risk of unaffordable peaks of expenditure. Further sources of funding, particularly GLA grant are also being explored. The Council will continue to manage financial risks through a comprehensive series of checks and balances, including sensitivity analysis when developing business cases, detailed monitoring of expenditure and receipts and regular reporting to Cabinet, in order to manage risks despite challenging financial circumstances.

Additional Sources of Funding – GLA Grant

The Council’s approach is to diversify funding sources to ensure the best financial outcome is achieved. The Council engages extensively with the GLA and has in recent years secured significant grant funding to build affordable homes. In 2018 the Council secured £30.8m of grant funding to deliver 308 social rent homes from the GLA’s Building Council Homes for Londoners 2016-23 programme

(£26.9m) and Care and Support Specialist Housing (CASSH) programme (£3.9m).

Of the 308 social rented homes, 101 have been delivered, 56 are under construction and 151 will start on site within the 2022/23 financial year.

Project	Social Rented Homes	GLA Grant	Status
Agar 1b	34	£3,400,000	Delivered
Agar 1c	5	£500,000	Construction
Abbey 3	36	£3,600,000	Not yet started
Bacton 2	61	£6,100,000	Not yet started
Central Somers Town Phase 1	10	£1,000,000	Delivered
Central Somers Town Phase 2	34	£3,400,000	Not yet started
Godwin and Crowndale	10	£1,000,000	Not yet started
Kiln Place	7	£700,000	Delivered
Maitland	51	£5,100,000	Construction
Regent's Park (HS2 homes)	11	£1,100,000	Delivered
Tybalds	10	£1,000,000	Not yet started
Charlie Ratchford	38	£3,800,000	Delivered
Pepperfield	1	£100,000	Delivered

The Council has also secured funding for the GLA’s next Affordable Housing Programme (2021-26). A total of £86.64m has been earmarked for CIP projects for the next 5 years and will require projects who secure this funding to Start on Site by 31 March

2026 and have Practical Completion Date of 31 March 2028 or earlier. Projects that have secured this funding include West Kentish Town Phases 1 and 2, Agar Phase 2a, Tybalds Phase 2 and Wendling and St Stephens Close Estate.



SALES

Sales Market update – The local outlook

The demand for homes for sale in the borough has remained resilient and steady. The Council’s current on-site developments feature a range of homes to suit all budgets and a variety of buyer types from local first-time buyers, key workers and downsizers, providing an affordable route into home ownership and the local Camden community.

Prices in the London Borough of Camden averaged £837,137 in September 2022, 55% higher than the London average of £544,113. The Camden market was hit harder over the course of the pandemic than London and the UK with prices falling in late 2020 and into early 2021. The market, however, recovered more strongly in early 2022 than the London average. In recent months, due to economic uncertainty, there has been some stagnation and prices have fallen. Nonetheless, prices in Camden are now 1.5% higher than they were pre-pandemic (Feb 2020).¹ Experts are divided on how the first half of 2023 will play out when it comes to property values with external factors such as the

cost-of-living crisis and rising interest rates likely impacting demand. Despite heightened economic uncertainty the expectation is that CIP sales will remain relatively stable. Offers remain robust and transaction levels have increased with a healthy number of enquiries and viewings being received. To date CIP has completed 394 private sale units across the programme and this year alone, the sales team has sold the final units in three major schemes, Abbey Area Phase 1, Maiden Lane and Agar Grove Phase 1b.

CIP Sales

There are currently 104 units being marketed by the sales team. There are 2 units at Holly Lodge for sale with one of these under offer and expected to complete by the end of the financial year.

The recently launched Maitland Park has been positively received with 38 of the 68 units under offer and completions expected to start from early January 2023 onwards.

The sales team have also recently launched Highgate Newtown, with 34 units being marketed. A summary of the progress of sales for schemes which had units on the market or sold in this financial year (2022/23) is shown in the table below.

41% of total buyers that have reserved so far in this scheme already live in the borough, including a number of key workers that want a stake in the local community they grew up in.

The buyer profile of CIP private units is varied, but at the recent sales launch at Maitland Park a significant number of the visitors either lived in the local area or knew the area well. One of the notable highlights has been that

Current Development Schemes	Total number homes for private sale	Homes on the market For Sale	Homes Under Offer	Homes Exchanged	Homes Sold in 2022/2023	Total Homes Sold
Abbey Road Cross (phase 1 - Block F)	47	0	1	0	10	46
XY, Maiden Lane	127	0	0	0	14	127
Holly Lodge Private Sale (phase 2b)	11	1	0	0	3	10
Holly Lodge Shared Ownership	9	0	1	0	0	8
Agar Grove (Block G - phase 1b)	23	0	0	0	4	23
Highgate Newtown Community Centre	34	34	0	0	0	0
Maitland Park	68	68	38	0	0	0
Total	319	103	40	0	31	214

¹ Source: JLL Research



LOOKING AHEAD

Challenges and Mitigations

The Council is facing severe economic headwinds with high inflation, high interest rates and looming recession. Over the last year the construction industry has been impacted by significant price increases. A ‘perfect storm’ of factors including Brexit, the impact of Covid-19 pandemic on supply chains and the war in Ukraine have resulted in a significant increase in costs. These impacts have not been confined to the construction industry alone, with the Consumer Price Index reaching 40-year highs at 11.1% in November 2022. In order to bring down inflation, the Bank of England has increased interest rates several times over the last months with the base rate reaching 3.5% in December 2022.

The future outlook is difficult to predict, however, the combination of increased construction costs, increased cost of borrowing for both the Council to fund the CIP and buyers to secure mortgages means that the Council needs to work

as effectively as possible to manage these risks while continuing to deliver. The programme uses a number of tools to mitigate risks including diversifying methods of delivery, a robust governance system and benchmarking costs to make sure tender prices are competitive.

An assessment is made about the most suitable delivery strategy for each project at the point of a decision being made to proceed. To date, most projects have been delivered through the ‘Council as Housebuilder’ route. In light of current volatile market conditions, a range of options are being considered for new projects. Options appraisals within the business case of new projects now consider the benefits and risks of a range of delivery strategies including partnering with a developer through Development Agreements or a hybrid approach, combining partnering with direct delivery. Exploring multiple routes diversifies CIP’s

delivery strategy and will help mitigate some of the risks related to the current market.

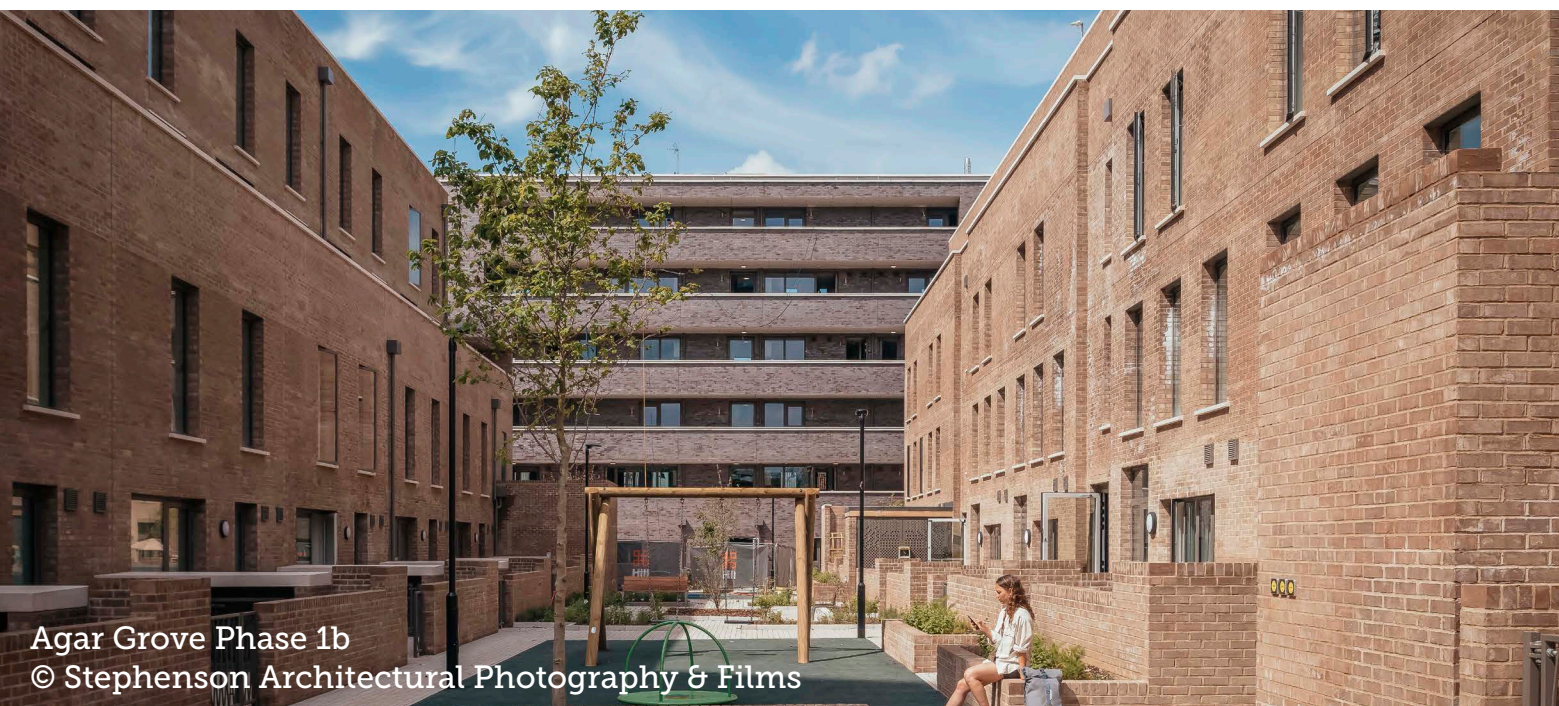
A robust business case underpins each project ensuring CIP schemes continue to deliver for Camden communities. All CIP projects are subject to strict viability testing to make sure they deliver on the Council’s objectives and are financially affordable. Project costs are benchmarked against other data from other local authorities using an industry standard approach, and the Royal Institute of Chartered Surveyors best practice guidance to ensure value for money. Camden is a founding member of the Beacon Partnership cost benchmarking club, where local authorities share tender returns on a confidential basis, enabling club members to benchmark build costs across local authorities.

Projects are also subject to a rigorous governance process with a dedicated CIP governance structure within the Council

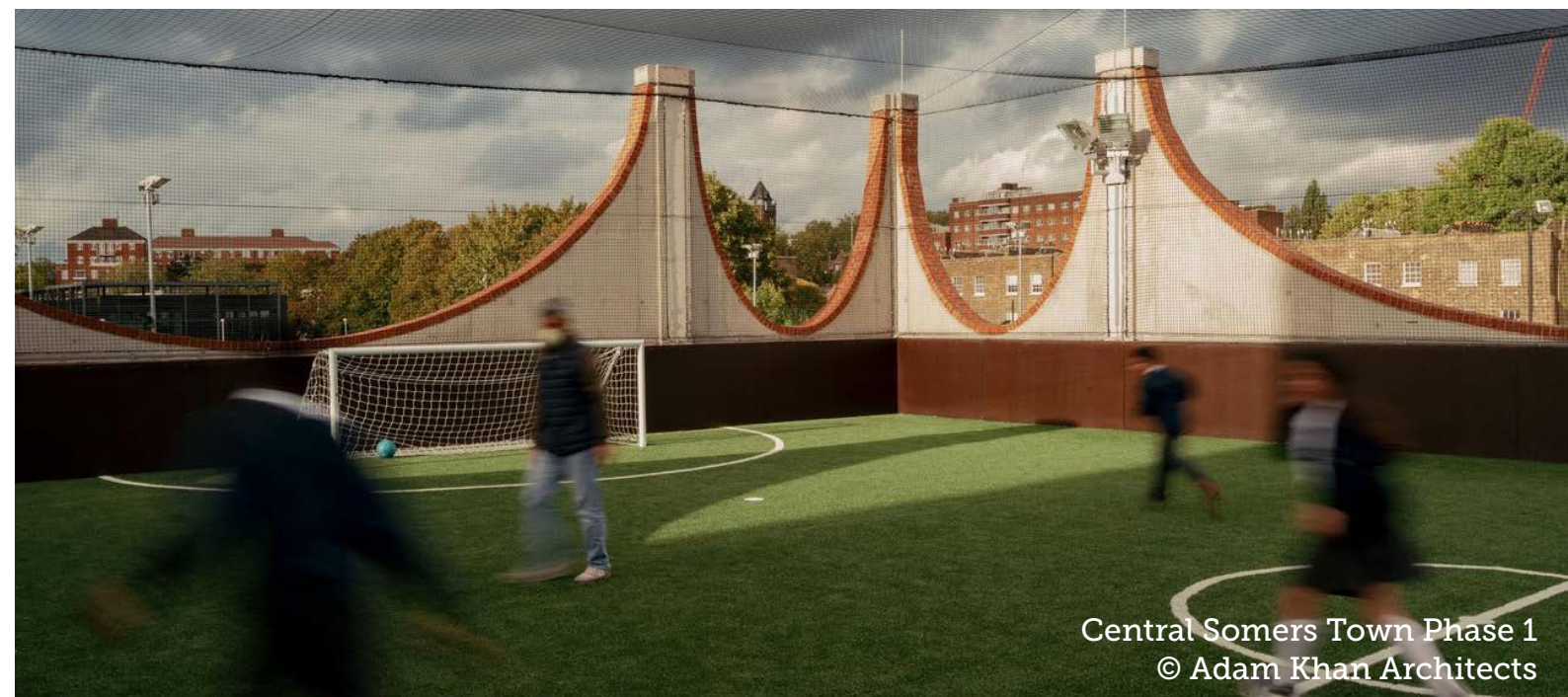
Benefits to Residents

and opportunities for member engagement throughout design and delivery. All projects are approved by Cabinet and an annual update is brought to members of scrutiny committees. In addition, Ward Councillors are extensively engaged to ensure CIP delivers on local resident needs.

The programme delivers widespread benefits to Camden residents. As well as creating new high-quality buildings, CIP schemes create additional income for the Council through residential and commercial rents which fund Council services. While some of the other benefits can be quantified (e.g. reduced heating and cooling costs or potential additional rental income from activities in a new community building), many of the benefits delivered by CIP schemes are difficult to monetise. For instance, a scheme that replaces an outdated community facility with a new modern one will lead to more community groups using the centre and new community connections being formed. Landscaping improvements mean more residents use their local park gaining health and well-being benefit.



Agar Grove Phase 1b
© Stephenson Architectural Photography & Films



Central Somers Town Phase 1
© Adam Khan Architects

