



Wendling and St Stephens Close Newsletter

Summer 2026

Dear Wendling and St Stephens Close residents,

I hope this summer newsletter finds you well.

Thank you for your continued support as we progress the regeneration of Wendling and St Stephens Close and the Council's wider Community Investment Programme (CIP) in Gospel Oak.

Camden's CIP officers have continued to progress and develop the preferred business case and options appraisal for the project. The Council remains committed to delivering new high quality, energy efficient and affordable homes for existing and future residents. This newsletter provides an update on the progress being made across Wendling and St Stephens Close and Bacton Phase 2, as well as information about opportunities available to local residents.

Following the recent local elections, I would also like to welcome Councillor Richard Atkins, who joins myself and Councillor Marcus Boyland in representing the Gospel Oak Ward. I look forward to continuing to work with my ward colleagues, the Cabinet Member, Council officers and constituents as we progress these important CIP projects to deliver much-needed affordable homes.

As always, thank you for your continued support. We remain committed to keeping residents informed as the programme progresses.

Yours Sincerely,

Cllr Lorraine Revah

Councillor Lorraine Revah

Wendling and St Stephens Close Update

Update from Zeina Al-Derry, Senior Development Manager

As the Senior Development Manager leading the Wendling and St Stephens Close regeneration project, I have been working closely with colleagues and partners to progress the next stage of the project. This update provides an overview of the work currently underway and what residents can expect over the coming months.

Over recent months, the Community Investment Programme (CIP) team has continued to develop the regeneration strategy and detailed business case for a potential partnership delivery model known as a Joint Venture with an experienced development partner. If approved, this approach would enable us to remain actively involved in shaping and overseeing the project, while sharing the costs and risks of development with an experienced partner and supporting the efficient delivery of the regeneration programme.

As part of this work, we will soon be inviting experienced developers to express their interest in the project and share their views on the proposed approach. This is known as soft market testing or market engagement and is intended to help us get further expert feedback on the proposed approach.

From late September and throughout October, residents may notice Council officers and representatives from potential development partners visiting the estate to help them better understand the site and the local area.

Their feedback will help us in a number of ways. It will provide valuable market insight to help inform and strengthen the regeneration strategy and business case. It will also ensure that potential partners understand the project and are well placed to take part in the procurement process when it begins.

Once we have completed the market engagement, we can finalise our detailed business case and take our recommendations on the proposed way forward to Cabinet. We know that many residents are keen to understand the programme for the redevelopment. We will write to residents with a further update once the next steps are confirmed, including the anticipated timeline ahead of any Cabinet decision.

Thank you for your continued patience and support while this important work continues.

Bacton Phase 2 Update

Update from Mimi Barr, Senior Development Manager

By now, you will have received a flyer from Mount Anvil outlining their decision to delay submission of the planning application until Spring 2027. This will allow further refinement of the proposals in response to resident and stakeholder feedback, and to address wider challenges currently affecting the delivery of new homes across London. Mount Anvil's full statement can be found on the GoVocal website: Bacton.govocal.com.

We recognise that this delay will be disappointing for many residents. Our priority remains unchanged: to deliver much-needed new homes that meet local housing needs and ensure the scheme is shaped by those who know the area best. We will continue to work closely with the community and Mount Anvil to bring forward a high-quality development that delivers long-term benefits for the community.

Mount Anvil remains committed to delivering well-built, energy-efficient homes. They are seeking to maintain the level of affordable housing previously proposed, equivalent to 40% affordable housing across Phases 1 and 2 by floorspace, with all affordable homes delivered at social rent. They expect to share updated proposals and further opportunities for community involvement from Autumn/Winter 2026. As always, we will continue to invite residents and stakeholders to future engagement events and keep you updated as more information becomes available.

Thank you to everyone who has taken the time to share their feedback and attend the Bacton Phase 2 public exhibitions and engagement events to date, including the exhibitions held in June and the follow-up engagement sessions. Your feedback continues to play an important role in shaping the proposals, and we look forward to your ongoing involvement as the project progresses.

Work Experience Opportunity with Devonshires Solicitors

Devonshires Solicitors are offering a **one-week work experience placement** for **Gospel Oak residents aged 18 - 24** who are interested in learning more about careers in law and the wider professional services sector.

Placement details

- **Dates:** Monday 2 November - Friday 6 November 2026
- **Location:** Devonshires' London office (near Moorgate tube station)
- **Hours:** 9:00am - 5:30pm each day
- A laptop will be provided for the duration of the placement.
- Travel and lunch expenses will be covered by Devonshires and reimbursed at the end of the placement.
- Smart dress is required.

During the placement, you'll gain experience across a range of legal and business teams, giving you an insight into how a leading law firm operates and the variety of careers available. You may have the opportunity to:

- Join meetings and calls, where appropriate.
- Assist with legal research.
- Learn about live legal matters.
- Help prepare articles and legal updates.
- Support administrative tasks, including reviewing and organising documents.
- Meet solicitors and colleagues from different teams to learn about their roles and career journeys.

To apply, please send your postcode, a tailored CV and a 200-word supporting statement explaining why you are interested in this opportunity to futuretalent@camden.gov.uk by **midnight on Friday 25 September 2026**. If you need support with your application or CV please feel free to contact the future talent team.

Shortlisted applicants will be invited to a pre-screening interview with Camden's Employment and Skills team during the week commencing **28 September 2026**, followed by a final interview with Devonshires during the week commencing **5 October 2026**.

Looking for other job opportunities or employment support?



Good Work Camden can help you explore jobs, training and wider employment opportunities. Visit goodwork.camden.gov.uk, email jobhub@camden.gov.uk or call **020 7974 1666**.

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