

What's today's event about?

Moving forward from the Options Appraisal

The options appraisal process was successfully concluded in June this year. When Camden Council's Cabinet approved the recommended development option. We are now moving forward with the next stage - a residents' ballot to vote on the future of West Kentish Town Estate.

Building on your feedback to date, we want you to continue to play a key role in determining the future of West Kentish Town Estate.

Your views matter

We welcome your comments and ideas throughout the ballot process

What is the purpose of today's event?



Update on where we are in the process

We present the recommendation from Cabinet to proceed with a residents' ballot for the estate, and what that means for the process moving forward and how you will continue to be involved.



Ballot Process

We want to explain how the residents' ballot works, the reasons for holding it, who is eligible to vote and what the results will mean for the process moving forward.



The Landlord Offer

We introduce the Landlord Offer, what it is and where we are in preparing the information to be included in the offer to residents.



Residents Brief and Design Objectives

We recap on the Residents' Brief which we shaped with you through the options appraisal process. It will continue to form a key commitment to residents within the emerging Landlord Offer. We want to share the key design objectives with you for the recommended full redevelopment of the estate.



Ongoing Engagement

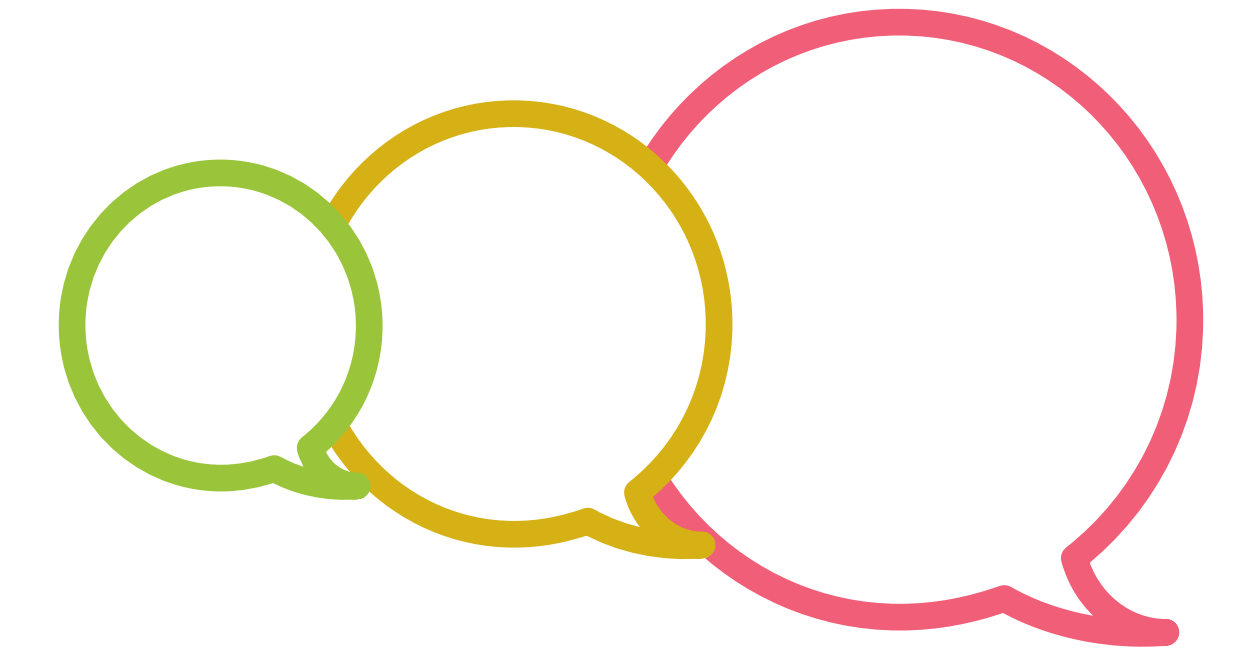
We share how we will work with you throughout the ballot process, continue to keep you closely involved and tell you how you will be a key part of decision making.

What has happened since July...

We sent you a letter confirming that Camden Council's Cabinet approved your recommendations presented to them in July 2019. The Cabinet agreed to proceed with developing a business case for full redevelopment of West Kentish

Town estate.

This board summarises what was agreed in that decision:



Cabinet Decisions:

1. Camden's Cabinet agreed full redevelopment (Option 3) of West Kentish Town Estate.
2. Agreed to adopt the Residents' Brief, Resident Offers and the Local Lettings Plan as official Council policy:
 - To do a resident ballot for West Kentish Town.
 - To employ an architect team to design a plan for West Kentish Town.
3. Agreed funding to hold a ballot and employ a design team, including architects.
4. When we have enough design detail for a detailed finance report, phasing strategy and ballot result, another report will go to Cabinet to be agreed.
5. Agreed 'Camden People's Regeneration Pledges'.

Reasons Why:

- 226 Of 316 households completed a survey with the Community Liaison Advisors Yasmin and Jamal in 2018 to understand who was living in the property.
- Over 100 households said they did not have enough rooms for the number of people living in their home.
- West Kentish Town has 61 households on the housing waiting list that are overcrowded.
- Your homes now are smaller than the required size of new build homes.
- There are also issues with limited level access and not enough storage space.
- The buildings are outdated and showing signs of deterioration.
- The Residents' Brief was created by you during design workshops with the architects. It becomes an agreed document when the Cabinet report was approved.

Assessment of Options:

Three options were shown for feedback:

Option 1: Low Interventions

Infill Homes - with all existing homes retained

Option 2: Medium Interventions

Partial redevelopment - some homes demolished and replaced along with infill homes

Option 3: High Interventions

Full redevelopment of the estate

We had four criteria to assess when choosing an option: financial viability, sustainability, buildability and the Residents' Brief.

The assessment was displayed at exhibitions as red, amber or green traffic lights.

How Option 3 performed against the Assessment Criteria:



- In March 2019 residents assessed this option against their residents' brief.
- 7 out of 71 residents felt this option didn't meet the brief.
- Residents felt that this option was fairer as it offered all residents 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 addresses existing issues present in the 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.

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.

In July 2019 the recommended option for full demolition and redevelopment was approved by Camden's Cabinet. Therefore a ballot will be held of residents on West Kentish Town Estate.

Voting Eligibility



Taken from: GLA CAPITAL FUNDING GUIDE: SECTION EIGHT

"To ensure resident ballots are consistent across London, IPs (the council or Housing Association) do not have discretion to set the voter eligibility criteria for ballots."

What will you be voting on in the ballot?



The ballot will ask you to vote YES or NO to a single question. This might be:

'Are you in favour of the proposal for the regeneration of West Kentish Town Estate?'

What Camden will do:

- Based on the information provided by you during the Housing Needs Assessment and data held by Camden, we will send out a letter with who we believe is eligible to vote in your household and the information we hold on your housing need.
- You will have the opportunity to tell us if this information is correct or if it requires updating.

Who IS Eligible to vote?

Ballots must be open to **ALL RESIDENTS** aged 16+ on an existing social housing estate as long as they fall into one or more of the following criteria:

- Social tenants (including those with secure, assured, flexible or introductory tenancies) named as a tenant on a tenancy agreement dated on or before the date the landlord offer is published.
- Resident leaseholders or freeholders who have been living in their properties as their only principle home for at least one year prior to the date the landlord offer is published and are named on the lease or freehold title for their property.
- Any resident whose principle home is on the estate and who has been on the council housing register for at least one year prior to the publication of the landlord offer document, irrespective of their current tenure.

Who MAY BE Eligible to vote?

The following are only eligible to vote if they have been on the Camden's housing register for longer than one year:

- Tenants whose landlord is not a Registered Provider (RP) or Local Authority
- Homeless households living in temporary accommodation

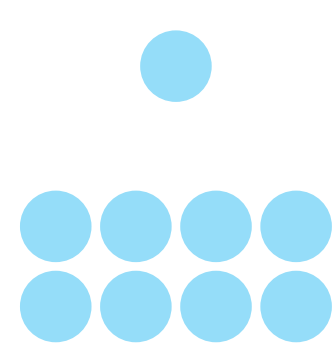
Who IS NOT Eligible to vote?

The following are **NOT** eligible:

- Non-resident leaseholders and freeholders
- Resident leaseholders or freeholders who have been resident for less than one year (unless they were on the housing register beforehand)
- Non-residential tenants (businesses etc...)



Who carries out the ballot?



In accordance with the GLA guidelines an independent body must carry out the ballot. Civica Election Services (CES) will be responsible for carrying out the West Kentish Town Estate ballot. Formerly known as Electoral Reform Services (ERS), they have over 100 years' experience of administering elections, ballots and consultation processes and are proud to be the UK's leading provider of election services.

As the independent scrutineer, CES have been appointed to ensure that the ballot is run securely, independently and in line with the GLA guidance. ERS will securely post the ballot papers to residents, receive and count the votes, verify that they have been cast legitimately and issue the result.

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 throughout the entire process to ensure you 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. It may develop further proposals with 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.

Responsive and reactive repairs



The responsive and reactive repair service will continue irrespective of the result of the ballot. This 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.

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.

What is the Landlord Offer?

The Landlord Offer is for residents of the West Kentish Town Estate. You will base your answer to the ballot question on the information provided within the Landlord Offer document.

We already have most of the information to carry out a ballot. Below is a list of the information that we must include in The Landlord Offer. This will set the scene for the next stage of design when architects are appointed to develop the vision for the area further.



Information		Comment
Broad vision for West Kentish Town Estate	✗	We have work to do on the vision which will be included within The Landlord Offer document, setting out Camden's and residents' aspirations for the future of the community.
Priorities and objectives for new estate	✓	We have most of this information, but we need to detail this more clearly for The Landlord Offer.
Design principles	✗	We will be focusing on establishing the design principles in future open estate meetings and steering groups. These will be based on the Residents' Brief to date.
Estimate number of new homes	✓	The July Cabinet report contained a range of numbers of the properties to be built (800-880).
Future tenure mix	✓	Camden Council committed in the July Cabinet report to a minimum 40% affordable housing on the site including replacing all existing social homes. We hope this % will be increased as the financial situation becomes more clear.
	✗	We will continue to speak to residents about their needs for their future home.
Proposed social infrastructure	✗	We are reviewing the capacity of schools and doctors and other infrastructure in the local area, and what improvements might be needed alongside the new development.
Detail of full right to return / right to remain	✓	<p>This information is in the below leaflets:</p> <ul style="list-style-type: none"> • Information for Secure Tenants • Local Lettings Plan for West Kentish Town Estate • Information for non-resident leaseholders • Information for residential leaseholders <p>We will be holding workshops in November to answer any questions.</p>
Financial offer for leaseholders	✓	<p>This information is in:</p> <ul style="list-style-type: none"> • Information for non-resident leaseholders • Information for residential leaseholders <p>We will be holding workshops in November to answer any questions.</p>
Commitment to ongoing and transparent consultation and engagement	✓	We will continue to work with residents throughout the process of the scheme design, as we have in other CIP schemes such as Cherry Court, Agar Grove and Abbey Road developments.



Regeneration Approach:

The report presented to Camden's Cabinet recommended that the Estate is completely redeveloped, Option 3.

There is a high level of support from residents for this decision:

- The independent door to door survey found that 263 of 316 households (70%) were in favour of full redevelopment.

The High Intervention for full redevelopment (Option 3) means:

- Demolition of all existing homes, on a phased basis and building a minimum of 800 new homes.
- All existing residents being rehoused, including being given priority for the new homes on the estate.
- Other works in the area (such as highway improvements) as necessary.

How this will be delivered:

- Camden Council will own and keep control of the land and rebuild of the Estate.
- We will work with the whole neighbourhood including key stakeholders such as close-by neighbours, businesses and community facilities to plan for the wider area and ensure that the new homes and numbers of people living there is balanced with new facilities for the community.

Defining the West Kentish Town Estate Vision & Design Objectives

As a result of working with residents throughout the options appraisal process we have been able to capture your aspirations within the Residents' Brief. These are summarised below;

The Vision for West Kentish Town

- A sustainable community and a desirable place to live
- A place where existing Residents want to stay
- A safe environment where homes have a sense of character and identity
- A positive contribution to the townscape of Camden

The Design Objectives;

- New homes for Camden
- New homes for existing residents of West Kentish Town Estate
- High quality homes designed to National Space Standards
- Private outdoor space for all homes
- Communal open space
- High quality public realm with clear street patterns
- High quality townscape and massing creating a coherent urban place
- Sensitive design approach responding to surrounding buildings

Do you agree with this vision and design objectives, is there anything else you would like to add?



Throughout the options appraisal process we developed this list of initial project objectives with you to form YOUR Residents' Brief for the future of West Kentish Town Estate.

The options appraisal process used these objectives as criteria to assess each option. These will be used as a reference document for the community aspirations for the future, and will continue to be reviewed, updated and included within the Landlord Offer.



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.



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.



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.



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.



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 you can get involved



West Kentish Town

We will continue to talk to you throughout the process of preparing the Landlord Offer leading up to the ballot. We want to capture your thoughts on what should be in the offer and about your community's aspirations for the estate.

Drop-ins

Our Community Liaison Advisors Yasmin and Jamal are available for you to drop-in at 44 Ashdown Crescent, just off Queen's Crescent, to answer any questions you might have about the ballot or anything else:

Mondays & Wednesdays 10am-5.30pm

Fridays 10am-2pm

Contact us:

Rebecca Ellis 0207 974 3878

Yasmin Chowdhury 07879 636 783

Jamal Miah 07958 476 110

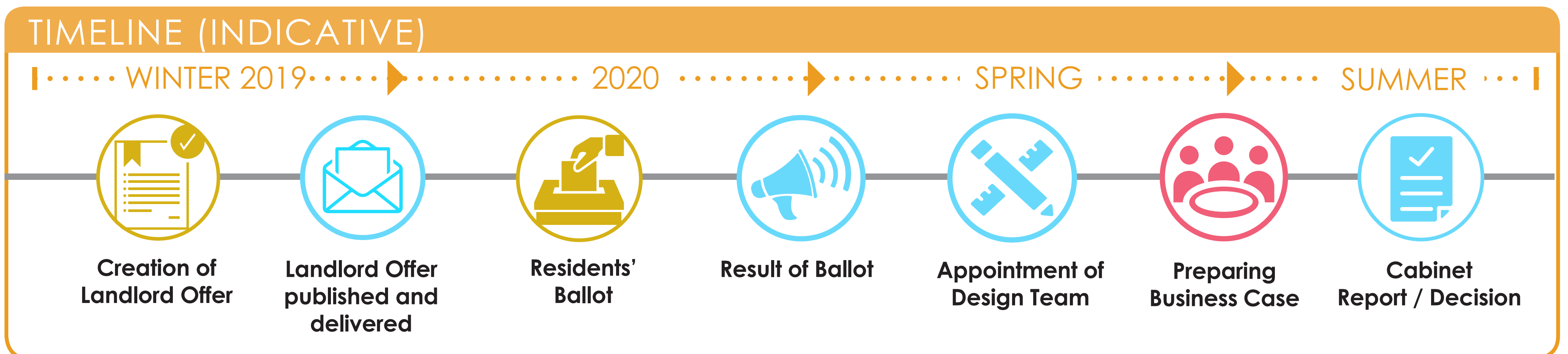
Email us at: wkt@camden.gov.uk

Meetings, dates and times	What we will cover
Ballot drop-in <ul style="list-style-type: none">Thursday 10 October 2019 5-7pm Athlone Community Hall, 1-35 Athlone Street, NW5 4LSWednesday 16 October 2019 10am-12pm Upstairs at The Dome, 170 Weedington Rd, Kentish Town, London, NW5 4NU	<ul style="list-style-type: none">Update on what has happened since July's Cabinet meetingInformation on the ballot and who can voteWhat is 'The Landlord Offer'Timeline going forward
Meeting for leaseholders <ul style="list-style-type: none">W/c 4 November - TBA	<ul style="list-style-type: none">Specific meeting for leaseholders to ask any questions.Opportunity to discuss specific cases or make an appointment to do this.
Drop in for tenants <ul style="list-style-type: none">W/c 4 November - TBA	Drop-ins for tenants on the Local Lettings Plan and how this will affect individual tenants.
The Landlord Offer event <ul style="list-style-type: none">Tues 26 November 2019 6pm- 7.30pm	<ul style="list-style-type: none">The Landlord OfferThe vision for West Kentish Town – based on work to date
The Landlord Offer event <ul style="list-style-type: none">Thurs 19 December 2019 6pm- 7.30pm	<ul style="list-style-type: none">Present a draft of The Landlord OfferDrafting of design principles to be included in The Landlord OfferPriorities and objectives for West Kentish Town estate redevelopment
The Landlord Offer event <ul style="list-style-type: none">January 2020	<ul style="list-style-type: none">Design principles for the redevelopmentNumber of new homes and tenure mix
The Landlord Offer event <ul style="list-style-type: none">February 2020	<ul style="list-style-type: none">What will be included in the Landlord Offer and how the ballot will work
Hold Ballot	
April 2020 Steering Group meetings including wider stakeholders Open estate meeting	Result of ballot - the next steps
May 2020 – August 2020 Steering group meetings Open estate meetings	Design team in place to deliver sessions on: <ul style="list-style-type: none">Phasing strategy and decant processLeaseholder buybacksDesign of first phase of development
Cabinet approval of business case	

Ongoing engagement



We are committed to continue to work with you after the ballot as we move to the next stage of this exciting project.



Do you have any questions you would like answered about the ballot process?

Please put ANY questions you have here and we will endeavour to answer them at future events.

