

ESTATE EXHIBITION FOR THE OPTIONS APPRAISAL

We will be holding the next estate only exhibition for the 'Options Appraisal' on 20 May from 8am until 3pm. We will have all information for estate residents including the resident, leaseholder and non resident leaseholder offers along with latest designs for all 3 options.

Present will be officers from the regeneration team, along with architects from Metropolitan Workshop. They will be more than happy to assist you with any questions or concerns you may have in relation to the options appraisal as we prepare for the July 2019 Cabinet Report.

Following 20 May, there will be extra dates for both Wendling & St Stephens Close estate residents along with residents from the local community, fellow neighbours, neighbouring estates, organisations, local businesses and schools. The additional dates are 21 May 4pm-8pm, 22 May 8am-3pm and 23 May 8am-8pm.



BANK HOLIDAY CONTACTS

The Gospel Oak Regeneration Hub will be closed on Bank Holiday Monday 27 May.

There will also be limited Camden services, with only the emergency repairs service and mobile security running.

If you have a repair emergency please call 0207 974 4444 and the emergency call centre will help assist you.

If you would like to report anti social behaviour and need housing patrol assistance please contact 0207 974 4444

ESTATE CONSULTATION



Residents on a site visit exploring the Options for Wendling and St Stephens Close.

GET IN TOUCH TO FIND OUT MORE

Terry: 07799072134
Sarah: 07717541883
Suzanna: 07833516875
Email: Terry.Wiggett@camden.gov.uk

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0207 974 4444

COMMUNITY INVESTMENT PROGRAMME

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

INSIDE THIS ISSUE:

- Estate Consultation Update
- Equalities Impact Reminder
- Estate Exhibition/Open House Exhibition



We Have Looked At Entrances, Exits & Signage

UPCOMING EVENTS:



Final Estate Only Exhibition for the Options Appraisal

Monday 20 May

Final showcase of all the exhibition boards for Options 1,2 & 3 for estate residents only
 8am to 3pm on Monday 20 May
 Gospel Oak Regeneration Hub, Blue Portakabins opposite St Martins Church NW5 4PA



Equalities Impact Assessment Friday 10 May

The Equality Impact Assessors have now started the door knocking on the estate, they will be visiting all estate residents, we encourage you to participate with the survey



Coffee Mornings Every Friday 9.30am to 12.30pm

Join us on Friday mornings for a great opportunity to meet fellow residents and talk about what's happening on the estate.
The Gospel Oak Regeneration Hub is located in the Blue Portakabins opposite St Martin's Church, NW5 4PA

SECTION 105 LETTER



All residents should now have received their section 105 letter, this is a normal process for estates exploring the options appraisal process. This is a formal letter sent by the London Borough of Camden. Please ensure your views are heard by completing the feedback form, signing and returning in the envelope provided. Thank you in advance for your cooperation.

EQUALITIES IMPACT ASSESSMENT



Quick reminder to all estate residents: Surveyors from 'Ottoway Strategic' are now working on the Equality Impact Assessment. They will be visiting all estate residents and asking questions about the make-up of households to assess any possible impacts. We encourage all residents to participate with the survey.

'Ottoway Strategic' are an independent, external company. All information gathered will be kept strictly confidential. All their employees have photo ID which can be shown upon request.

WHERE WE ARE CURRENTLY AT & WORKING TOWARDS



All residents should have received a booklet which shows designs and information on Options 1, 2 & 3, along with draft resident, leaseholder and non leaseholder offers and a Residents Q & A facts sheet. If you have still not received your information packs then please make contact with one of the officers who will be more than happy to assist with your enquiry. Officers contact details are included on the back of the newsletter. We are now preparing the cabinet report following all resident feedback from coffee mornings, drop ins, exhibitions, meetings along with any recommendations.



ESTATE UPDATE FROM RECENT CONSULTATION

We have received estate resident feedback from many consultation events, meetings, coffee mornings and residents attending the Regeneration Hub throughout last year. We have analysed some of the data in relation to diversity with overall representation following the last exhibition. 66% of attendees identified as female, 20% male, 14% did not disclose. 46% identified as white British, 14% Asian/ Asian British, 10% as Black/black British or Mixed, 14% did not disclose. There was a fairly even spread of ages. A slight majority of 20% aged 45-54. 38% of people who completed the form said they had some form of disability or illness.

42 residents gave feedback on their Options preference. 84% expressed a high preference for Option 3; 8% preferred Option 2; 2% preferred Option 1. 1 chose both Option 2 & 3, 1 did not indicate a preference.

More recent results from Sarah and Suzanna's door knocking shows: 102 residents expressed a preference for Option 3 (High); 12 residents expressed a preference for Option 2 (Medium); 10 residents expressed a preferred interest for Option 1; 14 residents expressed an interest for both Option 2 & 3, 21 residents (many leaseholders) were unsure and wanted more time to read the information packs to consider the proposals; 4 residents did not wish to comment as they were private tenants



COMMUNITY SAFETY



IMAGE OF WENDLING & ST STEPHENS CLOSE

Camden Council Community Safety Officer Peju Sanusi for Gospel Oak has been alerted by police to a possible scam, bogus callers or distraction burglary. Bogus callers are people who pretend to be someone they are not, like a workman or a member of staff from a company. These bogus callers could be trying to distract you, and trick you into allowing them into your home. Please be careful, always use the door viewer and chain if you have one. If you are unsure do not allow access and dial 101 - for police non emergencies / safer neighbourhood team or 999 to report crime.

WORKING TOWARDS A CABINET REPORT

WE ARE HERE

2019

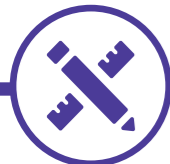
MARCH

APRIL

MAY ONWARDS

JUNE

JULY



Metropolitan Workshop Architects Appointed



Site Visit



Resident Estate Exhibition



Resident Ballot Process Workshop



Open Estate Meeting



Weekly Coffee Mornings



Section 105 letter sent to residents



Open Estate Meeting



Resident Estate Exhibition



Final Open Exhibition



Weekly Coffee Mornings



Cabinet Report