

CABINET

**WEDNESDAY, 17 JULY 2019 AT 7.00 PM
THE COUNCIL CHAMBER, CROWDALE CENTRE, 218 EVERS HOLT STREET,
LONDON, NW1 1BD**

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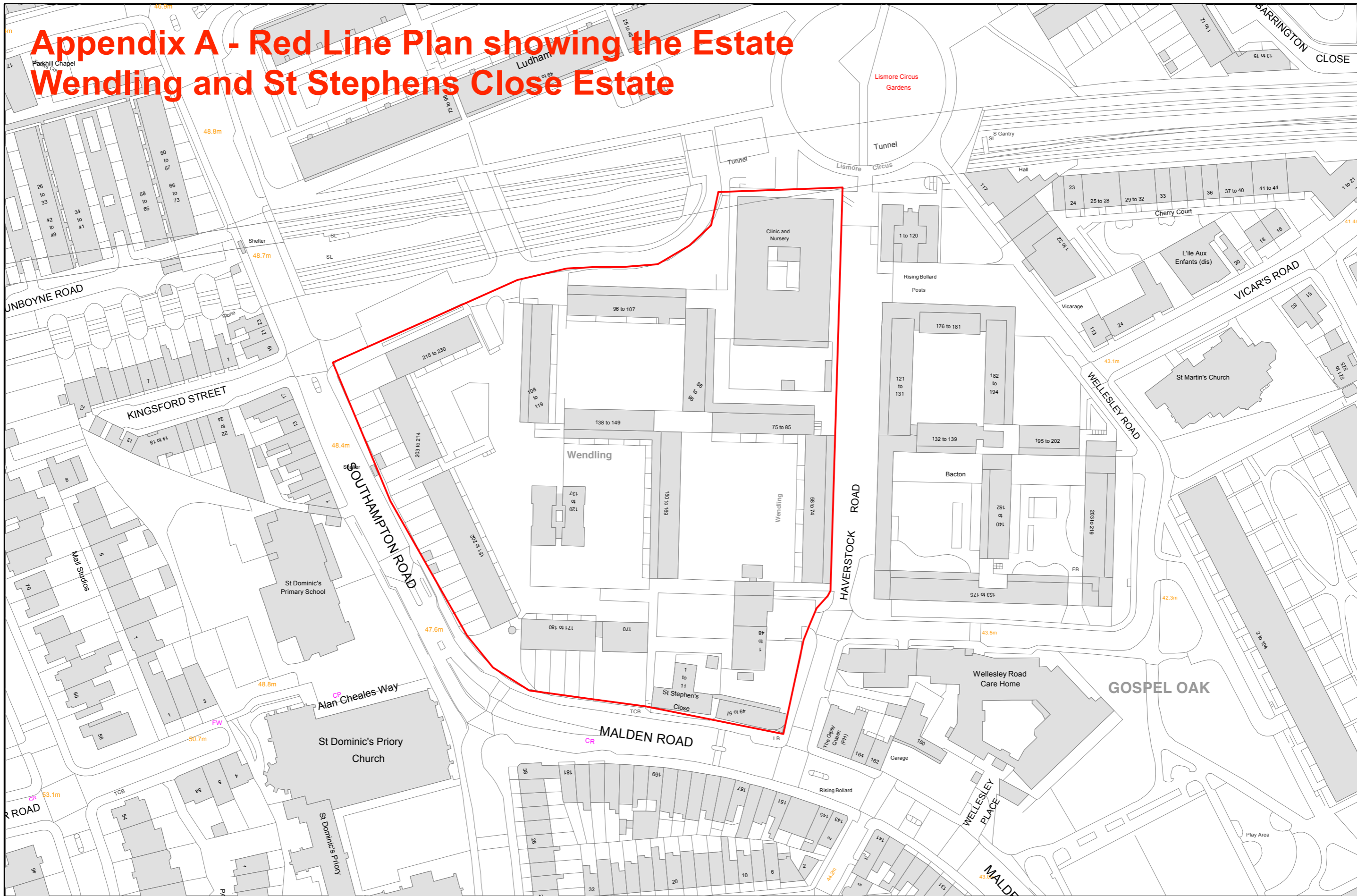
- | | Wards |
|------------------------------------------------------------------------------------------------------|-------------------|
| 12. THE FUTURE OF THE WENDLING ESTATE AND ST STEPHEN'S CLOSE (SC/2019/41) | Gospel Oak |
| Appendices to the report of the Cabinet Member for Investing in Communities and an Inclusive Economy | (Pages 2 - 422) |

SUPPLEMENTARY AGENDA ENDS

Issued on: Tuesday 9th July 2019

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Appendix A - Red Line Plan showing the Estate Wendling and St Stephens Close Estate



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Appendix B

Camden People's Regeneration Pledges

- **Building more social homes** - There will be no net loss of council homes in Camden - more council homes will be built under the Community Investment Programme (CIP) as well as new Living Rent homes for key workers and families on low incomes.
- **Right to Stay and Right to Return** - Camden tenants will not be moved out of the borough during regeneration and will be given priority on new council homes built. If tenants choose to stay, they will be guaranteed a home on the new estate at a social rent level with the same tenancy conditions as they have now. A housing needs assessment will ensure tenants are provided with a new home that meets their requirements whether that is wheelchair accessibility or other adaptations or more bedrooms to address overcrowding. If they move away during regeneration, they will have a right to return, unless they move into another Camden Council newly built home.
- **A fair offer for leaseholders** - Leaseholders will be compensated for loss of their property at market value plus a statutory compensation. If resident leaseholders wish to buy into the new scheme, where the new property is more expensive than the sale price of their existing home, they will be able to do so by means of a shared equity option. Thereafter, homes for sale will be marketed first to local people and key workers.
- **Support to move** - To reduce disruption to individuals and families, residents and homeowners will receive financial compensation and paid reasonable disturbance costs.
- **Community-led regeneration** - Camden believes that estate regeneration schemes should proceed only with the support of the majority of estate residents. Camden is committed to ensuring that residents have a continuing opportunity to feedback and have their voice heard on schemes – this includes opportunities to say whether they think schemes should proceed.
- **Designing your new home and neighbourhood** - Tenants and resident leaseholders will be involved every step of the way in designing their new homes and neighbourhoods, from the layout of new flats to the design of open spaces. We are committed to working together to design schemes and to involve estate residents in all aspects of developing new homes, so they are designed by residents, for residents.

- **Protecting our vibrant and mixed communities** - The private development market is failing Camden. Camden has to step-in. As a direct builder we can do more than other developers by prioritising council housing and social benefit. We are creating developments to maintain Camden's unique social mix and ensure the borough remains a place for everyone. Camden will deliver more than other developers can and prioritise:
 - Social rented housing,
 - Camden Living Rent,
- **Placeshaping** - As part of CIP we will also improve the wider area and as part of schemes deliver high quality new community facilities where required.
- **Funding our building programme** - We will only build private homes to fund regeneration. All of the money raised from sales or from private renting homes through the Camden Collection will be redistributed into the building of new council and Living Rent homes, other community facilities as part of CIP or used to help fund improvements to existing council homes through our Better Homes Programme.
- **Ballots** - We will ballot residents on any estate regeneration proposals that involve the demolition of existing social rent homes and the construction of over 150 homes to ensure that everyone understands and agrees with the offer that the Council is making to them, which will be in line with the Camden People's Regeneration Pledges.

Community Investment Programme

WENDLING & ST STEPHEN'S CLOSE ESTATE Feasibility Study Engagement Summary



July 2019

Prepared by *make*:good

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1.0 EXECUTIVE SUMMARY

A feasibility stage design team was appointed for Wendling & St Stephen's Close in June 2018, an engagement process with residents of the estate has run parallel to the feasibility stage design work looking at approaches to redeveloping the estate. This period of consultation has been delivered from February 2018 – May 2019.

The engagement culminated in a s105 postal consultation presenting a single option for comment as well as a public exhibition held over 4 days that was open to residents of the estate and the surrounding area (for 3 of the 4 days).

This report has been collated by make:good, Camden's Strategic Engagement Partner, who were responsible for setting out a proposed engagement approach and independently analysing feedback received.

Engagement Approach

The engagement approach was developed to ensure that residents are aware that the feasibility stage work is taking place, know about their opportunities to get involved and attend events and have opportunities to provide feedback which influence the design outcomes.

The majority of engagement materials were prepared by Metropolitan Workshop Architects supported by make:good. Newsletters were prepared by make:good and Camden Council Officers, some boards for pop-up events were prepared by make:good.

Engagement Team

All resident facing engagement work has been delivered by Community Liaison Advisors and Camden Council Officers. Steering Group Meetings were held before each exhibition provided an opportunity for regular progress updates and input from residents who are following the whole process as well as Open Estate Meeting at key intervals to give the opportunity for all residents of Wendling & St Stephens Close to ask questions in a formal setting.

The architect appointed to undertake initial feasibility work, Metropolitan Workshop, have been in attendance at meetings and exhibitions. Make:good have attended sessions such as Explaining Regeneration workshops.

Engagement Activities

Following an opportunity to meet the design team at Exhibition 1 in July 2018 three formal stages of engagement were delivered:

1. Exhibition 2: The Residents Brief & Site Analysis – October 2018
2. Exhibition 3: Initial Options – March 2019
3. Exhibition 4: Officers Recommended Option – May 2019

Around these formal exhibitions residents have had the opportunity to take part in regular informal activities:

- Coffee mornings every week
- Door knocking before key events to promote attendance and after the exhibitions to gather additional feedback

Informal activities have been used to provide specific information

- Study trips to other housing regeneration schemes to show how the estate could be improved and to get residents' feedback on the designs.

- Training from The Glass-House, community led design, to support residents engage in the feasibility stage work
- Workshops to increase residents' knowledge around regeneration terms and timelines. To inform residents how and when they can get involved in the process
- Pop ups to extend the reach of the project and raise awareness of upcoming events.

Promoting Activities

All events were promoted using flyers and newsletters hand delivered to each household, non-resident leaseholders were invited by post or e-mail.

Exhibition 4 was used to show the feasibility stage work to the wider community; 2500 invites to this exhibition were delivered to homes and businesses in surrounding streets along with digital invites e-mailed to nineteen community groups in Haverstock ward. Posters were also put up in the local area.

Exhibition Feedback on Proposed Redevelopment

The fourth exhibition was held over four days in May 2019 and was attended by 45 local people; this included both residents of the estate and neighbours from surrounding properties.

From these attendees 11 residents and 8 non-residents provided feedback. 7 pieces of the resident feedback supported the full redevelopment of the estate whereas 5 of the non-residents supported the full development with 3 disagreeing with the proposed approach. It should be noted that this is a small sample set to base any assumptions on how the estate or neighbours feel about the proposed redevelopment.

Reasons for Supporting the Officers Recommendation can be categorised as:

- 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 community focused and provide better green space and is fairer because everyone would get a new home.
- People also felt that it would be less disruptive in terms of living around building work than the other 2 options

Reasons for not supporting the Officers Recommendation can be categorised as:

- Not wanting the disruption of moving or building work;
- Not wanting to lose current homes;
- Concerns from some homeowners around not being able to afford to live in the new buildings;
- Concern from some neighbours about disruption, height and cohesion with the area.

Additional Feedback Channels

As the final exhibition coincided with the door to door survey of existing residents undertaken as part of the Equalities Impact Assessment, and the delivery of a Section 105 notification, informing all tenants, leaseholders and non-resident leaseholders, of the recommended option from officers with a feedback form included. This may be a reason that the resident response rate of feedback was lower than at other exhibitions.

The Equalities Impact Assessment is the furthest reaching activity carried out during the feasibility stage reaching 76% of households on the estate with 58% of these agreeing with the council's approach for full redevelopment on the estate, 25% neither agreeing or disagreeing and 17% disagreeing.

1.0 EXECUTIVE SUMMARY

Whilst it cannot be assumed that the 24% of households who were not reached through this survey do or do not support the redevelopment, there has been a wide range of opportunities for these residents to engage with the consultation process. Further engagement work will be required to understand their perception of the proposed redevelopment if the decision is to be agreed by Camden Council's Cabinet in July 2019.

Whilst it represents a smaller data set the Section 105 feedback shows that of the 32 households that responded to this notification 66% agreed with the full redevelopment of Wendling & St Stephens Close.

Resident Influence

Key moments of resident influence during the feasibility stage include:

- Exhibition one: sharing insight on the existing estate and giving feedback on precedent imagery at exhibitions;
- Exhibitions two – three: co-creating the Residents' Brief and being able to add and amend it throughout the process. This insured influence over the design options at feasibility stage, but will also act as a way of measuring the quality of the future design if Cabinet approve full redevelopment;
- All exhibitions: giving feedback on designs at the exhibitions, and seeing how that feedback was incorporated throughout;
- Officers' recommended option to Cabinet: the Residents' Brief was one of the assessment criteria used in the options appraisal.

Conclusion

Each of the engagement activities achieved different levels of reach within Wendling & St Stephens Close, however, the maximum number of pieces of feedback from any one session was 50 or 20% of households on the estate. Whilst not all households have attended the engagement events or participated in the process feedback from those that have attended has always shown a majority of participating residents support the proposed full development of the estate.

The Equalities Impact Assessment offers a much larger data set reaching 76% of households on the estate. The findings support the feedback gathered at the individual engagement events with the majority of residents who completed the survey identifying as being in favour of full development of the estate.

Those who support it do so for the reason that they see it as the best way of resolving issues of disrepair, poor design and antisocial behaviour and they see positives in the area receiving uplift and residents getting new homes, private and public spaces.

The only feedback data set that we have from neighbours is from the fourth exhibition. This also shows a majority favourable view of the regeneration, however given the small data set further engagement with neighbours would be required in future stages.

Another key piece of feedback to note from written responses, as well as reported conversations from the CLA's, is that people want things to happen in a timely manner. Especially given the length of time that potential regeneration has been discussed with residents of the estate, efforts should be made to provide reassurance and certainty promptly for everyone involved.

2.0 ENGAGEMENT APPROACH

Community Liaison Advisors

Central to the Council's approach to engagement is the role of the Community Liaison Advisors (CLAs). Their role has been to lead on the on the ground engagement activity, reach out to each household individually via door knocks. They have assisted in producing engagement materials and commented on all materials prepared during the feasibility stage and prepared the newsletter content. Crucially they have led on the informal activities, study trips, coffee mornings and drop ins to make sure that people are aware of the feasibility study work and their opportunities to influence it.

Promoting Engagement Events

Ensuring clear and regular promotion of events was an important part of the engagement approach; the following channels were used to promote each event:

- Flyers: all households received flyers 2 weeks prior to an event.
- Posters
- Newsletters: there have been eight newsletters produced over the feasibility study period and upcoming events have been well publicised on both the front and the back of the newsletter
- Door knocking: from January 2018 to December 2018 each property was visited on 3 consecutive occasions and a total of 176 households out of 241 answered resident surveys.

Forums for Presenting Design Information

Residents were provided with regular opportunities to see design development, meet the design team and talk to Camden Officers about any concerns they may have.

These activities included:

Steering Group Meetings: the Steering Group has 17 members, including 2 leaseholders, and chaired by Councillor Revah. The steering group has 6 subgroups to address specific topics. Whilst not all members attended each event this group were more regularly involved in the process and saw information prepared by the design team before it was presented to the wider community. These meetings were attended by Camden Officers, the CLAs and representatives from Metropolitan Workshop. A minimum of 5 residents and a maximum of 17 residents attended the Steering Group Meetings.

Open Estate Meetings: these meetings were opportunities for people to meet the design team and officers. Metropolitan Workshop would present a design update using the boards from the most recent exhibition. A maximum of 33 residents have attended the Open Estate Meetings.

Exhibitions: these were key milestones within the project to show updated design and inform residents of progress and to gain their feedback. They also provided further detail on how options were being assessed.

Coffee Drop Ins: these were held every week in the Gospel Oak Regeneration Hub; the latest architects' exhibition boards were displayed after each exhibition. A total of 37 coffee mornings have been held across the project.

Gospel Oak Regeneration Hub: a key venue for all engagement activities is the regeneration hub which is located close to Wendling & St Stephens Close and therefore easily accessible to all residents. It has been staffed throughout the week by the CLAs provided an opportunity for residents to ask questions at times that suit them. The CLAs report that this approach has been well received by residents.

2.0 ENGAGEMENT APPROACH

Home Visits: the CLAs carried out home visits to residents who could not attend any of the event venues and required additional support in order to be able to see the materials prepared by Metropolitan Workshop and The Council.

Pop Ups: there have been 3 pop ups for estate residents, which CLA's set up table with hot chocolate and presented the options appraisal in order to capture those estate residents who have other commitments and did not attend the exhibition. These pop ups were an effective tool to capture those residents where English was an additional language.

Clarity on how the Options will be Assessed

From the first public event the assessment framework was set out for residents so that there was clarity on how the design proposals would be assessed to determine a recommended option to be presented to Cabinet. At exhibition 3 an initial assessment of 3 options was presented and at exhibition 4 a traffic light system was used to assess how well each area had performed.

The assessment criteria were:

- **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.
- **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.

Ensuring Resident Influence

Key moments of resident influence over the feasibility stage work include:

- Sharing insight on the existing estate and giving feedback on precedent imagery at exhibitions;
- Co-creating the Residents' Brief and being able to add and amend it throughout the process. This insured influence over the design options at feasibility stage, but will also act as a way of measuring the quality of the future design if Cabinet approve full redevelopment;
- Giving Feedback on designs at the exhibitions, and seeing how that feedback was incorporated throughout;
- The Residents' Brief was one of the assessment criteria used in the options appraisal.

Ensuring a Feedback Loop

Newsletters:

Regular newsletters were used to share feedback received at engagement events so that people could see how their fellow residents had responded to the work presented and they also provided an opportunity to invite people to submit further comments should they wish to.

Eight newsletters were produced during the feasibility stage and hand delivered to all 241 properties as well as posted or e-mailed to non-resident leaseholders.

3.0 ENGAGEMENT ACTIVITIES

Schedule of Formal Engagement Activities

The following engagement activities have taken place over the ten-month feasibility stage:

DATE	ACTIVITY	CONTENT	ATTENDANCE
20th and 23rd Feb 2018	Resident feedback drop in session	Following site visit, on 9 Feb 2018, photograph session, traffic light on Wendling and other area	18 on 20th 9 on 23th
9 Feb 2018	Study Trip	Chester Balmore / Regents Park / Maiden Lane	18 attendees
14 Feb 2018	Steering Group meeting	Steering group asked to select photo and material for (23 Feb feedback session)	7 attendees
March 2018	Newsletter #1		Distributed to all 241 homes
17th and 18th April 2018	Glass House Regen Training	'Sensory walkabout' & overview of key themes and terms that might come up during a regeneration process.	8 residents
23rd and 24th April	Wider Estate Drop-in	Displaying material from Glass House Training	13 attendees
24th May 2018	Sensory Walk about	based on training received from Glasshouse – organised this for a local resident in the local area.	1 attendee
May 2018	Newsletter 2		Distributed to all 241 homes
Sessions in April and May 2018	Architects Interview	SG Interview Panel of final 2 companies and site visit to examples	Chair of steering group, 2 steering group members; plus CLA
18th June	Open Estate Meeting	Meet the MetWork team Architects – initial meeting	Just CLA and Lead

3.0 ENGAGEMENT ACTIVITIES CONTINUED

DATE	ACTIVITY	CONTENT	ATTENDANCE
7 July 2018	Exhibition 1: Outlining Project Objectives At Fun Day	Project objectives; creating a residents brief	Feedback forms completed: 13
Sept 2018	Newsletter 3	Feedback from exhibition 1/ funday	Distributed to all 241 homes
13th and 27th September 2018	Steering Group meetings	Review suitability of Exhibition Boards	10 attendees
Tues 9th Thurs 11th Sat 13th October 2018	Exhibition 2: Initial Options	Draft residents brief; challenges & opportunities; introducing 3 options & how they will be assessed Magnetic map	Feedback forms completed:40
18th October 2018	Open Estate Meeting	MW update on design & resident feedback; timeline	16 attendees
October 2018	Newsletter 4	Feedback from exhibition 2	Distributed to all 241 homes
1st-9th November 2018	Exhibition 2 Extension	Draft residents brief; challenges & opportunities; introducing 3 options & how they will be assessed Magnetic map	Feedback forms completed:14
November 2018	Newsletter 5	Explaining residents' brief	Distributed to all 241 homes
28th November 2018	Site visit	Leopold Estate	-
5th and 6th December 2018	Jargon Busting / Explaining Regeneration workshop	Activities to aid understanding: Camden's key decisions; Glossary; Scope of influence	
14 December 2018	Estate Christmas Bingo		15 attendees

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3.0 ENGAGEMENT ACTIVITIES CONTINUED

DATE	ACTIVITY	CONTENT	ATTENDANCE
7 December 2018	Festive Christmas Lunch	For both Gospel Oak Ward residents	70 + Plus senior cllrs and managers
January 2019	Newsletter 6	Feedback from workshop & study trip	Distributed to all 241 homes
21st, 25th, 29th January 2019	Winter pop ups	Draft booklets	
29th January	Open Estate Meeting	MW Design Update	
February 2019	Newsletter 7	Update	Distributed to all 241 homes
26 February 2019	Steering Group	Review suitability of Exhibition Boards	5 attendees
9 March 2019	Steering Group	Review suitability of Exhibition Boards	7 attendees
	CLA Door knocking	Discussing Options Appraisal door to door	
Weds 20th, Thurs 21st, Mon 25th March 2019	Exhibition 3: Updated Options	Ballot process; Planned works Resident offers updated options, resident brief & assessment	Feedback forms completed: 50
2 April 2019	Steering Group and Open Estate Meeting	Update; Feedback; S.105;	4 attendees Steering Group 11 Attendees Open Estate
April 2019	Newsletter 8	Options & assessment from Exhibition; S.105	Distributed to all 241 homes
7 May 2019	Steering Group and Open Estate Meeting	Review suitability of Exhibition Boards	5 attendees for Steering group 24 attendees for Open Estate

3.0 ENGAGEMENT ACTIVITIES CONTINUED

DATE	ACTIVITY	CONTENT	ATTENDANCE
Mon 20 May 8am – 3pm (res only) Open to all: Tues 21 May 4-8pm Weds 22 May 8-3pm Thurs 23 May 8am-8pm	Exhibition 4: Recommended Option	Officers recommended option; assessment process, Ballot Process, Planned works, Community Investment program.	Mon: 9 attendees Tues: 15 attendees Weds: 10 attendees Thurs: 11 attendees

Additional Engagement Activities

DATE	ACTIVITY	CONTENT	ATTENDANCE
7th – 19th May	EIA	Door to door survey to assess impact and opinions on regen plans	184
1st - 31st May	S105 Consultation	Postal responses	34

4.0 KEY ENGAGEMENT EVENTS

DATE	ACTIVITY	CONTENT	FEEDBACK
7 July 2018	Exhibition 1: Outlining Project Objectives	Project objectives; creating a residents brief	Feedback forms completed: 13
Tues 9th Thurs 11th Sat 13th October 2018	Exhibition 2: Initial Options	Draft residents brief; challenges & opportunities; introducing 3 options & how they will be assessed Magnetic map	Feedback forms completed:40
1st-9th November 2018	Exhibition 2 Extension		Feedback forms completed:14 52% support for Option 3
Weds 20th, Thurs 21st, Mon 25th March 2019	Exhibition 3: Updated Options	Ballot process; Planned works Resident offers updated options, resident brief & assessment	Feedback forms completed: 50 84% support for Option 3
Mon 20 May 8am – 3pm (res only) Open to all: Tues 21 May 4-8pm Weds 22 May 8-3pm Thurs 23 May 8am-8pm	Exhibition 4: Recommended Option	Officers recommended option; assessment process, Ballot Process, Planned works, Community Investment program.	Feedback forms completed: Residents: 11 Neighbours: 9 Postal responses: 34 62% support for Recommended Option

4.1.1 EXHIBITION 1: OUTLINING PROJECT OBJECTIVES

07th July 2018

Aim of Exhibition 1:

Understand what people think works well and not well on the estate, identify opportunities, comment on the residents' brief and map out positives and negatives of the estate as well as additional stakeholders.

Materials displayed at Exhibition 1:

Boards showing Team, Project objectives; activities for creating a residents brief.

Summary from Exhibition 1

13 pieces of feedback were gathered at this event.

Positives: People said they felt the community spirit, the role of the community liaison advisors and the local health centre were good. People liked the transport connections, views, open space, trees & gardens.

Negatives: Overall people talked about issues of antisocial behaviour, security, drug use around the estate especially around staircases and bad lighting. Some people said they didn't like the building layout, the entrances and exits and that the units felt cramped and boxed off.

Opportunities: Increase the size of the bedrooms, improvement of kitchens and local amenity. Reduce antisocial behaviour, clean up the estate and introducing play areas which can be overlooked.

Residents Brief: Overall people didn't comment or know much about the residents' brief but wanted to add the improvement of entrances to it, safety priorities, and improving the inside of existing homes.



Exhibition at Estate Fun Day

4.1.2 EXHIBITION 2: INITIAL OPTIONS

9th, 11th, 13th October 2018

Aim of Exhibition 2:

Recap on previous feedback, introduce the residents brief and present the three options of redevelopment.

Residents Brief:

26 of the 40 people (65%) who completed the feedback on the residents brief agreed with either all or all except 1-2 priorities.

Those who disagreed mainly talked about considering the living standards of existing residents, some said their homes have good storage, good kitchens and a good appearance and that we should be celebrating what is good.

There were positive comments about Secure by Design however some people did not believe this would work and many comments were about design alone not being able to reduce anti-social behaviour on the estate.

Comments about play and children's areas were mixed with some supportive comments and others disagreeing for reasons of noise, disruption and lack of security. Split level homes also gathered a mix of responses with some people supporting these and others saying that the estate already them.

Comments about engagement were supportive, with people adding that they want a voice, truthful engagement and good communication.

Options for Redevelopment:

Some people identified more than one preferred option and of the total 46 preferences, 24 (52%) of these selected Option 3, 12 (26%) preferred Option 2, and 10 people (21%) preferred Option 1.

Those in support of Option 3 said that it met the priorities of the residents brief, they found that Options 1 and 2 were not solving the problem and that Option 2 was an unfair solution to existing residents.

Some concerns about Option 3 included parking on the new roads, heights of the new buildings and how social tenants will be prioritised in the new homes. Those that preferred Option 1 was because it was the least disruptive, offered maintenance to existing homes and would keep the existing community. They valued the existing estate and could see opportunities for improvements that do not involve demolition.

Some people said that Option 2 offered a good compromise, a balance of keeping some of the existing whilst others were concerned about light being blocked to their homes and balconies.

Comments requested more detail about maintenance, information on tenancies and leaseholder offers and the decanting process which people were concerned about



Mapping exercise

4.1.2 EXHIBITION 2: CONTINUED

Magnetic Map Feedback:



Demographics and Reach:

The monitoring data captured shows a good spread of people from the various blocks on Wendling Estate with a majority, 12.5% coming from block 138-169 and between 2.5% and 10% coming from the other blocks. 75% of attendees identified as female and 72.5% identified as White British or White other. There was a variety of ages with most people between the ages of 45-54 or 75+. 55% of people who completed this form said that they have some form of illness or disability.

4.1.3 EXHIBITION 3: INITIAL OPTIONS

20th, 21st, 25th March 2019

Aim of Exhibition 3

Present updated three options for redevelopment. Explain Ballot & Maintenance implications. Recap on previous feedback, activities & the residents brief.

Summary of feedback:

- At the exhibition we received 50 pieces of written feedback.
- 42 participants, 84%, expressed a preference for 'Option 3: High'
- 4 attendees, 8% preferred 'Option 2: Medium'
- 2 preferred 'Option 1: Low'
- 1 chose both 2 & 3
- 1 did not indicate a preference.

People said they preferred Option 3 because they felt it:

- 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 community focused and provide better green space and is fairer because everyone would get a new home.
- People also felt that it would be less disruptive in terms of living around building work than the other 2 options - Depending on phasing plan may need to be clarified.

Concerns & Suggested improvements for Option 3 include:

- Concerns around height of buildings, possibility to add height nearer to Bacton.
- Suggestions of more private gardens including rooftop gardens and separate kitchen / living space.
- Making sure the designs avoided creating small, unsafe cut throughs.

Feedback on Option 1:

- Any preference or positive feedback around this option was to do with keeping things as they were and not having the disturbance of moving
- Negatives were seen as it not solving the wider issues on the estate and being unfair.
- Some people also felt that the housing gains were unlikely to be worth the expense.

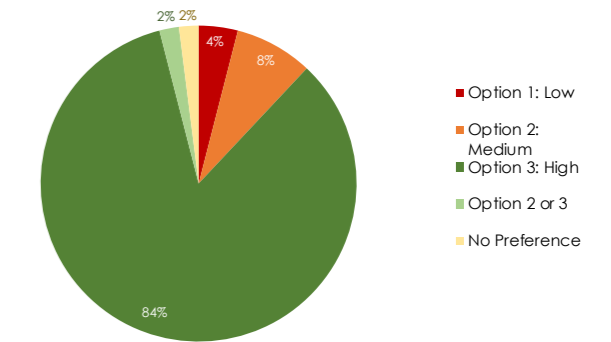
Feedback on Option 2:

- Positive feedback here was related to individuals who wanted to keep their home, or those not being convinced that wholesale demolition was necessary.
- Negatives were again that it would not solve the wider issues on the estate, was unfair and might cause resentment between residents in the new and retained buildings and that infill would have negative consequences on visual amenity.

Other comments:

- Several people commented on wanting to stay in the area, some to be able to retain the same neighbours when they move or to live on Bacton.
- Some wanted clarity on leaseholder contributions / offer
- There was some praise for the consultation process and the study trip, but also concern raised about the process and the council's ability to maintain new buildings.

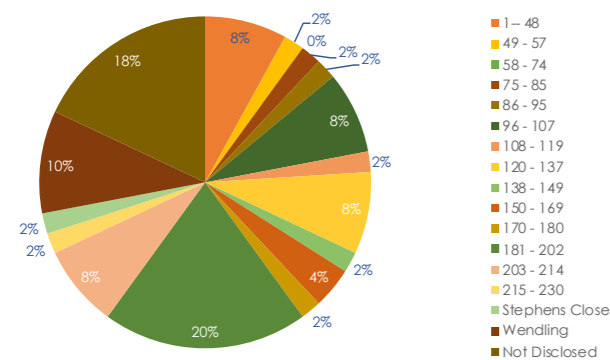
OPTION PREFERENCES



4.1.3 EXHIBITION 3: CONTINUED

4.1.4 EXHIBITION 4: OFFICERS RECOMMENDED OPTION

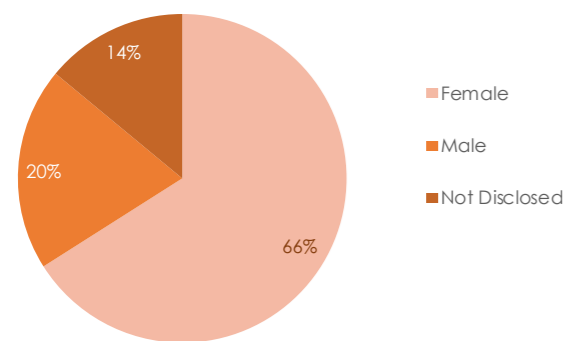
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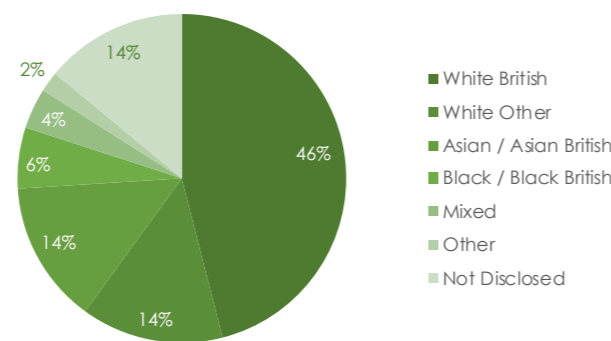
Demographics and Reach

Of the 50 pieces of written feedback, 41 residents provided data on which block they live in. This shows a good spread of people from the various blocks on Wendling Estate with a majority, 10 residents (20%) coming from **Block 181-202**. 4 residents (8%) from each of **Blocks 1-48, 96-107, 120-137 and 201-214** were represented and the remaining blocks were represented by one attendee each. 10% just put Wendling.

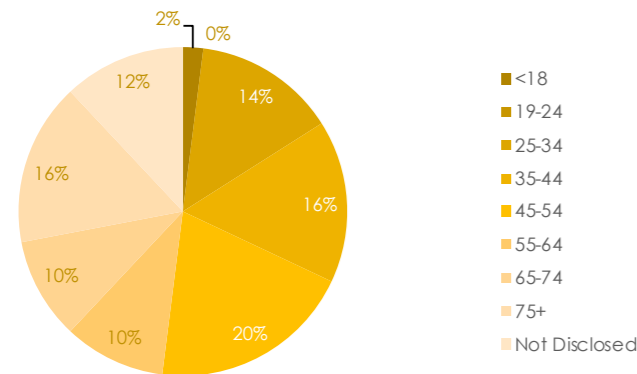
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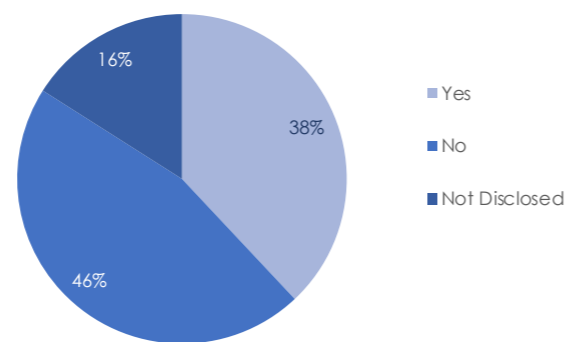
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AGE



DISABILITY



66% of attendees identified as Female, 20% Male, 14% did not disclose. 46% identified as White British, 14% White other, 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 this form said that they have some form of illness or disability.

20th, 21st, 22nd, 23rd May 2019

Aim of Exhibition 4:

To find out residents, and surrounding neighbours opinions on the Officers recommended option. To show implications of Ballot and Planned works program.

Materials Displayed:

Overview of the project and timeline. Information on how the options were assessed, Information on the recommended option, and the 2 other options.

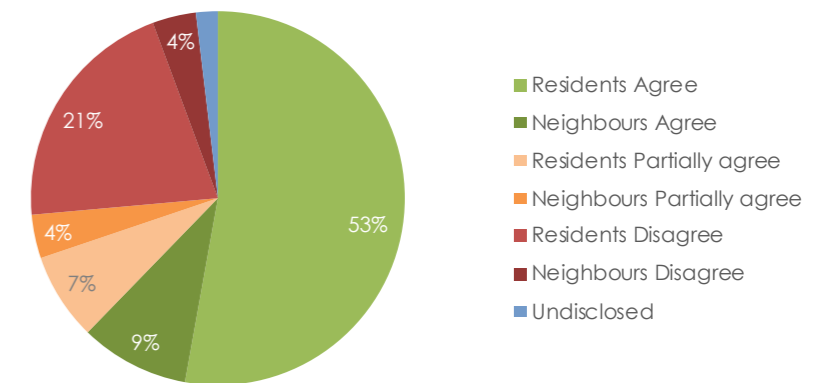
Note re. S105 Feedback:

At the beginning of May all residents were sent a booklet with information on the Officer's Recommended Option, and were provided an opportunity to give feedback by post. As such we can assume that the lower numbers of feedback provided in the exhibition vs attendance are because people had provided feedback by post.

Summary of feedback from exhibition and S105:

- Attended by 45 residents and members of the wider community across 4 days.
- 11 pieces of resident feedback at the exhibition. 7 agree, 3 disagree, 1 partially agrees.
- 9 pieces of non-resident feedback. 5 agree, 2 disagree, 2 partially agree.
- 34 pieces of feedback received by post following S105 letter. 21 agree, 9 disagree, 3 Partially agree, 1 Undisclosed.

SUPPORT FOR RECOMMENDED OPTION



Residents and non-residents were asked if they supported the councillors recommendation and why, as well as if they had any concerns and what they felt the positives would be of full redevelopment.

People said they were supportive because:

- This option best meets the brief and is the best of the three options presented.
- The estate is in a state of disrepair and there are problems with antisocial behaviour and it would be best to start again
- Neighbours who were supportive were keen to see an uplift in the area and steps taken to address antisocial behaviour.

People said they disagreed with the option because:

- Residents who disagreed didn't want the disruption of moving, felt the full redevelopment was unnecessary and/or would prefer repairs to their existing homes.
- Neighbours who disagreed felt that the buildings were too high, wouldn't fit with the surrounding character and would like to see a masterplan for the whole area given the large number of redevelopments proposed in the vicinity.

Positives outcomes were seen as:

- Provision of new, modern homes for everyone.
- Provision of new green spaces and balconies.
- Creating a safer area and addressing antisocial behaviour.
- Improvement in the look of the area from better buildings and green spaces.
- Subsequent investment in the surrounding area.

4.1.4 EXHIBITION 4: CONTINUED

Concerns were:

- Building heights
- Impact of redevelopment on local services.
- Disruption of building works.
- Cost implication for leaseholders and tenants.

Positives outcomes were seen as:

- Provision of new, modern homes for everyone.
- Provision of new green spaces and balconies.
- Creating a safer area and addressing antisocial behaviour.

Other Residents comments included

- Wanting the process around decant and buy back to happen quickly.
- Not wanting to leave the area or their neighbours.
- Wanting more information on how it will affect their individual case.

Other Neighbours comments included:

- Wanting to be more involved going forward.
- Wanting more of a masterplan for the whole area and how the estate regenerations fit into it.

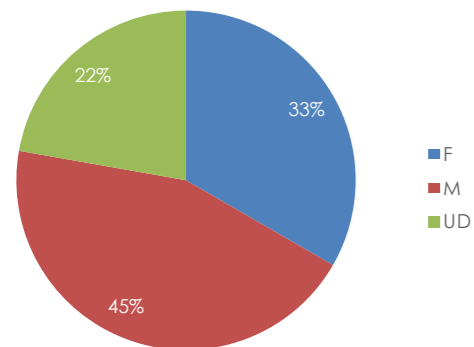
Demographics and Reach:

Exhibition 4 Non-Resident Demographics and reach:

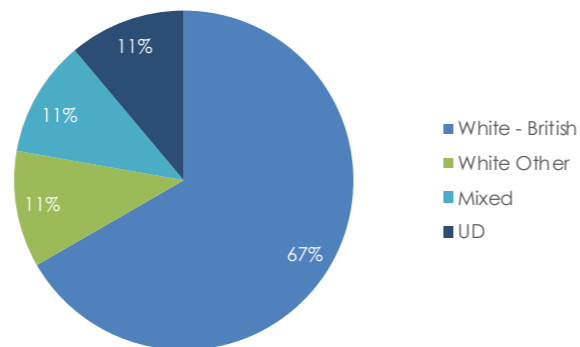
All the neighbours (9) listed their postcodes as in NW5. 75% Live in the area, 12% live and work in the area, 13% represented a local organisation.

33% were Female, 45% Male, 22% did not disclose. 67% of the non-residents who completed the feedback form were White British, 11% as White Other, 11% as Mixed. 11% Did not disclose Ethnicity Data. 23% of respondents were aged 55-64, 22% 65-74, 22% 75+, 11% 45-54, 11% 35-44. 11% did not disclose their age. 33% identified as having a disability or health condition, 56% were in good health, 11% did not disclose.

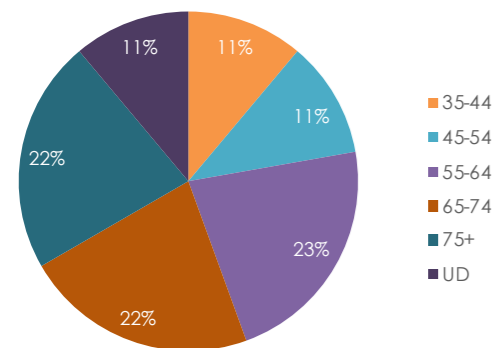
GENDER



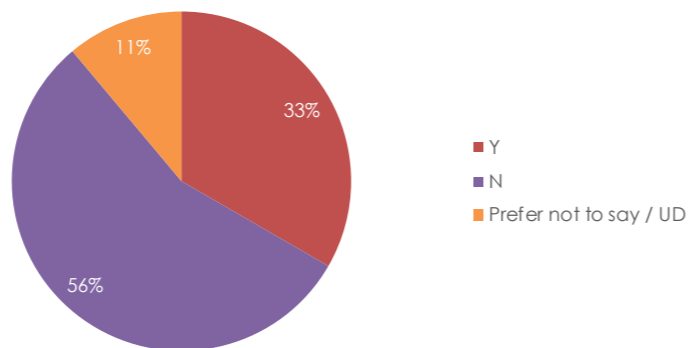
ETHNICITY



AGE



ILLNESS, DISABILITY OR INFIRMITY



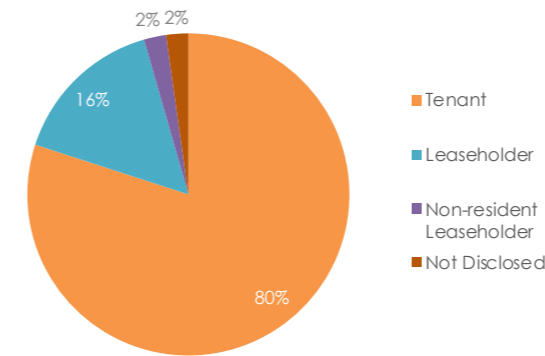
4.1.4 EXHIBITION 4: CONTINUED

Resident Demographics and Reach: Exhibition 4 & S105

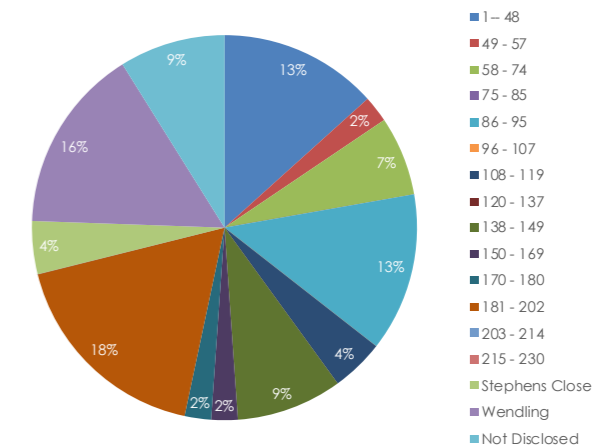
Of the residents (45) who completed the monitoring and diversity feedback 80% were tenants, 16% were Leaseholders, 2% were Non-resident Leaseholders. 2% did not disclose their occupancy status. No Leaseholders provided feedback at the exhibition itself, suggesting more work needs to be carried out to encourage more involved participation of leaseholders on the estate going forward.

58% were Female, 35% Male, 7% did not disclose. 47% of the residents who completed the feedback form were White British, 13% identified as Asian or Asian British, 16% as White Other, 11% as Black or Black British, 2% Mixed. 11% did not disclose their ethnicity. All respondents were over the age of 24. The largest section of respondents were (27%) were in the 55-64 bracket, Followed by 18% in the 45-54 bracket. 9% did not disclose their age. Other age bracket representation ranged from 11-13%. 49% identified as having a disability or health condition, 36% were in good health, 15% did not disclose.

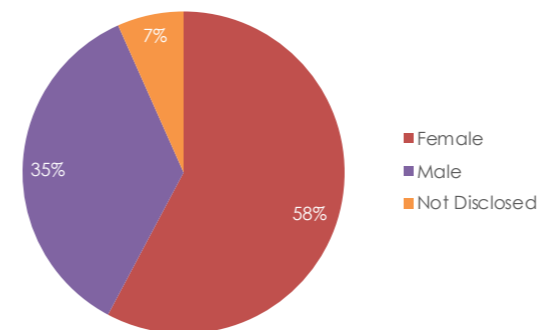
OCCUPANCY STATUS



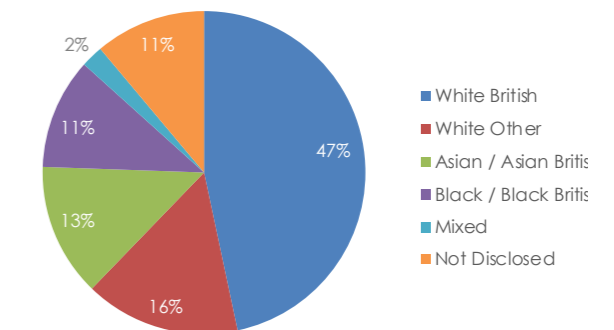
BLOCK NUMBERS



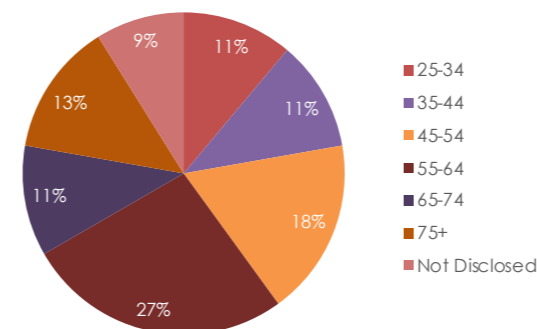
GENDER



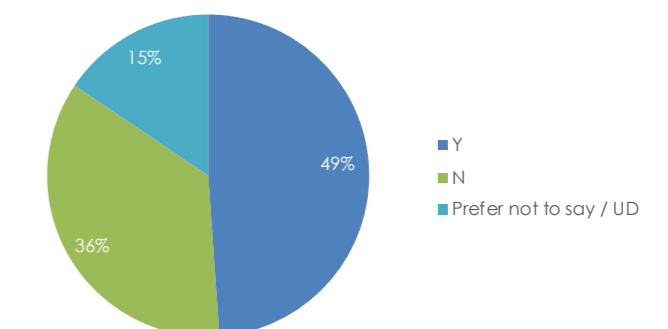
ETHNICITY



AGE



ILLNESS, DISABILITY OR INFIRMITY



5.0 ENGAGEMENT REACH

Stakeholder Reach

Over the ten month process 184 households, 76% of Wendling & St Stephens Close, have been reached and participated at least once in the process.

The 17 members of the steering group have had the opportunity to see the feasibility stage design work and meet the Architects, Metropolitan Workshop on a regular basis and build a firmer relationship with the project.

The most effective engagement activities to reach large numbers of residents with design content were the formal exhibitions, however, the more informal activities have allowed for people to talk to the CLA's on a regular basis.

The CLA's have reported that:

- Door knocking was a useful tool in raising awareness of the project, from January 2018 – December 2018 176 households completed resident surveys via the CLAs;
- Between 2 and 9 residents come to their drop in sessions each day in particular to the coffee mornings.

Neighbours Reach

Neighbours and local stakeholders were contacted for Exhibition 4 and 9 people provided feedback.

6.0 KEY AREAS OF INFLUENCE:

Key moments of resident influence over the feasibility stage work include:

- Sharing insight on the existing estate and giving feedback on precedent imagery at exhibitions;
- Co-creating the Residents' Brief and being able to add and amend it throughout the process. This insured influence over the design options at feasibility stage, but will also act as a way of measuring the quality of the future design if Cabinet approve full redevelopment;
- Giving Feedback on designs at the exhibitions, and seeing how that feedback was incorporated throughout;
- The Residents' Brief was one of the assessment criteria used in the options appraisal.

6.1 WENDLING & ST STEPHEN'S CLOSE RESIDENT'S BRIEF



OVERALL PRIORITIES:

- Create a place that feels safe
- Make accessible to all residents of all ages and abilities.
- **Safe areas for children to play in**



WORKING IN PARTNERSHIP:

- Positive engagement, participation and consistent communication at all stages of the process
- Improve the management and maintenance of the estate
- Restore, improve and strengthen the community spirit and the role of the community on the estate.
- **Truthful, rather than positive engagement**



SAFETY & SECURITY:

- Secure by design
- Improve accessibility and lighting with regards to security
- Improve accesses of the estate as well as the buildings
- Improve building layout with regards to visibility and isolation
- **More secure bike storage**
- **Ensure access to pedestrian walkways doesn't reduce safety**
- **Control antisocial behaviour in play areas and around the estate by reducing dead-ends and controlling entrances**



LOCAL AREA:

- Improve quality of the streets adjacent to the estate
- Improve lighting
- Distinct and clear routes through the estate
- **Control speed of cars through the estate**
- **Provide better routes to local services and shops**



LOCAL AREA:

- Increase dimensions in the new homes with larger bedrooms and better kitchens
- New homes to increase storage within the units
- Mixture of one level and split level
- **Windows to face more than one side for peace and quiet**
- **Prioritise future maintenance of homes**
- **Improve acoustics**



OUTSIDE YOUR HOME:

- Improve lighting to make the estate feel more welcoming
- Improve signage and way finding
- Improve lifts that service every floor
- Reintroduce traditional street pattern
- **Existing buildings feel old and unsafe, improve state and appeal of existing buildings**
- **Keep car parking provision the same or make better use of the podium**



LANDSCAPE & OPEN SPACE:

- Introduce play areas which can be overlooked
- Create shared and accessible open spaces
- Improve appearance and attractiveness of buildings on the estate.
- **Provide areas to green spaces**
- **Control areas to green spaces (residents only)**
- **Not enough play areas at the moment, make good use of the current open spaces**



ENVIRONMENT AND SERVICES:

- Provide better storage for bins and bikes
- Better recycling
- Prevent flytipping
- **Lots of rubbish bins too close to peoples homes - better storage required**

7.0 CONCLUSION

Resident Response

Each of the engagement activities achieved different levels of reach within Wendling & St Stephens Close, however, the maximum number of pieces of feedback from any one session was 50 or 20% of households on the estate. Whilst not all households have attended the engagement events or participated in the process feedback from those that have attended has always shown a majority of participating residents support the proposed full development of the estate.

The Equalities Impact Assessment (EIA) offers the largest data set reaching 76% of households on the estate. The findings broadly support the feedback gathered at the individual engagement events with a majority of residents (58%) who completed the survey identifying as being in favour of full development of the estate. 25% neither agreeing or disagreeing and 17% disagreeing.

Those who support it do so for the reason that they see it as the best way of resolving issues of disrepair, poor design and antisocial behaviour and they see positives in the area receiving uplift and residents getting new homes, private and public spaces.

It is worth noting that at Exhibition 3, where the Options were shown alongside information on the Planned Works Program and The Ballot, support was significantly higher (84% approval) than at any other set of data we have. Active participation and attendance of events ensures that residents have the opportunity to be informed, and are able to have concerns addressed directly. This indicates that going forward efforts should be made to reach residents who have not attended events so that they are in a position to make as informed a decision as possible going forward to the possible Resident's Ballot.

Neighbour Response

The only feedback data set that we have from neighbours is from the fourth exhibition. This also shows a majority favourable view of the regeneration, however there were some concerns and a desire for more information.

Whilst this is from a small number of pieces of feedback should The Cabinet approve the full redevelopment of Wendling & St Stephens Close further engagement work should be carried out with neighbours of the estate to better understand their concerns.

Recommendations

Another key piece of feedback to note from written responses, as well as reported conversations from the CLA's, is that people want things to happen in a timely manner. Especially given the length of time that potential regeneration has been discussed with residents of the estate, efforts should be made to provide reassurance and certainty promptly for everyone involved.

8.1 APPENDIX A - NEWSLETTERS

8.1 APPENDIX A - NEWSLETTERS

WENDLING & ST STEPHENS CLOSE NEWSLETTER

OCTOBER 2018

COMMUNITY INVESTMENT PROGRAMME(CIP)

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:

- Recent exhibition feedback
- Feedback from mapping activity
- Site visits
- Birthday celebration



Mapping activity at the October Estate Exhibitions

UPCOMING EVENTS:



Estate Exhibition #2 Extension
01.11.18 - 9.11.18
8am - 3pm
Gospel Oak Regen Hub

Following on from the recent open estate meeting held on Thursday 18th October, it was agreed to allow an extension to the recent exhibition materials showing the proposals of 'Low, Medium and High Option's Appraisal.'



Site Visit
Date & Time TBC
Register by 14.11.18

Visit to Leopold Estate that has been redeveloped in a regeneration. **Please confirm your space for the site visit by either email, phone or dropping into the Regen Hub by Wednesday 14th November. See back for more information.**



Coffee Mornings
Every Friday |
9.30-12.30
Gospel Oak Regen Hub

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 Portacabins opposite St Martin's Church, NW5 4PA**

Metropolitan Workshop

Camden

ESTATE NEWS

VISIT TO LEOPOLD ESTATE

It has been agreed to arrange a site visit to the Leopold Estate, which is a redeveloped regeneration estate situated in Mile End, East London and was designed by the architects Metropolitan Workshop.

A further site visit is currently being arranged at the request of Wendling & St Stephens Close residents to enable them to have a better understanding of newly constructed homes, pedestrian walkways, improved lighting along signage, play areas and secure by design.

Some steering group members along with your Chair, Cllr Revah have already visited the Leopold estate as part of the interview selection process for your chosen design team Metropolitan Workshop who highly recommended the visit as it shows good examples of estate regeneration.

Dates and times to be confirmed after the closing date Wednesday 14th November.



CAMDEN CONTACTS

We would like to update you of your new **Housing Estate Officer Titus Dairo**, contact details below:
Email: Titus.Dairo@camden.gov.uk
Telephone: 0207 974 1609.

Lead Camden officers for regeneration of the estate:
Sidiqia Islam

Senior Community Gospel Oak
Community Liaison Officer Terry Wiggell

Community Liaison Advisors
Suzanna Hofferer & Sarah Robbins

Contact details below

BIRTHDAY CELEBRATIONS!



We would like you to join us in wishing Dolly, one of our longest standing residents a Happy 92nd Birthday.

GET IN TOUCH TO FIND OUT MORE

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

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WENDLING ESTATE EXHIBITION #2 FEEDBACK - OCTOBER 2018

Camden regeneration team and the appointed architects from Metropolitan Workshop held an exhibition showing possible options for the future of the estate during three dates in October. **40 people attended and provided feedback, a summary of which is shared below. More information will be available in estate meetings and newsletters.**

Residents' Brief: The purpose of a residents' design brief is to set out clear resident priorities for the estate and community. It can be used to hold the council and design team to account to ensure that all objectives are clearly demonstrated and met for each objection.

Overall people agreed with the priorities in the draft residents' brief and those who disagreed focused mainly on living standards, the good size and appearance of the estate. There were mixed comments about whether design could really improve the antisocial behaviour on the estate and whether introducing children's play areas near the estate was a positive or not. **The residents' brief will be open to change as we progress through the options appraisal and any additions will be presented at the next estate meeting.**

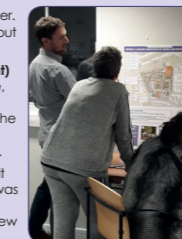
Options for Redevelopment: The architects presented three options for redevelopment of the estate; low, medium and high:

Option 1: Low (refurbishment and no demolition of homes) Residents who preferred this option said it was because it offered least disruption, much needed maintenance and would keep the existing community together. Comments identified opportunities to improve the estate without demolition.

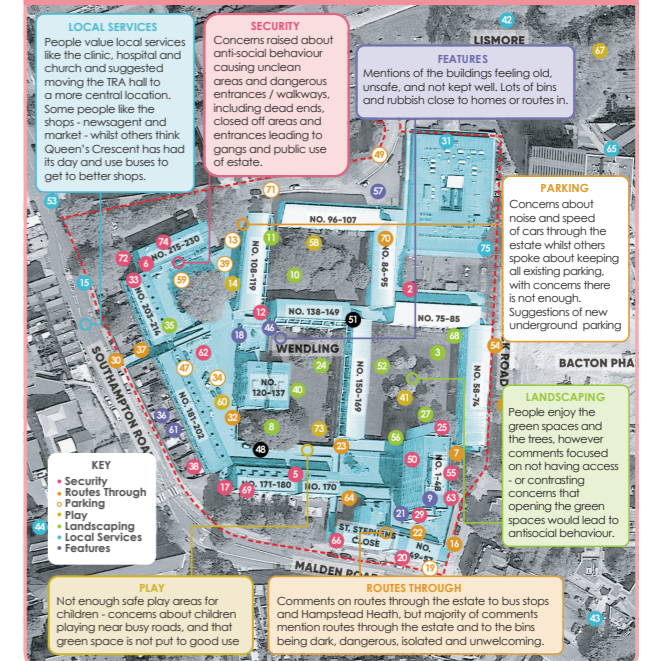
Option 2: Medium (Partial redevelopment and refurbishment) Some residents felt that this option was a good compromise, keeping some of the existing buildings. However, overall people felt that this option was unfair to some residents on the estate and those who would stay in their homes were concerned about light being blocked by the new buildings.

Option 3: High (Full redevelopment) A majority of people felt that this option met the priorities of the residents, brief and was the best solution for solving the problems on the estate. Concerns were related to increased traffic, heights of the new buildings and what will happen to tenants.

Please note that the options presented are not completed final options and are currently work in progress. Comments received by residents are taken seriously and used to progress the designs. The exhibition content will be displayed at the Gospel Oak Regeneration Hub from 1-7 November 8am - 3pm. Evening appointments and support for additional languages are available upon request.



WENDLING & ST STEPHENS CLOSE FEEDBACK MAP



WORKING TOWARDS A CABINET REPORT

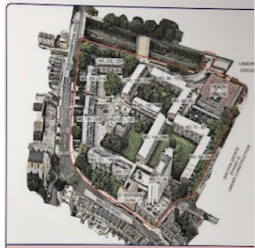


WENDLING & ST STEPHENS CLOSE NEWSLETTER

NOVEMBER 2018

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.



One of the images used from the Estate Exhibition

INSIDE THIS ISSUE:

- What is a Residents Brief
- Jargon Busting Workshop
- How to use the timeline
- Estate Memories

UPCOMING EVENTS:

Jargon Busting Workshop
4.12.18 10am-2pm
6.12.18 4pm-8pm

Exploring regular words that will be used in this regeneration process.

Please attend the Gospel Oak Regen Hub, The dates and times above. More information inside this leaflet.

Site Visit
28.11.18

Residents who have signed up will be visiting the Leopold Estate located in the London Borough of Tower Hamlets. Transport and lunch will be provided. Meeting point at the Gospel Oak Regeneration Hub.

Coffee Mornings
Every Friday | 9.30-12.30
Gospel Oak Regen Hub

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 Portacabins opposite St Martin's Church, NWS 4PA

Metropolitan Workshop



ESTATE NEWS

ESTATE MEMORIES

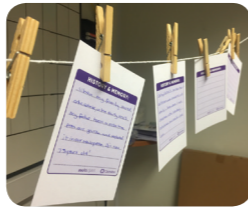
We would like to thank all the residents that came and participated in the October Exhibitions and shared their estate memories. Here are a few examples of some of what residents told us that we would like to share with you.

'The Silver Jubilee Party with all the tables out with food and everyone involved'

'I've lived in the area for many years and it has been nice watching the children grow up'

'There used to be a cinema next to the pub on Malden Rd by the Gypsy Queen'

We would also like to ask, encourage and welcome any residents that have any old pictures of the estate or local area to please share your memories by contacting a member of the team or drop by the Hub.



ESTATE INFORMATION

We would like to introduce a new member to the Gospel Oak Regeneration Team, Shopna Aktar. Shopna will be working on the Wending & St Stephens Close options appraisal as we continue exploring the future of the estate working in partnership with you.

Development Manager
Shopna Aktar
shopna.aktar@camden.gov.uk

MEET THE TEAM



Gospel Oak Regeneration Hub

GET IN TOUCH TO FIND OUT MORE

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

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8.1 APPENDIX A - NEWSLETTERS

WENDLING & ST STEPHENS CLOSE NEWSLETTER

JANUARY 2019

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.



Recent site visit to the Leopold Estate

INSIDE THIS ISSUE:

- Saturday site visit
- Open Estate Meeting
- Winter Pop Up: Free Hot drinks

UPCOMING EVENTS:

Open Estate Meeting
Tuesday 29 January 2019
Wending TRA Hall

Meeting for all estate residents to be provided with an update of on going Options Appraisal, work shops, site visit. Meeting Venue: Wending TRA Hall Tuesday 29 January 2019 7pm

Site Visit
Saturday 26 January 2019

There will be a Saturday visit to the Leopold Estate located in the London Borough of Tower Hamlets. We might also be visiting a Camden scheme. Meeting point will be the Gospel Oak Regeneration Hub.

Coffee Mornings
Every Friday | 9.30-12.30
From Friday 8 February 2019

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 Portacabins opposite St Martin's Church, NWS 4PA

Metropolitan Workshop



ESTATE NEWS

ESTATE MEMORIES

Given that so many residents shared their memories we would like to continue to share these with you.

'My family growing up I moved in 1978/1979'

'When my family moved onto the estate in the early 1970's my father took a rose tree from our garden and replanted it in our new garden it is now 75 years old'

'Children played outside, there were very few cars, the estate has been through many stages, sometimes not good, it was friendlier initially but has changed'



WEEKEND SITE VISIT

It is not too late to sign up for the site visit on Saturday 26 January, if you would like to attend please contact a member of the team and provide your name, door number and how many household residents would like to attend.

HAPPY NEW YEAR FROM THE TEAM

The Gospel Oak Regeneration Team would like to wish you all a Happy new year.

GET IN TOUCH TO FIND OUT MORE

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

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WHAT IS THE DRAFT RESIDENTS BRIEF

Since January we have been working in partnership with you gathering your comments and general feedback in relation to your home through a variety of different ways. This includes door knocking, estate meetings, exhibitions and coffee mornings.

We continue to explore the three options for the future of Wending & St Stephens Close Estate and have captured what residents want to see most for their home and estate. We have done this in a draft 'Residents Brief'. We refer to 'draft' to ensure that changes can be made as we continue the journey into the future of the estate.

JARGON BUSTING WORKSHOPS

We understand through listening and talking with estate residents that some of the words used when describing improvements to homes, estates or the surrounding area can either sound unusual or be confusing. There are many words that are repeatedly used in discussions, meetings, workshops, and newsletters in relation to 'Regeneration', that are not easily understood. We will be holding workshops for residents that will explain some of these words and the regeneration process as we want to ensure that everyone can participate in a meaningful way.

HOW TO USE THE TIMELINE

You will have noticed from our September issue, that we have started to include a timeline in our newsletters. The timeline will appear in every monthly newsletter and, this will show all upcoming residents events such as meetings, workshops, events as we move towards a cabinet decision. We have used picture symbols along with wording to allow quick reference for tracking progress of how far we have come.

As Seen Below

DRAFT RESIDENTS BRIEF

- OVERALL PRIORITIES:**
 - Create a place that feels safe
 - Make accessible to residents of all ages and abilities.
- WORKING IN PARTNERSHIP:**
 - Positive engagement, participation and consistent communication at all stages of the process
 - Strengthen the community spirit and the role of the community on the estate
- SAFETY & SECURITY:**
 - Reduce anti-social behaviour through good design
 - Secure by design
 - Consider design of staircases and lighting in buildings with regards to security
 - Improve entrances and exits to whole estate and blocks
 - Address issues of antisocial behaviour, security and drug use
 - Improve building layout making sure areas aren't boxed off
- LOCAL AREA:**
 - Improve safe routes through and around the estate and make them more accessible
 - Better lighting throughout the estate
 - Clear, safe routes through
- INSIDE YOUR HOME:**
 - New homes to feel less cramped with larger bedrooms and improved kitchens
 - New homes should address lack of storage
 - Mixture of one level and split level
- OUTSIDE YOUR HOME:**
 - Provide better lighting to make the estate feel safer and more welcoming
 - Improve signage and way finding
 - Improved lifts that service every floor
 - Reinroduce traditional street pattern
- LANDSCAPE & OPEN SPACE:**
 - Introduce play areas which can be overlooked
 - Create shared and accessible open spaces
 - Provide a secure, overlooked and safe play space for children
 - Improve appearance of buildings on the estate to make them more attractive
- ENVIRONMENT AND SERVICES:**
 - Provide better storage for bins and bikes
 - Better recycling
 - Prevent flytipping

A BIG THANK YOU

The Gospel Oak Regeneration team would like to say a big thank you to all the residents of Wending and St Stephen's Close for their contributions in 2018. We look forward to working with you in 2019. Wishing you all a very Happy New Year and all the best for 2019.

OPEN ESTATE MEETING

In 2018, we held an open estate meeting. Since then we have continued to work in partnership with residents, listening to their comments on the Options Appraisal Low, Medium and High, arranging exhibitions and workshops of varied hours of morning, afternoon and evenings to ensure easy access and availability to all estate residents, as well as an opportunity for estate residents to raise any questions or concerns they may have or like to share.

HOW TO USE THE TIMELINE

You will have noticed from our September issue, that we have started to include a timeline in our newsletters. The timeline will appear in every monthly newsletter and will show all upcoming residents events such as meetings, workshops and events as we move towards a cabinet decision. We have used picture symbols along with wording to allow quick reference for tracking progress of how far we have come.

As Seen Below

JARGON BUSTING UPDATE & WINTER POP UP 2019

Thank you to all the estate residents who attended the 'Jargon Busting Workshop', we hope you enjoyed this and found it both interesting and useful.

It was really nice to see residents meeting neighbours for the first time and learning new skills together, supporting and encouraging each other. We hope you found the picture symbols easy to use, useful and have a better understanding of the RiBA stages. We are currently exploring RiBA 0-1. It is important for residents to understand what is happening in order to fully participate in the Options Appraisal process.

We are aware that the cold, rainy weather and early darker nights are a concern, so we are going to organise some 'Pop Up's'. This will allow you the opportunity to raise any questions, share your thoughts and improve your understanding of the whole process with a hot chocolate with one of our designated CLA.

We will be at three different locations on the estate on different days and times as follows:

Base of Wending 1-48	Monday 21 January	10am - 1pm
St Stephens Close	Friday 25 January	4pm - 6pm
Deck Area of Estate	Tuesday 29 January	2pm - 5pm

COMMUNITY SAFETY

Camden Council's Community Safety Officer for Gospel Oak has been alerted by police to possible scams, bogus callers and distraction burglaries that may be happening in the area. Bogus callers are people who pretend to be someone they are not, like a workman or a member of staff from a company. The callers to your home could be trying to distract you, looking to commit a distraction burglary, by trying to trick you to allow them into your home so that they can steal. Please be careful, always use the door viewer and chain if you have one. If you are unsure do not allow access and dial any of the following: 101 - for police non-emergencies/safer neighbourhood team or 999 to report crime.



8.1 APPENDIX A - NEWSLETTERS

WENDLING & ST STEPHENS CLOSE NEWSLETTER

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.



Recent site visit to Regents Park

INSIDE THIS ISSUE:

- Saturday site visits
- Engagement Feedback
- Upcoming Events

UPCOMING EVENTS:

Estate Only Exhibition
20th, 21st and 25th March

Estate Only Exhibition to update residents on Resident Offers, Leaseholder Offer along with Options Appraisal, Options 1,2 & 3 Dates, Times & Venue on page 3

Site Visit
Saturday 2nd March 2019

We will be visiting the new build on Regents Park Estate

Meeting point will be the Gospel Oak Regeneration Hub.
Time: 9.30am

Coffee Mornings
Every Friday | 9.30-12.30

Join us on Friday mornings for a great opportunity to meet your neighbours 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, NWS 4PA**



ESTATE NEWS

IN SPECIAL MEMORY OF RON 1934-2019

It saddens us to have to write that Ron recently passed away.

Ron lived on Wendling & St Stephens Close Estate for nearly 50 years. During this time Ron made many friends both on and off the estate within the local Gospel Oak Community whereby he was well respected. Ron had a passion for fishing and shared this hobby with many friends, visiting several locations and enjoyed the silence, calmness and relaxation.

Ron was not only an estate resident he was also a long standing valuable tenants rep / TRA member who have shared many special memories over the years. Ron will be sadly missed.



WEEKEND SITE VISIT



It is not too late to sign up for the Saturday site visit, if you or any members of your household would like to attend please contact a member of the team and provide your name, door number and how many of you would like to attend. Children are welcome

SATURDAY SITE VISIT REGENTS PARK



Estate residents looking inside and outside new build homes at Regents Park

GET IN TOUCH TO FIND OUT MORE

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

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WENDLING & ST STEPHENS CLOSE NEWSLETTER

MARCH 2019

COMMUNITY INVESTMENT PROGRAMME(CIP)

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.



Neighbours viewing new homes together on recent site visit

INSIDE THIS ISSUE:

- Ballot Process Workshop
- Open Estate Meeting
- Bank Holiday Closure Dates

UP COMING DATES & EVENTS:

Gospel Oak Regeneration Hub Closure Dates

The Gospel Oak Regeneration Hub will be closed due to bank holidays on Friday 19th April & Monday 22nd April returning on Tuesday 23rd April 8am - 4pm

Ballot Process Workshop
8th April 3pm-8pm & 10th April 8am-3:00pm

We will hold an evening and daytime workshop to inform and update all estate residents of the ballot process. This will take place at the Gospel Oak Hub. You can drop by at the Hub if you cannot make these dates to talk to the team

Coffee Mornings
Every Friday | 9.30am-12pm Gospel Oak Regeneration Hub

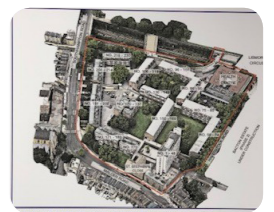
Join us on Friday mornings for a great opportunity to meet your neighbours and members of the regeneration team to discuss any meetings, workshops or upcoming events for the Estate Regeneration Options Appraisal



ESTATE NEWS

UPCOMING OPEN ESTATE ONLY RESIDENTS MEETING 2/4/19

Thank you to all estate residents that have taken time to attend estate meetings, drop in's, exhibitions, pop up's and site visits. We hope that you have found these useful as we continue to explore the future of Wendling & St Stephens Close estate, by working together exploring and discussing the on-going appraisal of Options 1,2 and 3.



Alongside the appraisal of the Options, we now have some more information to share with you. As promised Camden is now able to provide details of the Resident Offers that would be available to secure tenants and leaseholders, should redevelopment of their homes take place. Booklets setting out these offers were presented at the exhibition and will also be at the Gospel Oak Regeneration Hub. For further discussion on these please attend the open estate meeting on the 2nd of April at 7pm in the Wendling TRA Hall

OPTIONS APPRAISAL

You may have already been visited or have seen your Community Liaison Advisors walking and door knocking around the estate, speaking with all residents of the estate, enabling them to have their say on the Options for the future of the estate. It is not too late to have your input or say of preferred option. If you have not seen or spoken to either Suzanna or Sarah, please call into the Gospel Oak Regeneration Hub or contact on the details below.

REGENTS PARK SITE VISIT



Recent estate Saturday site visit to Regents Park

GET IN TOUCH TO FIND OUT MORE

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

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Page 22

ESTATE UPDATE POP UP'S

Gospel Oak Regeneration team would like to thank all residents of Wendling & St Stephens Close for participating and asking questions at the recent 'Estate Pop Up's' which were located around the estate at various times and days. We hope that you found the 'Options Appraisal' Booklets useful and now have a better understanding of the 3 choices and proposed designs as we move forward together. If you were unavailable to attend any of the estate pop ups or recent open estate meetings we will ensure you receive a hand delivered Options Appraisal Designs booklet through our door knocking service or the post or you can drop into the Gospel Oak Regeneration Hub.

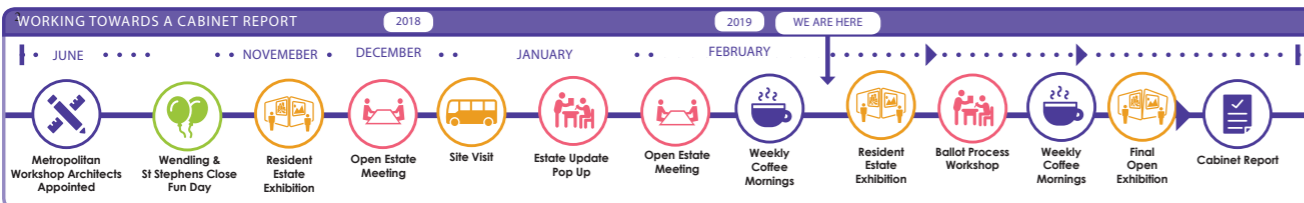
BALLOT PROCESS UPDATE

The Gospel Oak Regeneration Team along with the Wendling & St Stephens Close Steering Group Chair have been asked what is the position on the upcoming Ballot Process. Camden is in agreement with the Mayor of London's statement that for estate regeneration to be a success there must be resident support for proposals based on full and transparent consultation process. We are working on the details of a draft ballot process and we will update and advise all estate residents at our consultation events through March and April.

HOW TO USE THE TIMELINE

You will have noticed from our September issue, that we have started to include a timeline in our newsletters. The timeline will appear in every monthly newsletter and, this will show all upcoming residents events such as meetings, workshops and events as we move towards a cabinet decision. We have used picture symbols along with wording to allow quick reference for tracking progress of how far we have come.

As Seen Below



ESTATE RESIDENTS ONLY MARCH EXHIBITION

The Gospel Oak, Wendling & St Stephens Close Regeneration Team will be holding an Information Exhibition on: The Options Appraisal currently being explored as we work in partnership looking into the future options of the estate together.

The Exhibition is for Wendling & St Stephens Close residents only, this includes any family members or member of the household who lives within the home on Wendling & St Stephens Close, all children are welcome.

The Exhibition dates are as follows:

- Wednesday 20th March 2019 4pm - 8pm
- Thursday 21st March 2019 8am - 4pm
- Monday 25th March 2019 4pm - 8pm

If you are unable to attend any of the dates or times listed above, you still have the opportunity to call into the Gospel Oak Regeneration Hub anytime between the hours of 8am - 4pm to speak with a member of the team and be shown any material shown and ask any questions or raise any concerns you may have.

If you are unable to do any of the above then please do not hesitate to contact a member of the team either by telephone or email on the contact details listed within the newsletter.

COMMUNITY SAFETY

Camden Council Community Safety Officer for Gospel Oak has been alerted by police to possible scams, bogus callers and distraction burglaries, that may be happening in the area. Bogus callers are people who pretend to be someone they are not, like a workman or a member of staff from a company, the callers to your home could be trying to distract you, looking to commit a distraction burglary, by trying to trick you to allow them into your home so that they can steal. Please be careful, always use the door viewer and chain if you have one. If you are unsure do not allow access and dial any of the following: 101 - for police non emergencies/safer neighbourhood team or 999 to report crime.

CONSULTATION EVENT DATES FOR THE DIARY FOR ALL ESTATE RESIDENTS

We have busy times ahead with many resident engagement events to give you the opportunity to see the new updated proposed designs for the Options Appraisal for the future of the estate. We have listened carefully to your concerns and recommendations on the three Options, and are assessing the Options against the comments that we have received and the technical work that we have also been doing.

Thanks to all the resident that attended the March exhibition, we hope you found it useful and are able to see the progress so far and changes we have made as a result of your comments in the last exhibition.

You can still review the information displayed at the exhibition at the Gospel Oak Regeneration Hub. The leaflets containing the Resident Offers to Secure Tenants, Resident Leaseholders, Non-resident Leaseholders and the ballot process are also in the hub if you want to review or take it away.

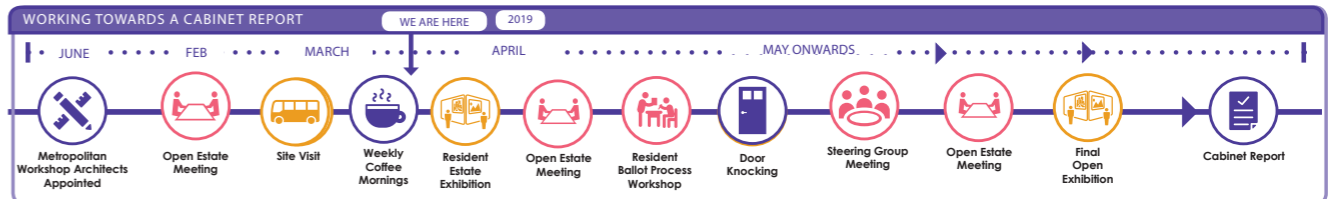
If you did not attend the exhibition you are always welcome to make alternative arrangements at your convenience by contacting a member of the team on the contact details on the back of this newsletter.

Please make a note of these events in your diary

- Open Estate meeting Tuesday: 2nd of April 7pm at the Wendling TRA Hall
- Ballot Process Workshop: 8th of April 3-8pm at the Gospel Oak Regeneration Hub
- Ballot Process Workshop: 10th of April 8am-3pm at the Gospel Oak Regeneration Hub



We will also be holding another open estate meeting and exhibition in May to give an update of the work that we continue to progress as a result of your contributions to the process.



APPENDIX B.1 S105 INFORMATION FOR TENANTS

Dear

Section 105 Housing act 1985 – Consulting you about the Future of your Estate

As you know we have been reaching out to all the residents on the Wendling Estate and St Stephen's Close (the Estate) to talk to you about the future of your estate. Various options including infill (Option 1), partial (Option 2) and complete redevelopment (Option 3) have been presented and we have asked for your views to help shape the way forward.

Under s105 of the Act, the Council is required to seek your views on a single option for the future of your estate. We have collated and analysed all the feedback from residents following a varied consultation and engagement process. The purpose of this letter is to provide you with a formal opportunity to put forward your views which will be presented to Cabinet. This Cabinet decision is scheduled for July 2019.

Enclosed with this letter is an information leaflet about the proposals, which includes a summary of Camden People's Regeneration Pledges and the offers to Council Tenants and leaseholders who will be directly affected by the proposals.

Option 3

It is becoming clear during the conversation with residents over the last 12 months that there is strong support for complete redevelopment of the estate. From the evidence that we collected during March of this year, we found that over 60% of 150 households supported complete redevelopment. The technical feasibility work that the Council has carried out over the last 12 months also indicates complete redevelopment represents the best option with regard to sustainability, buildability and performance against the Residents' Brief.

If the resident support for this option is seen to continue over the next few months, then the Cabinet Member for Investing in Communities (Councillor Danny Beales) and Council officers intend to recommend to Council's Cabinet that the preferred option to be taken to a resident ballot is complete redevelopment.

For the avoidance of doubt, this would entail:

- complete rebuilding of the Wendling Estate and St Stephen's Close, including demolition and rebuilding of all existing homes located inside the red-line on the attached plan;
- the new estate would comprise over 650 new homes of which over 40% would be affordable homes;
- demolition and relocation of the health centre and nursery; and
- demolition and re-provision of the hostel (Oak House Hostel, Wendling Estate)

The health centre, nursery and hostel may be relocated in new better places on the Estate or alternative locations may be found for them outside the estate within the local community.

We will explore where best to locate these buildings as part of the next stage of design work but unless we can find an alternative space, we have to assume they will be located within the estate boundary.

Resident Offers

The Camden People's Regeneration Pledges would apply for all those Council Tenants and leaseholders whose homes will be demolished and would therefore have to move or sell their home to enable the estate regeneration project to proceed. More details on the Pledges together with the draft resident offers are provided in additional information leaflets. If you have not already received one of these information leaflets, then you can obtain them at the Gospel Oak Regeneration Hub (The Hub), Blue Portakabins on Wellesley Road, directly adjacent to St Martins Church on the junction of Vicars Road, London NW5. One of our designated Community Liaison Advisors will be happy to help with any enquiry.

A draft Local Lettings Plan for Council Tenants is enclosed for your reference. This sets out how the new build homes on the Estate would be prioritised and allocated based on assessed housing need, any medical conditions and the length of time you have lived on the estate. This also proposes that the new affordable homes due for development on the former Bacton Estate (Phase 2) would be reserved for the first group of Council Tenants to move into, this will enable a phased redevelopment of the existing Wendling Estate and St Stephen's Close.

Equalities Impact Assessment

The Council has engaged an independent company (Ottaway Strategic) who will be completing an equalities impact assessment survey across the estate over the next few weeks. Their staff will be coming to your door to ask you to complete a short survey. We urge you to assist them as this will give us important information to support the Cabinet decision.

Consultation Period and Opportunity to Respond

We will be running this final round of consultation until 31 May 2019. We will be holding events at the Gospel Oak Hub on Monday 20 May 8am to 3pm for residents of Wendling and St Stephen Close only. Tuesday 21st May from 4pm to 8pm; Wednesday 22nd May from 8am to 3pm; and Thursday 23rd May from 8am to 8pm. Events on 21st, 22nd and 23rd May are available to all. You may also drop by the Hub at any time (8am to 4pm, weekdays) and the Community Liaison Advisors run a coffee morning every Friday 9:30am – 12pm. Everyone is welcome.

If you have any comments on the Council's proposals, including the Pledges, and the draft resident offers, then please complete the form and send it back to us – there is a stamped addressed envelope enclosed. Alternatively you can hand a completed form to one of the Community Liaison Team at the Hub. If you have any questions, then please do not hesitate to contact us:

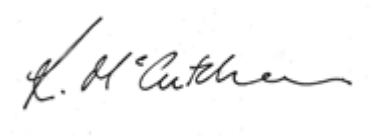
Terry Wiggett terry.wiggett@camden.gov.uk 07799 072 134

Sarah Robbins 07717 541 883
Suzanne Hofferer 07833 516 875
Ayesha Malik, Ayesha.malik2@camden.gov.uk 0207 974 5477.

Future Ballot

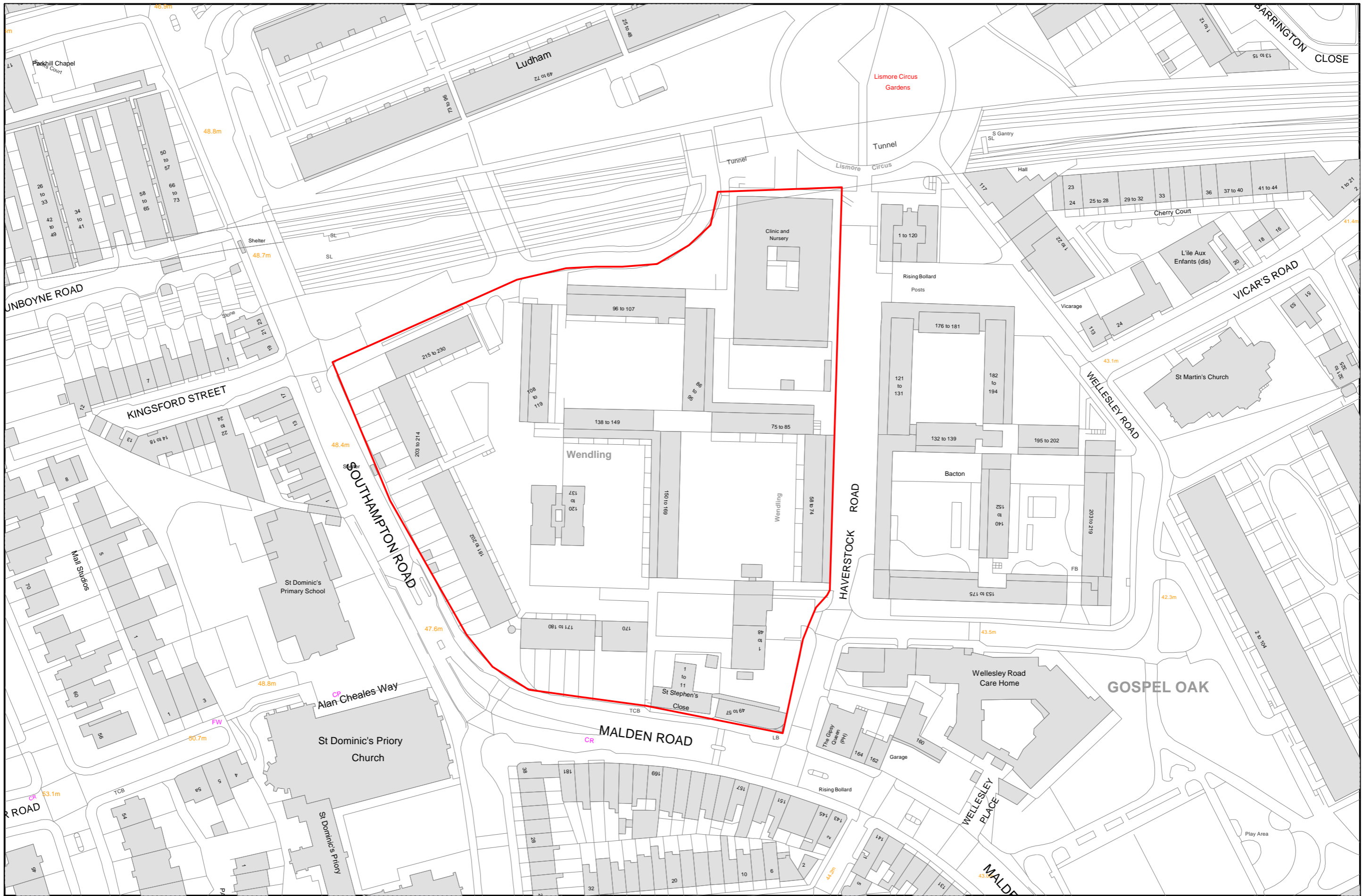
As you know, the Council are committed to following a ballot process. This means you and the other residents living on the estate will be able to vote and collectively decide on the future of your estate. If Cabinet agrees with the recommendation to redevelop the entire estate, then we would commence design work to progress towards a planning application. A ballot of residents would take place when sufficient design information is available to give you a better idea of what redevelopment of the estate would look like. Ultimately for a scheme to go ahead it would have to be approved by residents.

Yours sincerely



Lucy McCutcheon
Head of CIP Development

We are inviting you to give us any further comments you have about the proposals before the Cabinet meeting in July. If you do have any comments, please return the enclosed form in the envelope provided (no stamp is needed) by 31 May 2019.



**Wending Estate and St Stephen's Close
S105 Consultation Boundary**



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Scale 1:1250

Print Date: 01/05/2019

Printed By: m dickson



Map Ref No:

RESIDENT OFFER: OUR CAMDEN PEOPLE'S REGENERATION PLEDGE



Our Community Investment Programme (CIP) Pledges were first published in September 2011 at the start of the Programme. They outline our commitment to ensuring that the development of new homes and community facilities is done responsibly and in partnership with residents. **These Pledges are the guiding principles of our CIP and form the basis of our offer to residents – they include:**

- There will be no net loss of Council homes in Camden – more homes will be built under the Community Investment Programme
- We are creating mixed developments of social housing, homes for sale and Camden Living rent homes because we want to maintain Camden's unique social mix and ensure the borough remains a place for everyone
- We will only build new homes for sale to fund regeneration. All of the money raised from sales or development will be recycled into building

Camden have produced resident offer booklets for tenants, resident leaseholders and non-resident leaseholders. These are available in the Gospel Oak Regeneration Hub Coffee Morning, every Friday from 9.30 to 12.30 or please contact us to receive a hardcopy in the post.

LOCAL LETTINGS PLAN:



To support any decision on the future of your estate, the Council will adopt a Local Lettings Plan. This sets out how the new build Council Homes on the estate will be allocated.

A draft Local Lettings Plan has been prepared, and is enclosed in this pack. It will be available to view and discuss at the next exhibition or you can speak to Sarah, Terry or Suzanna if you have any questions about it.

The draft Plan operates within the framework of the Council's Housing Allocation Scheme (2018).

For your estate, the Plan sets out that:

- Existing council tenants will be given priority for the new homes.
- New built homes in Bacton Phase 2 will be reserved for the Bacton low rise returning tenants and then followed by the first phase of Wendling tenants.
- Those with a recommendation for wheelchair needs will be allocated a wheelchair accessible home.
- Where any individual property is over-subscribed, then priority will be given to the household that has an assessed medical need and then those who have been living on the estate for the longest.

BALLOT PROCESS:



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 cabinet approve our recommendation to go ahead with Option 3 an independent body will carry out a ballot on the estate. **All secure tenants of Wendling and St Stephen's Close named on the tenancy register, and resident leaseholders, living on the estate for the last 12 months prior to a ballot will get a vote.**

The ballot is a simple yes or no on Camden's offer.

Information regarding the proposed redevelopment of Wendling & St Stephen's Close Estate

May 2019

Since early 2018, the Council has been engaging with residents on the future of your estate. A design team, Metropolitan Workshop, was employed to prepare three options:

OPTION 1: LOW (Infill)

Not to demolish any homes and to build homes in available spaces,

OPTION 2: MEDIUM (Partial Redevelopment)

To redevelop half the estate and build some new homes in available spaces elsewhere on the estate, and

OPTION 3: HIGH (Full Redevelopment)

To redevelop the whole estate, involving demolition of all existing homes and building 650 to 750 new homes.

At the same time, the design team sought feedback from residents on what they would like to see as part of any regeneration of the estate. This formed the basis of a Residents' Brief.

The Council set out a way that it would assess these three options, looking at their viability, sustainability, buildability and performance against the Residents' Brief. These form the basis of our Assessment Criteria.

This assessment has now been carried out and you can obtain more information by dropping into one of our exhibitions on Monday 20 May 2019 8am – 3pm, Tuesday 21 May 2019 4pm – 8pm, Wednesday 22 May 2019 8am – 3pm, Thursday 23 May 8am-8pm. You may also drop by the Hub at any time (8am to 4pm, weekdays) and the Community Liaison Advisors run a coffee morning every Friday 9:30am – 12pm.

PREFERRED OPTION AT THIS STAGE: OPTION 3

The conclusion is that Option 3 (Full redevelopment of the estate) performs best against the identified criteria. Council officers will be submitting a Cabinet report including residents' views on the three options and a recommendation to demolish and redevelop the estate in full. Cabinet will make a decision on this in July 2019. Prior to that decision we want to know what you think.

Inside this booklet you can see the design plans for Option 3 as well as information on the Council's Offer to residents, the Local Lettings Plan and information on the Ballot process.

TO FIND OUT MORE PLEASE GET IN TOUCH:

Terry: 07799 072 134

Sarah: 07717 541 883

Suzanna: 07833 516 875

Email: Terry.Wiggett@camden.gov.uk

Visit: The Gospel Oak Regeneration Hub is located in the Blue Portakabins opposite St. Martins Church Coffee Morning, every Friday from 9.30 to 12.30.

We want to know what you think.

Please provide feedback via the form & freepost envelope provided by Friday 31 May.



OPTION 3: HIGH (FULL REDEVELOPMENT)

The illustration below, and the plan view to the right were displayed at the exhibition last month. They show how the new estate could look and how a new layout could provide more and better homes for everyone living on the estate. **This is the option that council officers are recommending to Cabinet for the future of your estate.**

KEY INFORMATION

- Full demolition and integration with the neighbourhood
- Between 650 to 750 new homes
- New public route and community heart
- New high quality public realm
- Health centre and crèche to be integrated in a prime location
- All residents will need to move out to allow for redevelopment



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Camden have assessed each option using a traffic light system, against the four Assessment Criteria:

RESIDENTS' BRIEF

- 84% of 54 residents who gave feedback at the exhibition preferred Option 3 because it:
- 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.
- It would be more community focused and provide better green space and is fairer because everyone would get a new home.
- Recent door knocking of 164 Households on the estate show 67% prefer Option 3.

SUSTAINABILITY

- For all new homes, Camden would meet sustainability criteria of being more energy efficient and more accessible.
- This option would bring 100% of homes on the estate up to current sustainability standards.

FINANCIAL VIABILITY

- Some of the new homes would be sold to pay for the affordable homes.
- This option would be better value as it would be less technically challenging to build, therefore less expensive.

BUILDABILITY

- The health centre and nursery would need to be permanently relocated elsewhere on the estate. The Hostel could be moved permanently or might be relocated on the estate.
- Demolishing the whole estate and redeveloping it would actually more straightforward and simpler in terms of building.
- All residents would need to move home.

SHARE YOUR VIEWS Please provide feedback via the form & freepost envelope before 31 May 2019

**Share Your Views Proposed Redevelopment of
Wending Estate & St Stephen May 2019**

Following consultation with residents, council officers will be proposing the full demolition option (Option 3) be approved for the redevelopment of Wending and St Stephen's Close estate.

Do you agree or disagree with this option? Please explain why.

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Do you have any concerns about this option?

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What do you see as the positive aspects of this option?

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Any other comments?

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Tell us about you:

Which Block or Building do you live in on the estate?

Are you a:

Tenant Leaseholder Non-resident Leaseholder Private tenant

What is your postcode:

.....

What is your gender identity?

Male Female Prefer not to say

How old are you?

<18 19-24 25-34 35-44 45-54 55-64 65-74
75+ Prefer not to say

Do you have any long-standing illness, disability or infirmity?

Yes No Prefer not to say

Please describe you ethnicity?

White British White Other Asian or Asian British Black or Black British

Mixed Other Prefer not to say

Please Return to: Ayesha Malik (4th Floor 5PS) Central Mailroom, Town Hall,
Judd Street, London, WC1H 9JE



DRAFT FOR CONSULTATION

LOCAL LETTINGS PLAN for Wendling Estate, St Stephen's Close and Bacton Phase 2 (Gospel Oak)

1. Aims of the Local Lettings Plan

- 1.1 The aims of this Local Lettings Plan are to:
- ensure that the historic lettings commitments for the Bacton Estate are upheld;
 - ensure existing residents of Wendling Estate and St Stephen's Close (the Wendling Estate) are able to share the benefits of building new homes;
 - encourage the continued development of a mixed, stable and sustainable community on the Wendling Estate; and
 - enable the redevelopment of the Wendling Estate by providing an initial decant opportunity for residents into new homes built as part of Bacton Phase 2.
- 1.2 This Local Lettings Plan takes into account and then supersedes the existing Local Lettings Plan for the Bacton Estate (*12 June 2012*).

2. Letting arrangements – eligible and priority groups for new homes

- 2.1 Council tenants who have been temporarily decanted from the Bacton Estate will be given priority for new council rent homes built as part of Bacton Phase 2.
- 2.2 A first phase of development will be identified for the Wendling Estate redevelopment. Council tenants living in this first phase of the existing Wendling Estate will have priority for the remaining council rent homes in Bacton Phase 2 development.
- 2.3 If there are any remaining council rent homes at Bacton Phase 2 after council tenants listed in 2.1 and 2.2 above have been accommodated, then other council tenants of the Wendling Estate and St Stephen's Close will take priority. This would be before the new Bacton Phase 2 homes are made available to those on the housing register through the London Borough of Camden's Choice-based Lettings system.
- 2.4 Council tenants of the Wendling Estate and St Stephen's Close will have priority for lettings of new council rent homes developed at the Wendling Estate.
- 2.5 Those Council tenants who are asked to temporarily move away from the Wendling Estate and St Stephen's Close to enable phasing of redevelopment will be given first priority for new homes. Thereafter, those Council tenants (living in the later phases of homes to be demolished) who remain living on the Wendling Estate through construction works will have priority for new council rent homes over those who choose to temporarily move away.
- 2.6 Council tenants, whose homes will be redeveloped, will have the option to bid for council properties elsewhere in the borough and will receive an award of additional points to enable bidding through the Choice Based Lettings system, in accordance with the Council's Housing Allocations Scheme (2018). If they move to another newly built home by Camden Council (such as at Bacton Phase 2), then their move

will be permanent; if they move to any other existing council home within the London Borough of Camden, then they will retain the option to return to a newly built home within the redeveloped Wendling Estate, but can only do so where there are council rent homes available that meet their assessed bed need (which may have changed since they first moved away).

3. Allocations Criteria

- 3.1. All tenants regardless of whether they are Bacton tenants returning to Phase 2 or tenants from the Wendling Estate and St Stephen's Close will be required to complete an online housing application form and co-operate with the verification process.
- 3.2. Unless otherwise stipulated in this Local Lettings Plan, the assessed bed need will be calculated in accordance with the bed standard set out in the Council's Housing Allocations Scheme in place at the time of the programme. Please refer to Camden's website for the most recent Housing Allocations Scheme.
- 3.3. As all households on the Wendling Estate and St Stephen's Close would be required to move as a consequence of regeneration, then in accordance with the Council's Housing Allocations Scheme 2018, council tenant households shall be entitled to bid for a home of the size they require (as defined by Camden's Housing Allocations Scheme 2018) with the following exceptions:
 - households currently occupying bed-sit or studio accommodation will be entitled to bid for 1-bedroom properties;
 - Council Tenants from larger properties will be able to downsize to a property one bedroom more than they need, regardless of age, unless the Council is also housing with them in their new home their adult children, in which case they will be offered housing based on their assessed bed need; and
 - households who require a wheelchair accessible home, as confirmed through a medical assessment, will be allocated a wheelchair accessible home.
- 3.4. Tenants who downsize from a larger property may also be eligible for a payment from the Tenants Option Fund in accordance with the guidance in place at the time of the programme. Please refer to Camden's website for the most recent information on downsizing and Tenant Option Fund payments.
- 3.5. If an adult child is rehoused independently then you may not be eligible to receive a downsize payment. Please refer to Camden's website regarding downsizing payments.
- 3.6. Adult children who are opting to move out of the existing family home as part of this process will not be eligible for any newly built homes and will not have the option to return to the Wendling Estate.

4. New Lettings - Process

- 4.1 Housing needs assessments for all eligible council tenants will take place during the masterplanning process to ensure that the design of the new homes can accommodate the existing housing needs of council tenants. Where necessary this will include consideration of any medical factors that may have a bearing on the type of home allocated or a tenant can bid for.

- 4.2 Verification of eligibility will take place for each household prior to any allocations taking place.
- 4.3 Allocation of new homes in Bacton Phase 2 to those former Bacton Estate tenants wishing to return to the Bacton Estate will take place outside of the Choice Based Lettings system. They will be given first preference for the available council rent homes on Bacton Phase 2. This will take place prior to any decanting from the Wendling Estate.
- 4.4 The Council will work with Council tenants to match households to the new homes for each decant phase on a phase by phase basis. Where any individual property is over-subscribed, then priority will be given to the household that has been living on the Wendling Estate for the longest.
- 4.5 Decants of Council tenants from the Wendling Estate and St Stephen's Close to Bacton Phase 2 and thereafter to new homes on the Wendling Estate will take place outside of the Choice Based Lettings system. These decants will take place on a phased basis with priority for new homes in any one phase given in the following order, based on the circumstances at that time of the households to which this Local Lettings Plan applies:
- 1) those living in the next phase of homes to be demolished;
 - 2) households that have agreed to move elsewhere on the Wendling Estate to an existing home to facilitate an earlier phase of development;
 - 3) households that the Council has required them to move away from the Wendling Estate to enable the phasing of redevelopment and who wish to return;
 - 4) households who need to move due to medical reasons and their home it is no longer reasonable to occupy or causing hardship
 - 5) other households in later development phases;
 - 6) households who have opted to move away from the Wendling Estate during construction work and wish to take up their option to return;
 - 7) homeless households living in temporary accommodation to be prioritised for 20% of any residual new homes via Choice-based Lettings; and finally
 - 8) advertised on the Choice Based Lettings system.
- 4.6 Wheelchair homes will be ring-fenced for those who are eligible for wheelchair housing and direct allocation offers will be made. If there are more new wheelchair homes built than are required by residents on the Wendling Estate, then the remaining wheelchair homes will be advertised on the Choice Based Lettings system.

5. Void Management during Redevelopment

- 5.1 For the period of the development (from the point at which decanting commences until all existing homes have been demolished), vacancies arising within the Wendling Estate (both secure tenant and leasehold buy back properties) shall be ring-fenced in the first instance to assess whether they can be used to facilitate the redevelopment process. If they are not immediately needed to facilitate decanting, then these void homes will be considered for the following uses in order of priority:
- 1) temporary accommodation;
 - 2) community engagement purposes, such as a quiet place away from construction works;

- 3) leasing to Camden Living to rent out on an assured shorthold tenancy at a discount rent and in first instance made available to private tenants on the Wendling Estate (if they are eligible);
- 4) leasing to Camden Living to rent out on an assured shorthold tenancy at market rent and in first instance made available to private tenants on the Wendling Estate; and
- 5) property guardians.

6. Other New Homes in the Gospel Oak Area

- 6.1 If the Council decides to build other new council rent homes in the Gospel Oak and Haverstock area at the same time as redevelopment of the Wendling Estate takes place then, council tenants on the Wendling Estate and St Stephen's Close will be given priority for these other new homes in the local area alongside other local residents moving due to estate regeneration, before such homes are advertised more widely through the Choice Based Lettings system. Any council tenant moving to one of these other newly built homes in the local area would lose their option to return to the Wendling Estate.

APPENDIX B.2 S105 INFORMATION FOR LEASEHOLDERS

Dear

Section 105 Housing act 1985 – Consulting you about the Future of your Estate

As you know we have been reaching out to all the residents on the Wendling Estate and St Stephen's Close (the Estate) to talk to you about the future of your estate. Various options including infill (Option 1), partial (Option 2) and complete redevelopment (Option 3) have been presented and we have asked for your views to help shape the way forward.

Under s105 of the Act, the Council is required to seek your views on a single option for the future of your estate. We have collated and analysed all the feedback from residents following a varied consultation and engagement process. The purpose of this letter is to provide you with a formal opportunity to put forward your views which will be presented to Cabinet. This Cabinet decision is scheduled for July 2019.

Enclosed with this letter is an information leaflet about the proposals, which includes a summary of Camden People's Regeneration Pledges and the offers to Council Tenants and leaseholders who will be directly affected by the proposals.

Option 3

It is becoming clear during the conversation with residents over the last 12 months that there is strong support for complete redevelopment of the estate. From the evidence that we collected during March of this year, we found that over 60% of 150 households supported complete redevelopment. The technical feasibility work that the Council has carried out over the last 12 months also indicates complete redevelopment represents the best option with regard to sustainability, buildability and performance against the Residents' Brief.

If the resident support for this option is seen to continue over the next few months, then the Cabinet Member for Investing in Communities (Councillor Danny Beales) and Council officers intend to recommend to Council's Cabinet that the preferred option to be taken to a resident ballot is complete redevelopment.

For the avoidance of doubt, this would entail:

- complete rebuilding of the Wendling Estate and St Stephen's Close, including demolition and rebuilding of all existing homes located inside the red-line on the attached plan;
- the new estate would comprise over 650 new homes of which over 40% would be affordable homes;
- demolition and relocation of the health centre and nursery; and
- demolition and re-provision of the hostel (Oak House Hostel, Wendling Estate)

The health centre, nursery and hostel may be relocated in new better places on the Estate or alternative locations may be found for them outside the estate within the local community.

We will explore where best to locate these buildings as part of the next stage of design work but unless we can find an alternative space, we have to assume they will be located within the estate boundary.

Resident Offers

The Camden People's Regeneration Pledges would apply for all those Council Tenants and Leaseholders whose homes will be demolished and would therefore have to move or sell their home to enable the estate regeneration project to proceed. More details on the Pledges together with the draft resident offers are provided in additional information leaflets. If you have not already received one of these information leaflets, then you can obtain them at the Gospel Oak Regeneration Hub (The Hub), Blue Portakabins on Wellesley Road, directly adjacent to St Martins Church on the junction of Vicars Road, London NW5. One of our designated Community Liaison Advisors will be happy to help with any enquiry.

Equalities Impact Assessment

The Council has engaged an independent company (Ottaway Strategic) who will be completing an equalities impact assessment survey across the estate over the next few weeks. Their staff will be coming to your door to ask you to complete a short survey. We urge you to assist them as this will give us important information to support the Cabinet decision.

Consultation Period and Opportunity to Respond

We will be running this final round of consultation until 31 May 2019. We will be holding events at the Gospel Oak Hub on Monday 20 May 8am to 3pm for residents of Wendling and St Stephen Close only. Tuesday 21st May from 4pm to 8pm; Wednesday 22nd May from 8am to 3pm; and Thursday 23rd May from 8am to 8pm. Events on 21st, 22nd and 23rd May are available to all. You may also drop by the Hub at any time (8am to 4pm, weekdays) and the Community Liaison Advisors run a coffee morning every Friday 9:30am – 12pm. Everyone is welcome.


If you have any comments on the Council's proposals, including the Pledges, and the draft resident offers, then please complete the form and send it back to us – there is a stamped addressed envelope enclosed. Alternatively you can hand a completed form to one of the Community Liaison Team at the Hub. If you have any questions, then please do not hesitate to contact us:

Terry Wiggett terry.wiggett@camden.gov.uk 07799 072 134
Sarah Robbins 07717 541 883
Suzanne Hofferer 07833 516 875
Ayesha Malik, Ayesha.malik2@camden.gov.uk 0207 974 5477.

Future Ballot

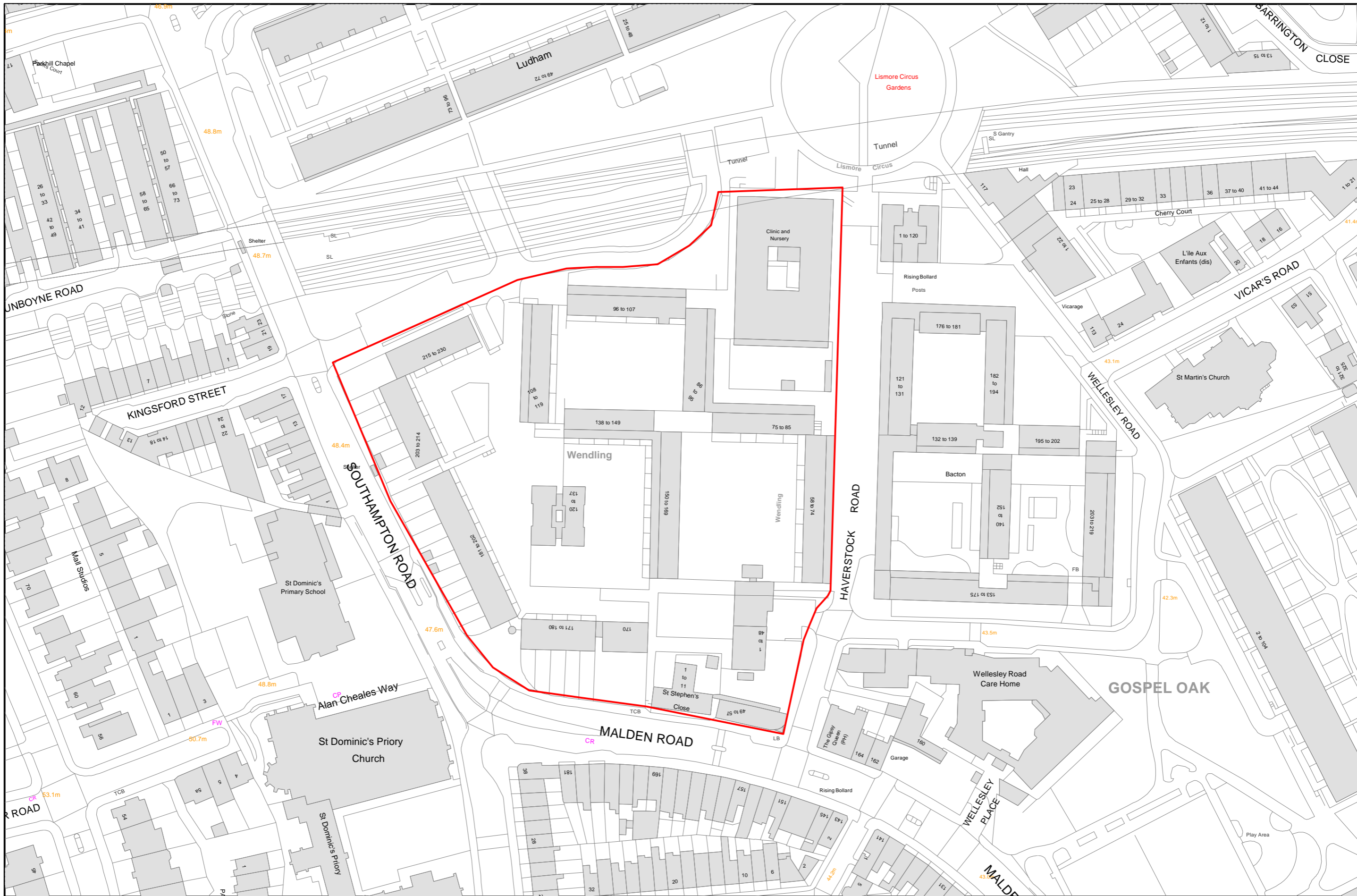
As you know, the Council are committed to following a ballot process. This means you and the other residents living on the estate will be able to vote and collectively decide on the future of your estate. If Cabinet agrees with the recommendation to redevelop the entire estate, then we would commence design work to progress towards a planning application. A ballot of residents would take place when sufficient design information is available to give you a better idea of what redevelopment of the estate would look like. Ultimately for a scheme to go ahead it would have to be approved by residents.

Yours sincerely

A handwritten signature in black ink, appearing to read 'L. McCutcheon', enclosed in a thin black rectangular border.

Lucy McCutcheon
Head of CIP Development

We are inviting you to give us any further comments you have about the proposals before the Cabinet meeting in July. If you do have any comments, please return the enclosed form in the envelope provided (no stamp is needed) by 31 May 2019.



**Wending Estate and St Stephen's Close
S105 Consultation Boundary**



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Scale 1:1250

Print Date: 01/05/2019

Printed By: m dickson



Map Ref No:

RESIDENT OFFER: OUR CAMDEN PEOPLE'S REGENERATION PLEDGE



Our Community Investment Programme (CIP) Pledges were first published in September 2011 at the start of the Programme. They outline our commitment to ensuring that the development of new homes and community facilities is done responsibly and in partnership with residents. **These Pledges are the guiding principles of our CIP and form the basis of our offer to residents – they include:**

- There will be no net loss of Council homes in Camden – more homes will be built under the Community Investment Programme
- We are creating mixed developments of social housing, homes for sale and Camden Living rent homes because we want to maintain Camden's unique social mix and ensure the borough remains a place for everyone
- We will only build new homes for sale to fund regeneration. All of the money raised from sales or development will be recycled into building

Camden have produced resident offer booklets for tenants, resident leaseholders and non-resident leaseholders. These are available in the Gospel Oak Regeneration Hub Coffee Morning, every Friday from 9.30 to 12.30 or please contact us to receive a hardcopy in the post.

LOCAL LETTINGS PLAN:



To support any decision on the future of your estate, the Council will adopt a Local Lettings Plan. This sets out how the new build Council Homes on the estate will be allocated.

A draft Local Lettings Plan has been prepared, and is enclosed in this pack. It will be available to view and discuss at the next exhibition or you can speak to Sarah, Terry or Suzanna if you have any questions about it.

The draft Plan operates within the framework of the Council's Housing Allocation Scheme (2018).

For your estate, the Plan sets out that:

- Existing council tenants will be given priority for the new homes.
- New built homes in Bacton Phase 2 will be reserved for the Bacton low rise returning tenants and then followed by the first phase of Wendling tenants.
- Those with a recommendation for wheelchair needs will be allocated a wheelchair accessible home.
- Where any individual property is over-subscribed, then priority will be given to the household that has an assessed medical need and then those who have been living on the estate for the longest.

BALLOT PROCESS:



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 cabinet approve our recommendation to go ahead with Option 3 an independent body will carry out a ballot on the estate. **All secure tenants of Wendling and St Stephen's Close named on the tenancy register, and resident leaseholders, living on the estate for the last 12 months prior to a ballot will get a vote.**

The ballot is a simple yes or no on Camden's offer.

Information regarding the proposed redevelopment of Wendling & St Stephen's Close Estate

May 2019

Since early 2018, the Council has been engaging with residents on the future of your estate. A design team, Metropolitan Workshop, was employed to prepare three options:

OPTION 1: LOW (Infill)

Not to demolish any homes and to build homes in available spaces,

OPTION 2: MEDIUM (Partial Redevelopment)

To redevelop half the estate and build some new homes in available spaces elsewhere on the estate, and

OPTION 3: HIGH (Full Redevelopment)

To redevelop the whole estate, involving demolition of all existing homes and building 650 to 750 new homes.

At the same time, the design team sought feedback from residents on what they would like to see as part of any regeneration of the estate. This formed the basis of a Residents' Brief.

The Council set out a way that it would assess these three options, looking at their viability, sustainability, buildability and performance against the Residents' Brief. These form the basis of our Assessment Criteria.

This assessment has now been carried out and you can obtain more information by dropping into one of our exhibitions on Monday 20 May 2019 8am – 3pm, Tuesday 21 May 2019 4pm – 8pm, Wednesday 22 May 2019 8am – 3pm, Thursday 23 May 8am-8pm. You may also drop by the Hub at any time (8am to 4pm, weekdays) and the Community Liaison Advisors run a coffee morning every Friday 9:30am – 12pm.

PREFERRED OPTION AT THIS STAGE: OPTION 3

The conclusion is that Option 3 (Full redevelopment of the estate) performs best against the identified criteria. Council officers will be submitting a Cabinet report including residents' views on the three options and a recommendation to demolish and redevelop the estate in full. Cabinet will make a decision on this in July 2019. Prior to that decision we want to know what you think.

Inside this booklet you can see the design plans for Option 3 as well as information on the Council's Offer to residents, the Local Lettings Plan and information on the Ballot process.

TO FIND OUT MORE PLEASE GET IN TOUCH:

Terry: 07799 072 134

Sarah: 07717 541 883

Suzanna: 07833 516 875

Email: Terry.Wiggett@camden.gov.uk

Visit: The Gospel Oak Regeneration Hub is located in the Blue Portakabins opposite St. Martins Church Coffee Morning, every Friday from 9.30 to 12.30.

We want to know what you think.

Please provide feedback via the form & freepost envelope provided by Friday 31 May.



OPTION 3: HIGH (FULL REDEVELOPMENT)

The illustration below, and the plan view to the right were displayed at the exhibition last month. They show how the new estate could look and how a new layout could provide more and better homes for everyone living on the estate. **This is the option that council officers are recommending to Cabinet for the future of your estate.**

KEY INFORMATION

- Full demolition and integration with the neighbourhood
- Between 650 to 750 new homes
- New public route and community heart
- New high quality public realm
- Health centre and crèche to be integrated in a prime location
- All residents will need to move out to allow for redevelopment



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Camden have assessed each option using a traffic light system, against the four Assessment Criteria:

RESIDENTS' BRIEF

- 84% of 54 residents who gave feedback at the exhibition preferred Option 3 because it:
- 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.
- It would be more community focused and provide better green space and is fairer because everyone would get a new home.
- Recent door knocking of 164 Households on the estate show 67% prefer Option 3.

SUSTAINABILITY

- For all new homes, Camden would meet sustainability criteria of being more energy efficient and more accessible.
- This option would bring 100% of homes on the estate up to current sustainability standards.

FINANCIAL VIABILITY

- Some of the new homes would be sold to pay for the affordable homes.
- This option would be better value as it would be less technically challenging to build, therefore less expensive.

BUILDABILITY

- The health centre and nursery would need to be permanently relocated elsewhere on the estate. The Hostel could be moved permanently or might be relocated on the estate.
- Demolishing the whole estate and redeveloping it would actually more straightforward and simpler in terms of building.
- All residents would need to move home.

SHARE YOUR VIEWS Please provide feedback via the form & freepost envelope before 31 May 2019

**Share Your Views Proposed Redevelopment of
Wending Estate & St Stephen May 2019**

Following consultation with residents, council officers will be proposing the full demolition option (Option 3) be approved for the redevelopment of Wending and St Stephen's Close estate.

Do you agree or disagree with this option? Please explain why.

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Do you have any concerns about this option?

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What do you see as the positive aspects of this option?

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Any other comments?

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Tell us about you:

Which Block or Building do you live in on the estate?

Are you a:

Tenant Leaseholder Non-resident Leaseholder Private tenant

What is your postcode:

.....

What is your gender identity?

Male Female Prefer not to say

How old are you?

<18 19-24 25-34 35-44 45-54 55-64 65-74
75+ Prefer not to say

Do you have any long-standing illness, disability or infirmity?

Yes No Prefer not to say

Please describe you ethnicity?

White British White Other Asian or Asian British Black or Black British

Mixed Other Prefer not to say

Please Return to: Ayesha Malik (4th Floor 5PS) Central Mailroom, Town Hall,
Judd Street, London, WC1H 9JE



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Appendix D

Finalised Resident Offer documentation for adoption as part of Cabinet decision

In this document, finalised text is provided for the following information documents that set out the Resident Offer to tenants and homeowners:

- **ABOUT THE COMMUNITY INVESTMENT PROGRAMME, CAMDEN PEOPLE'S REGENERATION PLEDGES AND RESIDENT BALLOTS**
- **INFORMATION FOR SECURE TENANTS**
- **INFORMATION FOR RESIDENT LEASEHOLDERS**
- **INFORMATION FOR NON-RESIDENT LEASEHOLDERS**

Camden's Community Investment Programme

ABOUT THE COMMUNITY INVESTMENT PROGRAMME, CAMDEN PEOPLE'S REGENERATION PLEDGES AND RESIDENT BALLOTS

Estate Regeneration Gospel Oak and Haverstock

Camden 2025

Camden 2025 is our communities' vision for Camden. It seeks to bring our residents, businesses and community organisations together, in a spirit of shared endeavour, to build a borough where everyone has a chance to succeed, nobody gets left behind and everybody has a voice. One of its key ambitions is that by 2025, everyone in Camden should have a place to call home. Regardless of tenure, we believe that these homes should be affordable and secure. They should be safe, accessible and flexible to meet people's changing needs particularly as they get older. Through Our Camden Plan, the Council's response to Camden 2025, we are also committed to ensuring that these homes are within mixed and integrated communities.

We're committed to maintaining our Camden communities by giving residents a place to call home, no matter where they are on their housing journey. We are doing this by building the homes our residents need in the face of a national and London-wide housing crisis. As a leading local authority housing developer we are using our own model for building – the Community Investment Programme (CIP).

CIP is our 15-year plan for investing over £1 billion on schools, homes, existing council homes and community spaces. Through CIP every penny we raise through sales is invested back into our communities. Whether residents need a council home, support for their family from becoming homeless, a Camden Living home because they can't afford their rent, or somewhere to buy, Camden offers all of these housing options.

Community Investment Programme Outcomes

The CIP is the Council's plan to deliver 3050 new homes and build new schools and community facilities for our residents.

The new homes delivered by CIP will include:

- 650 will be replacement homes at council rents – replacing poor quality homes with brand new often larger homes to help meet demand.
- 450 will be additional new homes at council rents – for people on the housing register
- 300 will be new intermediate affordable homes – including Camden Living homes at below market rents
- 1,650 will be homes for sale – all the money from these sales will be reinvested back into Camden

Every penny we raise through selling new homes goes back into the CIP and into building the homes and facilities that Camden needs

CIP will also:

- Make improvements to 48 schools and children’s centres across the borough – we will invest £167m in improving or building new schools
- Refurbish 9,000sqm of improved community facilities – the equivalent of 35 tennis courts
- Help to fund improvements to existing council homes through the Council’s Better Homes Programme
- Create better environments for people experiencing homelessness – we have refurbished Mount Pleasant and Holmes Road hostels

We are delivering over £1bn of investment ourselves – we only get 2% of our capital funding for building and refurbishing homes from central Government

Camden residents are at the heart of CIP. Our priorities are ensuring that the homes that people live in are safe, warm and genuinely affordable.

We are delivering the CIP ourselves so that we can ensure proposals respond to the future that residents want for their communities.

Every CIP scheme will be different and we will work with local residents every step of the way – from first design to move-in. We understand that proposals for major redevelopment and construction on an estate can be stressful and cause anxiety, so we are setting out our core pledges so that everyone can understand what they can expect from the Council and from the CIP.

The Camden People’s Regeneration Pledges

- **Building more social homes** - There will be no net loss of council homes in Camden - more council homes will be built under the Community Investment Programme (CIP) as well as new Living Rent homes for key workers and families on low incomes.
- **Right to Stay and Right to Return** - Camden tenants will not be moved out of the borough during regeneration and will be given priority on new council flats built. If tenants choose to stay, they will be guaranteed a home on the new estate at a social rent level with the same tenancy conditions as they have now. A housing needs assessment will ensure tenants are provided with a new home that meets their requirements whether that is wheelchair accessibility or other adaptations or more bedrooms to address overcrowding. If they move away during regeneration, they will have a right to return, unless they move into another home newly built by Camden.
- **A fair offer for leaseholders** - Leaseholders will be compensated for loss of their property at market value plus a statutory compensation. If resident leaseholders wish to buy into the new scheme, where the new property is more expensive than the sale price of their existing home, they will be able to do so by means of a shared equity option. Thereafter, homes for sale will be marketed first to local people and key workers.
- **Support to move** - To reduce disruption to individuals and families, residents will receive financial compensation and paid reasonable disturbance costs.
- **Community-led regeneration** - Camden believes that estate regeneration schemes should proceed only with the support of the majority of estate residents. Camden is committed to ensuring that residents have a continuing opportunity to feedback and have their voice heard on schemes – this includes opportunities to say whether they think schemes should proceed.
- **Designing your new home and neighbourhood** - Tenants and resident leaseholders will be involved every step of the way in designing their new homes and neighbourhoods, from the layout of new flats to the design of open spaces. We are committed to working together to design schemes and to involve estate residents in all aspects of developing new homes, so they are designed by residents, for residents.
- **Protecting our vibrant and mixed communities** - The private development market is failing Camden. Camden has to step-in. As a direct builder we can do more than other developers by prioritising council housing and social benefit. We are creating developments to maintain Camden’s unique social mix and ensure the borough remains a place for everyone. Camden will deliver more than other

developers can and prioritise:

- Social rented housing,
 - Camden Living Rent,
- **Placeshaping** - As part of CIP we will also improve the wider area and as part of schemes deliver high quality new community facilities, where required.
 - **Funding our building programme** - We will only build private homes to fund regeneration. All of the money raised from sales or from private renting homes through the Camden Collection will be redistributed into the building of new council and Living Rent homes, other community facilities as part of CIP or used to help fund improvements to existing council homes through our Better Homes Programme.
 - **Ballots** - We will ballot residents on any estate regeneration proposals that involve the demolition of existing social rent homes and the construction of over 150 homes to ensure that everyone understands and agrees with the offer that the Council is making to them, which will be in line with the Camden People's Regeneration Pledges.

Balloting Residents for Estate Regeneration

In order to build as many new homes as we can, in some cases we need to demolish existing buildings on a housing estate. Camden recognises that demolition causes disruption to residents and we will only do this where demolition and new development can allow us to use space more effectively and build more homes than any other options; will enable us to provide better quality homes to existing residents; and will help us to improve the quality of local areas. The homes that we demolish to make way for more new homes will always be those that would require major investment to maintain.

Where a proposed development is over 150 new homes and we need to demolish existing homes, Camden commits to undertaking a ballot of Council tenants, resident leaseholders and others living on an estate who have been on the housing register for over a year (see details on voting eligibility below).

The ballot will be the democratic process of asking residents to make a “yes” or “no” decision in writing on the issue of whether to proceed with an estate regeneration scheme.

We will be working closely with residents if we have to conduct a ballot, but we have tried to set out some of the key questions residents might have about this process below.

When will I know if the Council proposes to conduct a ballot?

There is a long lead-in time to any ballot taking place. Firstly the Council needs to work with you and your neighbours to consider potential options for the future of your estate. We may, for example, look at options for redevelopment that include no, partial or full demolition of your estate. The Council then needs to formally confirm a preferred future for the estate that would be worked up in more detail for presenting to residents for a ballot. All this takes time and we will seek to provide as much clarity as we can to let you know when a ballot might take place.

In looking at the future for an estate, we will work with you to understand your priorities for your homes and neighbourhoods so that we can make a decision on which option we think can be built. We will only ballot you on an option that we are confident can be delivered.

If this preferred option, which the Council and residents think best meets your priorities, involves demolition of any Council homes and the construction of more than 150 homes, then we will need to conduct a ballot. We will make residents aware of precisely when we intend to conduct ballots at least three months before the ballot takes place.

Once a preferred future for your estate has been confirmed through a Cabinet decision, we will start preparing for a ballot. We will put the relevant information into a Landlord Offer to make it clear what you would be voting on. We will then issue the Landlord Offer to you at least two weeks before you have to vote.

What is a Landlord Offer and what information will I get before I vote?

A Landlord Offer is a formal document setting out the Council's "offer" providing you with the information you need so you can make an informed decision about whether you think the Council's preferred scheme will be beneficial to you and your community. The Landlord Offer is additional to our commitments to you as part of the Camden People's Regeneration Pledge.

This Landlord Offer will include:

- Information about the design principles for the proposed scheme

- A clear indication of how many homes will be built and what type they will be (replacement homes, new homes for sale, Council homes, Camden Living rent homes)
- Information about the associated social infrastructure that would be delivered with the scheme
- Information about the right to stay and how you might access alternative housing in Camden for Council tenants whose homes are to be demolished
- Information about the offer for leaseholders whose homes are to be demolished
- The offer to local residents as part of a local lettings plan (e.g. identifying how new homes will be allocated and whether any new homes will be prioritised for particular groups in the local community)
- What the alternative will be if the decision is taken not to proceed with regeneration of your estate (e.g. whether there is an option for refurbishment)

Alongside the Landlord Offer we will continue to work closely with you and your neighbours as part of workshops, drop in events and other meetings to discuss the proposals and answer any questions you might have.

How will I know if I am able to vote in a ballot?

The Mayor of London has set out clear guidance for who is eligible to vote in an estate ballot. You must be 16 or over and meet one of the following conditions:

- If you are a social tenant of the Council and named as a tenant on a tenancy agreement dated on or before the date when our Landlord Offer to you is published
- If you are a leaseholder who has been living in your home on your estate as your only or main home for at least one year before the Landlord Offer is published. (You are not eligible to vote if you do not live as your primary home on the estate.)
- If you are a resident living on the estate AND have been on the Council's housing register for at least one year prior to when the Landlord Offer is published.

Adult children over the age of 16 of tenants and leaseholders will only be able to vote if they have been registered on the Council's housing register for at least one year prior to when the Landlord Offer is published.

We will contact you in advance to discuss your circumstances and see whether you are eligible to vote and, if you are, register you and at the appropriate time issue you with a Landlord Offer and ballot paper.

What will be the question I am asked as part of a ballot?

We will discuss with residents how much design work should be done prior to a ballot taking place. This will inform how much information we can provide you with on the future of your estate and new homes. Design work costs money and we will therefore need to take a decision on what level of design work will provide sufficient information. This may vary from one estate regeneration project to another.

We will work with residents to determine the wording of the ballot question, but it will need to be a clear question about whether the preferred future for your estate as outlined in the Landlord Offer should proceed, to which you can answer only “yes” or “no”.

Who will run the ballot and how can I vote?

The Council will ask an independent body to undertake the ballot. They will be a separate organisation who will oversee the registration of voters, the distribution of the Landlord Offer, ensure votes are cast and recorded accurately, and ensure that the final vote tally is correct.

Voting will take place by postal vote and the ballot will be run over a period of a minimum of 21 days. We will provide you with more details prior to any ballot taking place.

We will be working with residents to understand how they want to be balloted and what is the best way to ensure that as many eligible residents can participate as possible.

What happens if the vote is yes?

If the majority of the eligible voters vote “yes” we will proceed with our plans as set out in the Landlord Offer document. This will not mean that we will stop engaging with you; there will still be a lot of work to do to finish the design for your estate, to secure planning permission for the project and ensure that we build the new homes and new spaces that residents voted for.

What happens if the vote is no?

Without a ‘Yes’ vote on the ballot, the Council would not progress the preferred option as set out in the Landlord Offer. We will continue to be the landlord of your estate and will continue to work with residents to carry out reactive and responsive repairs as required. Investment in refurbishment would be considered against other Council priorities and programmed accordingly.

Getting more information

This booklet is a continuation of our conversations with all residents – not the end. It does not provide all the details you will need to make an informed decision about your options and does not include the detail about the proposals for your estate.

We hope this booklet helps address some initial questions or concerns that you may have regarding the process of estate regeneration. If you have any further questions, please do not hesitate to contact the CIP development and community engagement team for your estate.

Add CIP website address

Camden's Community Investment Programme

INFORMATION FOR SECURE TENANTS

Estate Regeneration Gospel Oak and Haverstock

What regeneration means for you – Camden tenants

Camden People's Regeneration Pledge for Secure Tenants – key points

- You will remain a Camden secure tenant
- If you choose to stay, you will be guaranteed a newly built home on the estate at a social rent level with the same tenancy conditions as you have now
- You will receive compensation for having to move and be repaid the costs of moving (see details below)
- We will work with you to help you make informed decisions about your future housing options
- We will work with you to minimise any disturbance to you and your family
- You will be involved every step of the way in designing the new homes and neighbourhood, from the layout of new flats to the design of open spaces
- If you need to be rehoused during redevelopment, you will remain in Camden – either on your estate or in another council home in Camden to suit your housing needs and, unless you move into another newly built council home, you will have a right to return to your original estate.

If, following engagement with residents (which in some cases may include a ballot), the Council proceeds with regeneration of a housing estate, we will meet with all tenants individually to discuss your needs and what the impact of redevelopment might mean for you and your family. Our offer to every secure tenant and their household will be slightly different to reflect your household's different needs, but some of the core commitments we make to all tenants are the following.

When will I be told what is happening to my estate?

The Council will be open and transparent with residents when it is considering developing plans for the regeneration of an estate. This is not only to allow people as much time as possible to plan, but also so that all residents can be involved in the design of new homes and other new facilities such as play spaces and landscaping.

Where the Council is considering demolishing some homes in order to deliver the maximum benefit from estate regeneration, then we will discuss the available options with residents.

Where a proposed scheme is large, for example building over 150 homes and demolishing existing council homes, the Council will carry out a ballot of all estate residents. If a majority of the residents who vote are in favour of the proposals, then regeneration will proceed. For more information on ballots please see the separate leaflet.

Rehousing

Before development takes place, a full housing needs survey of the homes on the affected estate will be completed to understand the specific requirements of all existing residents to ensure that the Council has the right information to be able to properly support you and your neighbours and to ensure that the regeneration of your estate can be carried out in line with the Council's Pledges.

If your council home is demolished you will be able choose one of the following options:

Move straight into one of the new homes built

If new homes are built on your estate we will aim, as far as possible, for the new homes to be completed before old ones are demolished, so that secure tenants only have to move once.

Accept a temporary rehousing offer but have the option to return to the new homes when construction is complete

All council tenants on the estate would be awarded regeneration decant points and can bid using Camden's Home Connections online bidding service. You will be told when you will be able to start bidding; it will be after a ballot has taken place.

If you want to stay in the same area, for example because of schooling or caring for a family member, we will work with you to find a suitable property. This will depend on the number of properties available, which match your assessed need, at any given time. We will work with you to find you a home that matches your family's needs.

If you choose to move to another newly built council home elsewhere in Camden, then you will not be able to return. Your move would be permanent.

Get regeneration decant points to bid for other homes in your local area or in Camden

All council tenants on the estate would be awarded regeneration decant points and can bid using Camden's Home Connections online bidding service. You will be told when you will be able to start bidding; it will be after a ballot has taken place.

You can bid on another property as a permanent move. This might be attractive to you if there is somewhere else in Camden you would like to live because of family, friends, employment or schooling.

Pursue an alternative housing option that might be available to a secure tenant

For example, some tenants may be eligible for the Mayor of London's Seaside and Country Homes Scheme (residents over the age of 60). As a secure tenant you might also wish to consider alternative provision of housing such as extra-care, if this might better suit your needs.

Who is eligible for support during the moving and rehousing process?

You are entitled to support for rehousing or assistance during any estate regeneration if you are one of the following:

- You are a secure or joint tenant of the Council
- If you are a long-term cohabiting partner of a tenant
- You are a dependent child who normally lives with a tenant
- You are an adult relative who lives with a tenant because you have support needs and cannot live independently
- You are a live-in carer for a tenant

Single person households occupying a one bedroom property at the time of decanting will be eligible for a one bedroom flat – you will not be expected to move into a studio.

When finding you a new home, either permanently or temporarily, we will look to provide you with the correct number of bedrooms to meet your assessed housing need – you will not be moved to a home in which you would be regarded as overcrowded. If you have adult children living with you, we can work with them to discuss what entitlement they might have to accessing housing in the local area as part of a local lettings plan. This is subject to Housing Allocation's verification process.

Where relevant, please refer to the adopted local lettings plan for the regeneration of your estate.

Specialist or accessible accommodation

If you need an accessible or adapted property we will work with you to make sure that your new home meets your needs. This might require a health and housing assessment to identify which of the following might work for you:

- Wheelchair accessible homes – a home that is fully accessible to and throughout the property for a wheelchair
- Step-free with wider doorways and corridors – a home that is accessible throughout if you use an attendant propelled wheelchair or a mobility frame. You might be able to access another level of the property with a stair-lift.
- Step-free accommodation – a home that is step-free (might include a stair-lift)
- Minimal steps – a home with up to six steps

We will also work with you during moving and move-in to complete any adaptations you might need.

Tenancy

Your tenancy will remain the same throughout regeneration even if you move away, and then move back into a new home. If you started the process as a Camden secure tenant, you will end the process as a Camden secure tenant. However if you are on an introductory tenancy, this will move with you to the new home before you move onto a secure tenancy.

Compensation for moving and disturbance costs

If you have lived in your council home for over 12 months, you will be entitled to receive a home loss payment – the amount of this is set by Government and is currently £6,300 (October 2018). You will only receive this payment once. If you are temporarily relocated during regeneration and then move back to a new home on your estate it is important to note you will not receive this payment twice. But for each move we will assist you with the costs associated with moving to a new home. The statutory home loss payment will be paid directly to the named tenant. Claims can be made for up to six years after the offer of accommodation and you may be entitled to an advance payment of at least part of the total payment.

If you need to move you will get help with costs. This can include things like the cost of disconnecting and reconnecting a washing machine, redirecting mail and removals. You can receive disturbance payments more than once if you have to move multiple times. The Council will discuss with you in more detail in advance of moving what is and isn't covered by a disturbance payment.

Rents on your new home

When you move to a new council home, you will pay the target rent for this home. The rents for the new homes will be calculated in the same format used across the borough. Camden uses the national government formula and guidelines for calculating council rents based on the type and location of the property you are renting. This might be more or less than you currently pay; it will depend on the size and location of the new home. We will discuss this with you before you move to make sure you that you are able to pay the rent. We will work with you to ensure that you are getting all the financial help you are entitled to.

What should I do if I have rent arrears?

If you have rent arrears we encourage you to discuss this with your housing officer and community liaison officer as soon as possible. Rent arrears do not affect your entitlement to receive support, access an alternative home during the redevelopment and return to a new home on your estate once it has been built. If you have rent arrears at the point at which you need to move, the Council will deduct the arrears from the statutory home loss payment you receive.

What happens if I don't agree to move?

If we proceed with a proposed scheme, which residents have voted for in a ballot, then where secure tenants refuse the offers of suitable alternative accommodation and in circumstances where rehousing by negotiation and voluntary agreement has not been possible, the Council will exercise its legal right to seek possession under the Housing Act 1985.

What advice and support can I get?

If you have any concerns, our council officers are available to support you and provide advice and information. They can:

- Provide general advice or signpost or refer you to specialist support, for example:
 - Housing options
 - Accessing a solicitor and getting information on legal rights
 - Benefits entitlement
 - Completing forms and legal paperwork
 - Assistance and advice on how to move home and the bidding process
- Assistance in viewing any property offered
- Clearance of unwanted items

- Support for vulnerable residents – if you are an older resident or have support needs and might have difficulty with the move, extra support will be offered

What happens to new council homes on my estate that are not used to rehouse original tenants?

The Council will prepare a local lettings plan in consultation with residents. This will set out how any new homes will be allocated. Wherever possible the Council will use the policy as set out in its adopted Housing Allocation Scheme (2018).

The Camden People's Regeneration Pledge

- **Building more social homes** - There will be no net loss of council homes in Camden - more council homes will be built under the Community Investment Programme (CIP) as well as new Living Rent homes for key workers and families on low incomes.
- **Right to Stay and Right to Return** - Camden tenants will not be moved out of the borough during regeneration and will be given priority on new council flats built. If tenants choose to stay, they will be guaranteed a home on the new estate at a social rent level with the same tenancy conditions as they have now. A housing needs assessment will ensure tenants are provided with a new home that meets their requirements whether that is wheelchair accessibility or other adaptations or more bedrooms to address overcrowding. If they move away during regeneration, they will have a right to return, unless they move into another home newly built by Camden.
- **A fair offer for leaseholders** - Leaseholders will be compensated for loss of their property at market value plus a statutory compensation. If resident leaseholders wish to buy into the new scheme, where the new property is more expensive than the sale price of their existing home, they will be able to do so by means of a shared equity option. Thereafter, homes for sale will be marketed first to local people and key workers.
- **Support to move** - To reduce disruption to individuals and families, residents will receive financial compensation and paid reasonable disturbance costs.
- **Community-led regeneration** - Camden believes that estate regeneration schemes should proceed only with the support of the majority of estate residents. Camden is committed to ensuring that residents have a continuing opportunity to feedback and have their voice heard on schemes – this includes opportunities to say whether they think schemes should proceed.

- **Designing your new home and neighbourhood** - Tenants and resident leaseholders will be involved every step of the way in designing their new homes and neighbourhoods, from the layout of new flats to the design of open spaces. We are committed to working together to design schemes and to involve estate residents in all aspects of developing new homes, so they are designed by residents, for residents.
- **Protecting our vibrant and mixed communities** - The private development market is failing Camden. Camden has to step-in. As a direct builder we can do more than other developers by prioritising council housing and social benefit. We are creating developments to maintain Camden's unique social mix and ensure the borough remains a place for everyone. Camden will deliver more than other developers can and prioritise:
 - Social rented housing,
 - Camden Living Rent,
- **Placeshaping** - As part of CIP we will also improve the wider area and as part of schemes deliver high quality new community facilities, where required.
- **Funding our building programme** - We will only build private homes to fund regeneration. All of the money raised from sales or from private renting homes through the Camden Collection will be redistributed into the building of new council and Living Rent homes, other community facilities as part of CIP or used to help fund improvements to existing council homes through our Better Homes Programme.
- **Ballots** - We will ballot residents on any estate regeneration proposals that involve the demolition of existing social rent homes and the construction of over 150 homes to ensure that everyone understands and agrees with the offer that the Council is making to them, which will be in line with the Camden People's Regeneration Pledges.

Getting more information

This booklet is a continuation of our conversations with all residents – not the end. It does not provide all the details you will need to make an informed decision about your options and does not include the detail about the proposals for your estate.

We hope this booklet helps address some initial questions or concerns that you may have regarding the process of estate regeneration. If you have any further questions, please do not hesitate to contact the CIP development and community engagement team for your estate.

Add CIP website address

Camden's Community Investment Programme

INFORMATION FOR RESIDENT LEASEHOLDERS

Estate Regeneration Gospel Oak and Haverstock

What regeneration means for you – resident leaseholders

Camden People's Regeneration Pledge for resident leaseholders – key points

- Resident leaseholders will be considered every step of the way through an estate regeneration project
- If you wish to remain living on your estate once redevelopment has occurred, you will be given the opportunity to do so
- We will work with you to offer you a range of financial options suiting your personal circumstances to help you make a decision that suits you and your family
- We will work with you to minimise any disturbance to you and your family
- You will be involved every step of the way in designing the new homes and neighbourhood, from the layout of new flats to the design of open spaces
- You will receive compensation for having to move home and the Council will reimburse you for the costs of moving

We will make sure that all leaseholders get a fair deal from the regeneration of council housing estates.

When will I be told what is happening to my estate?

The Council will be open and transparent with residents when it is considering developing plans for the regeneration of an estate. This is not only to allow people as much time as possible to plan, but also so that all residents can be involved in the design of new homes and other new facilities such as play spaces and landscaping.

Where the Council is considering demolishing some homes in order to deliver the maximum benefit from estate regeneration, then we will discuss the available options with residents.

Where a proposed scheme is large, for example building over 150 homes and demolishing existing council homes, the Council will carry out a ballot of all estate residents. If a majority of the residents who vote are in favour of the proposals, then

regeneration will proceed. For more information on ballots please see the separate leaflet.

The timing of when the Council will start looking to acquire leaseholder properties on an estate will be linked to the regeneration programme for that estate. We will keep you informed of progress on the regeneration programme to enable you to plan ahead.

Your sale options as a resident leaseholder

If you own your home on a Camden Council estate, and we need to purchase it either to demolish it or to refurbish it, you will have a number of options. These depend upon whether you are a resident (living in the property) or non-resident leaseholder.

In order to qualify for the options for resident leaseholders, you will need to prove that you bought and have lived in your home for at least 12 months before taking up one of the options available to you.

If you are a non-resident leaseholder, we have a separate booklet outlining the options available to you, and your rights and responsibilities for any private tenants living in the home.

Option 1 - Sell your home to Camden Council

If you wish to sell your home to Camden Council, we will pay full market value plus 10% for your home as negotiated and agreed between valuers acting for the Council and you. The 10% will represent your statutory home loss payment. This will only be paid to you once.

In this circumstance you will be responsible for finding alternative accommodation to move to once you have sold your home.

Option 2a – Equity ownership on the new development

If you are a resident leaseholder, you are eligible for equity ownership of a newly built home on your new estate once it is redeveloped. As a resident leaseholder you can apply to purchase a new property with the same number of bedrooms as you currently own. If you are currently under occupying, you may be eligible for a smaller home.

Equity ownership means re-investing the full value of your current property plus your home loss payment into a new build home. The newly built homes are likely to cost more than the value of the sale of your current home. Equity ownership means that the difference in value (between your current and the new home) will be retained by

the Council. The Council will register a charge on the unsold equity on the new property, but you will not pay any additional rent or interest payments on the share that you didn't buy. This share would not need to be repaid until you choose to sell the property at a future date.

As a leaseholder on the new estate you will be responsible for all the service charges, and these may change or increase from your existing property. If you currently have a mortgage, you will need to renew or replace this mortgage, so that you can put the full market value of your existing property into the new property.

Example:

	Amount	Equity Percentage
Payment for existing home		
Value of existing home	£300,000	
Home loss at 10%	£30,000	
Leaseholder receives	£330,000	
Payment for new homes		
Total market value of new home	£400,000	100%
Leaseholder pays	£300,000	82.5%
Investment of home loss	£30,000	
Shared retained by Camden	£70,000	17.5%
At point of future resale (house prices increase)		
Future value of home	£500,000	100%
Leaseholder receives	£412,500	82.5%
Camden receives	£87,500	17.5%
At point of future resale (house prices decrease)		
Future value of home	£300,000	100%
Leaseholder receives	£247,500	82.5%
Camden receives	£52,500	17.5%

You must invest the full amount of your home loss payment.

You will be able to purchase additional percentage shares of the property at any point, including at the outset, based on the market value of the home at that time.

Option 2(b) – purchase through the London Help to Buy scheme

This is similar to Option 2a above, however on some properties you may be able to receive national government help-to-buy funds to increase your equity share of the property. In this option you have the opportunity to invest the proceeds of the sale of

your home to Camden Council (at market sale value plus 10%) in a new build home on the estate or anywhere else that is part of the London Help to Buy scheme.

Camden Council will support you to access information and disturbance costs advice to proceed with a Help to Buy process.

Help to Buy – please note that this is a national scheme that might be withdrawn as a result of a change in Government policy in which case Camden Council would not be required to provide an alternative scheme offering the same benefit.

Benefits of shared equity home ownership

Investing in a shared equity home means you will:

- Be able to stay or return and continue living on your estate – even if you can't afford to buy a new home outright
- Live in a warm, modern and high quality property which you will have the opportunity to be involved in the design of
- Be financially compensated – you will receive full market value for your existing home plus an extra 10% home loss payment
- Benefit from any increase in value if you choose to sell your home – but remember that values can go down as well as up
- Have the security of having Camden Council as your equity partner – a financially secure, regulated local authority

When is the value of my home determined?

If you are simply selling your home to the Council and not taking up the equity exchange, then the valuation will take place when you seek to proceed to sell your home or when the Council seeks to acquire your home. If you wish to take up Option 2(a) and exchange your existing home for a new home, then both existing and new homes will be valued at the same point in time; unless you are otherwise notified, then this point in time will coincide with the Council securing planning permission for the regeneration of your estate.

Properties will all be valued by a Royal Institute of Chartered Surveyors (RICS) valuation surveyor instructed by Camden Council. You are also entitled to instruct a surveyor if you would like a second opinion. The Council will pay for you to have your own independent legal and valuation advice as part of this process, to support you in ensuring you obtain a fair deal. Any costs associated with the surveying and selling of your home will be reimbursed by the Council.

To reach a valuation figure, the surveyor instructed by the Council will carry out detailed research of the local property market and analyse sales information from comparable properties. The figure offered to you is known as the market value based on the price it is believed your property would achieve if it were to change between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and having reasonable knowledge of the relevant facts. The valuation reflects the value of your property at the time of valuation and assumes that you will not be better off or worse off than before the regeneration proposals. Most valuations are valid for three months.

If you do not agree with the valuation the Council can pay for your own surveyor to carry out a further valuation. Please keep in mind that the surveyor must be a member of the RICS. If there is any difference between the valuation figures, the two surveyors will negotiate and normally reach an agreement to produce a final valuation. In most similar cases to-date an agreement has been reached at this stage.

Will I be able to choose my new home?

The Council will work with residents on an estate to develop a way to allocate the new build homes fairly to tenants and leaseholders. This will take into consideration any special needs and would likely factor in how long you have been living on the estate.

Support to find a temporary home

If you wish to purchase a new home on your estate and return once the redevelopment has occurred, the Council will provide support to you in finding alternative accommodation during the redevelopment if this is required. Ideally you will be able to move straight from your current to a new home, but this will be dependent on the phasing of the development.

Support to find temporary accommodation does not include access for leaseholders to bid for Camden Council properties as accommodation during the redevelopment. The rent and cost of living in a temporary home, from the point of moving out of your existing home to moving into your new home, will be your responsibility.

Leaseholders facing significant hardship

In exceptional circumstances, you could choose to become a social housing tenant either in the regeneration scheme or another part of the borough. This would only apply where you are experiencing severe hardship or are unable to choose any other option.

The Council will offer 25% of the full property value to you in return for facilitating the swap to a secure tenancy as set by Government guidelines.

Costs of moving and buying a new home

In addition to a statutory home loss payment, you are entitled to disturbance payments representing the costs of moving. You will be able to claim back any reasonable costs associated with your move including:

- legal, surveyor and mortgage fees associated with cost of selling your home
- removal expenses
- legal fees associated with the cost of buying a new home within 12 months of selling your existing home
- stamp duty arising from the costs of buying a new home
- surveyors and survey fees associated with buying a new home
- costs of special adaptations to a new home to make it suitable for your health needs (this may need to be confirmed through a health assessment)

Where you are required to move into a temporary home whilst your new home is built, the Council will pay the costs of two moves but these costs will need to be agreed with the Council in advance.

Can I pass the shared equity property on?

You would be able to purchase an equity stake as tenants in common. This may apply where spouses wish to purchase together or where an adult son or daughter lives with you. Each circumstance would be assessed individually. However, there will be no succession rights to the equity share after the initial transaction.

Can I sub-let the shared equity property?

No, the Shared Equity Ownership property cannot be sublet as the properties receive subsidy and are meant to be used as homes and not investments.

Will I have to pay a service charge in my new home?

Yes – a service charge will be payable. It is a contribution toward the cost of services, maintaining and managing the buildings and the estate. Even if you only own 50% of your shared equity property you will still pay all the service charge attributable to your home.

Can Camden Council buy my property back earlier?

Currently early buybacks are not being considered by Camden Council. Should this situation change, this will be communicated to all resident leaseholders.

How do I sell the shared equity property?

Should you decide to sell your property you are required to offer Camden Council the opportunity to purchase the property from you at the current market value. If it is not possible for the Council to purchase your property, you will be able to sell it on the open market. When you sell the property, you only receive the percentage of the total value that you own and the Council would receive its percentage share.

What if I do not want to sell my existing home?

It is Camden Council's intention to work with every household to make sure that people get an offer and an option that works for them. When an agreement can't be reached, the Council has the power to buy land and property despite the owner not wanting to sell – this is called compulsory purchase. This will only be used as a last resort.

If an agreement cannot be reached, the Council will seek a Compulsory Purchase Order (CPO) which, if confirmed by the Secretary of State, will entitle the Council to enter and take possession of your property, leaving the level of compensation to be settled later. If necessary, a reference may be made to the Lands Tribunal, an independent body with the power to determine the amount of compensation payable for property compulsorily purchased.

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- **Right to Stay and Right to Return** - Camden tenants will not be moved out of the borough during regeneration and will be given priority on new council flats built. If tenants choose to stay, they will be guaranteed a home on the new estate at a social rent level with the same tenancy conditions as they have now. A housing needs assessment will ensure tenants are provided with a new home that meets their requirements whether that is wheelchair accessibility or other adaptations or more bedrooms to address overcrowding. If they move away during regeneration, they will have a right to return, unless they move into another home newly built by Camden.

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 - Social rented housing,
 - Camden Living Rent,
- **Placeshaping** - As part of CIP we will also improve the wider area and as part of schemes deliver high quality new community facilities, where required.
- **Funding our building programme** - We will only build private homes to fund regeneration. All of the money raised from sales or from private renting homes through the Camden Collection will be redistributed into the building of new council and Living Rent homes, other community facilities as part of CIP or used to help fund improvements to existing council homes through our Better Homes Programme.

- **Ballots** - We will ballot residents on any estate regeneration proposals that involve the demolition of existing social rent homes and the construction of over 150 homes to ensure that everyone understands and agrees with the offer that the Council is making to them, which will be in line with the Camden People's Regeneration Pledges.

Getting more information

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Add CIP website address

Camden's Community Investment Programme

INFORMATION FOR NON-RESIDENT LEASEHOLDERS

Estate Regeneration Gospel Oak and Haverstock

What regeneration means for you – non-resident leaseholders

Camden People's Regeneration Pledge for non-resident leaseholders – key points

- You will be compensated for loss of your property at market value plus a statutory compensation
- You will receive compensation for having to move home and the Council will reimburse you for the costs of moving

We will make sure that all leaseholders get a fair deal from the regeneration of council housing estates.

If you own your home on a Camden Council estate but do not live in it, and we need to purchase it either to demolish it or to refurbish it, then this leaflet is relevant to you.

If you are a resident leaseholder (that is you live in the home that you own on a Camden Council estate), then we have a separate booklet outlining the options available to you.

When will I be told what is happening to my property?

The Council will be open and transparent with residents and property owners when it is considering developing plans for the regeneration of an estate. This is not only to allow people as much time as possible to plan, but also so that all non-resident leaseholders can give plenty of time to private tenants of leaseholders to make future living arrangements.

Where the Council is considering demolishing some homes in order to deliver the maximum benefit from estate regeneration, then we will discuss the available options with residents.

Where a proposed scheme is large, for example building over 150 homes and demolishing existing council homes, the Council will carry out a ballot of all estate

residents. If a majority of the residents who vote are in favour of the proposals, then regeneration will proceed.

Acquisition of homes to facilitate regeneration

If your property needs to be demolished to facilitate wider regeneration, then as a non-resident leaseholder, the Council will seek to buy back your current property at an open market value and you will receive an additional 7.5% basic loss payment if it has not been your principal home for at least 12 months. If you were resident within the last 12 months but are no longer, you may be entitled to 10% payment instead of 7.5%.

You will also be eligible for disturbance payments to cover the costs associated with the sale of your property to the Council and your onward purchase of a new property. You must, however, buy a new property within 12 months of selling your existing home to the Council in order to be able to claim costs of such onward purchase. You can seek to purchase a new home on the redeveloped estate, however this will be sold to you at its full market value and you are not entitled to any discounts.

The timing of when the Council will start looking to acquire leaseholder properties on an estate will be linked to the regeneration programme for that estate. We will keep you informed of progress on the regeneration programme to enable you to plan ahead.

Private tenants of a non-resident leaseholder

If you are a non-resident leaseholder who has private tenants living in the home that you own, you are responsible as their landlord. When you sell your home to the Council, you will need to give your private tenants notice and then provide an empty property to the Council.

As a private landlord you will be required to give up your property empty when you sell it back to the Council. This is called Vacant Possession. It is therefore very important that you properly terminate the tenancy agreement with your tenant and that you keep them informed of the timescale of selling your property back to the Council, so that your tenant can make alternative arrangements for their housing. If you are using a standard Assured Shorthold Tenancy Agreement, you must give your tenant 2 months' notice. You may wish to take advice from your Solicitor as to how to do this.

The Council will work with you and your tenants to give all of you adequate time to plan and move. The Council will not be able to provide accommodation for your

tenants, however they are encouraged to engage with community liaison officers on your estate and the Council's housing options team to discuss their options if they have any concerns.

When is the value of my home determined?

The valuation of your home will take place when you seek to proceed to sell your home or when the Council seeks to acquire your home.

Properties will all be valued by a Royal Institute of Chartered Surveyors (RICS) valuation surveyor instructed by Camden Council. You are also entitled to instruct a surveyor if you would like a second opinion. The Council will pay for you to have your own independent legal and valuation advice as part of this process, to support you in ensuring you obtain a fair deal. Any costs associated with the surveying and selling of your home will be reimbursed by the Council.

To reach a valuation figure, the surveyor instructed by the Council will carry out detailed research of the local property market and analyse sales information from comparable properties. The figure offered to you is known as the market value based on the price it is believed your property would achieve if it were to change between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and having reasonable knowledge of the relevant facts. The valuation reflects the value of your property at the time of valuation and assumes that you will not be better off or worse off than before the regeneration proposals. Most valuations are valid for three months.

If you do not agree with the valuation, the Council can pay for your own surveyor to carry out a further valuation. Please keep in mind that the surveyor must be a member of the RICS. If there is any difference between the valuation figures, the two surveyors will negotiate and normally reach an agreement to produce a final valuation. In most similar cases to-date an agreement has been reached at this stage.

What are the costs of moving and buying a new home?

In addition to a statutory basic loss payment, you are entitled to disturbance payments representing the costs of moving. You will be able to claim back any reasonable costs associated with your move including:

- legal, surveyor and mortgage fees associated with the cost of selling your home
- removal expenses
- legal fees associated with the cost of buying a new home within 12 months of selling your existing home

- stamp duty arising from the costs of buying a new home
- surveyors and survey fees associated with buying a new home
- costs of special adaptations to a new home to make it suitable for your health needs (this may need to be confirmed through a health assessment)

Can Camden Council buy my property back earlier?

Currently early buybacks are not being considered by Camden Council. Should this situation change this will be communicated to all leaseholders.

What if I do not want to sell my existing home?

It is Camden Council's intention to work with every household to make sure that people get an offer and an option that works for them. When an agreement can't be reached, the Council has the power to buy land and property despite the owner not wanting to sell – this is called compulsory purchase. This will only be used as a last resort.

If an agreement cannot be reached, the Council will seek a Compulsory Purchase Order (CPO) which, if confirmed by the Secretary of State, will entitle the Council to enter and take possession of your property, leaving the level of compensation to be settled later. If necessary, a reference may be made to the Lands Tribunal, an independent body with the power to determine the amount of compensation payable for property compulsorily purchased.

The Camden People's Regeneration Pledges

- **Building more social homes** - There will be no net loss of council homes in Camden - more council homes will be built under the Community Investment Programme (CIP) as well as new Living Rent homes for key workers and families on low incomes.
- **Right to Stay and Right to Return** - Camden tenants will not be moved out of the borough during regeneration and will be given priority on new council flats built. If tenants choose to stay, they will be guaranteed a home on the new estate at a social rent level with the same tenancy conditions as they have now. A housing needs assessment will ensure tenants are provided with a new home that meets their requirements whether that is wheelchair accessibility or other adaptations or more bedrooms to address overcrowding. If they move away during regeneration, they will have a right to return, unless they move into another home newly built by Camden.

- **A fair offer for leaseholders** - Leaseholders will be compensated for loss of their property at market value plus a statutory compensation. If resident leaseholders wish to buy into the new scheme, where the new property is more expensive than the sale price of their existing home, they will be able to do so by means of a shared equity option. Thereafter, homes for sale will be marketed first to local people and key workers.
- **Support to move** - To reduce disruption to individuals and families, residents will receive financial compensation and paid reasonable disturbance costs.
- **Community-led regeneration** - Camden believes that estate regeneration schemes should proceed only with the support of the majority of estate residents. Camden is committed to ensuring that residents have a continuing opportunity to feedback and have their voice heard on schemes – this includes opportunities to say whether they think schemes should proceed.
- **Designing your new home and neighbourhood** - Tenants and resident leaseholders will be involved every step of the way in designing their new homes and neighbourhoods, from the layout of new flats to the design of open spaces. We are committed to working together to design schemes and to involve estate residents in all aspects of developing new homes, so they are designed by residents, for residents.
- **Protecting our vibrant and mixed communities** - The private development market is failing Camden. Camden has to step-in. As a direct builder we can do more than other developers by prioritising council housing and social benefit. We are creating developments to maintain Camden's unique social mix and ensure the borough remains a place for everyone. Camden will deliver more than other developers can and prioritise:
 - Social rented housing,
 - Camden Living Rent,
- **Placeshaping** - As part of CIP we will also improve the wider area and as part of schemes deliver high quality new community facilities, where required.
- **Funding our building programme** - We will only build private homes to fund regeneration. All of the money raised from sales or from private renting homes through the Camden Collection will be redistributed into the building of new council and Living Rent homes, other community facilities as part of CIP or used to help fund improvements to existing council homes through our Better

Homes Programme.

- **Ballots** - We will ballot residents on any estate regeneration proposals that involve the demolition of existing social rent homes and the construction of over 150 homes to ensure that everyone understands and agrees with the offer that the Council is making to them, which will be in line with the Camden People's Regeneration Pledges.

Getting more information

This booklet is a continuation of our conversations with all residents – not the end. It does not provide all the details you will need to make an informed decision about your options and does not include the detail about the proposals for your estate.

We hope this booklet helps address some initial questions or concerns that you may have regarding the process of estate regeneration. If you have any further questions, please do not hesitate to contact the CIP development and community engagement team for your estate.

Add CIP website address

APPENDIX E

LOCAL LETTINGS PLAN
for
Wendling Estate, St Stephen's Close and Bacton Phase 2
(Gospel Oak)

1. Aims of the Local Lettings Plan

1.1 The aims of this Local Lettings Plan are to:

- ensure that the historic lettings commitments for the Bacton Estate are upheld;
- ensure existing residents of Wendling Estate and St Stephen's Close (the Wendling Estate) are able to share the benefits of building new homes;
- encourage the continued development of a mixed, stable and sustainable community on the Wendling Estate; and
- enable the redevelopment of the Wendling Estate by providing an initial decant opportunity for residents into new homes built as part of Bacton Phase 2.

1.2 This Local Lettings Plan takes into account and then supersedes the existing Local Lettings Plan for the Bacton Estate (*12 June 2012*).

1.3 Any Council tenant choosing to move away from the Wendling Estate temporarily should note that Camden Housing Allocation Scheme (2018) could change in the future before the development is completed, and if there are any changes these may contradict the terms in this Local Lettings Plan. Where this happens, the future Allocations Scheme would take precedence.

2. Letting arrangements – eligible and priority groups for new homes

2.1 Council tenants who have been temporarily decanted from the Bacton Estate will be given priority for new council rent homes built as part of Bacton Phase 2.

2.2 A first phase of development will be identified for the Wendling Estate redevelopment. Council tenants living in this first phase of the existing Wendling Estate will have priority for the remaining council rent homes in Bacton Phase 2 development.

2.3 If there are any remaining council rent homes at Bacton Phase 2 after council tenants listed in 2.1 and 2.2 above have been accommodated, then other council tenants of the Wendling Estate and St Stephen's Close will take

priority. This would be before the new Bacton Phase 2 homes are made available to those on the housing register through the London Borough of Camden's Choice-based Lettings system.

2.4 Council tenants of the Wendling Estate and St Stephen's Close will have priority for lettings of new council rent homes developed at the Wendling Estate.

2.5 Council tenants, whose homes will be redeveloped, will have the option to bid for council properties elsewhere in the borough and will be awarded additional points to enable bidding through the Choice Based Lettings system, in accordance with the Council's Housing Allocations Scheme (2018). If they move to another newly built home by Camden Council (such as at Bacton Phase 2), then their move will be permanent; if they move to any other existing council home within the London Borough of Camden, then they will retain the option to return to a newly built home within the redeveloped Wendling Estate, but can only do so where there are council rent homes available that meet their assessed bed need (which may have changed since they first moved away).

3. Allocations Criteria

3.1. All tenants regardless of whether they are Bacton tenants returning to Phase 2 or tenants from the Wendling Estate and St Stephen's Close will be required to complete an online housing application form and co-operate with the verification process.

3.2. Unless otherwise stipulated in this Local Lettings Plan, the assessed bed need will be calculated in accordance with the bed standard set out in the Council's Housing Allocations Scheme in place at the time of the programme. Please refer to Camden's website for the most recent Housing Allocations Scheme.

3.3. As all households on the Wendling Estate and St Stephen's Close would be required to move as a consequence of regeneration, then in accordance with the Council's Housing Allocations Scheme 2018, council tenant households shall be entitled to bid for a home of the size they require (as defined by Camden's Housing Allocations Scheme 2018) with the following exceptions:

- households currently occupying bed-sit or studio accommodation will be entitled to bid for 1-bedroom properties;
- Council Tenants from larger properties will be able to downsize to a property one bedroom more than they need, regardless of age, unless the Council is also housing with them in their new home their adult children, in

which case they will be offered housing based on their assessed bed need; and

- households who require a wheelchair accessible home, as confirmed through a medical assessment, will be allocated a wheelchair accessible home.
- 3.4. Tenants who downsize from a larger property may also be eligible for a payment from the Tenants Option Fund in accordance with the guidance in place at the time of the programme. Please refer to Camden's website for the most recent information on downsizing and Tenant Option Fund payments.
- 3.5. If an adult child is rehoused independently then you may not be eligible to receive a downsize payment. Please refer to Camden's website regarding downsizing payments.
- 3.6. Adult children who are opting to move out of the existing family home as part of this process will not be eligible for any newly built homes and will not have the option to return to the Wendling Estate.

4. New Lettings - Process

- 4.1 A Housing needs assessment survey for all eligible council tenants will take place during the masterplanning process to ensure that the design of the new homes can accommodate the existing housing needs of council tenants. Where necessary this will include consideration of any medical factors that may have a bearing on the type of home allocated or a tenant can bid for.
- 4.2 Verification of eligibility will take place for each household prior to any allocations taking place.
- 4.3 Allocation of new homes in Bacton Phase 2 to those former Bacton Estate tenants wishing to return to the Bacton Estate will take place outside of the Choice Based Lettings system. They will be given first preference for the available council rent homes on Bacton Phase 2 based on their assessed bed need and the time they have lived on the estate. This will take place prior to any decanting from the Wendling Estate.
- 4.4 The Council will work with Council tenants to match households to the new homes for each decant phase on a phase by phase basis. Where any individual property is over-subscribed, then priority will be given to the household that has been living on the Wendling Estate for the longest.

4.5 Decants of Council tenants from the Wendling Estate and St Stephen's Close to Bacton Phase 2 and thereafter to new homes on the Wendling Estate will take place outside of the Choice Based Lettings system. These decants will take place on a phased basis with priority for new homes in any one phase given in the following order, based on the circumstances at that time of the households to which this Local Lettings Plan applies:

- 1) those living in the next phase of homes to be demolished;
- 2) households that have agreed to move elsewhere on the Wendling Estate to an existing home to facilitate an earlier phase of development;
- 3) households that the Council has required them to move away from the Wendling Estate to enable the phasing of redevelopment and who wish to return (excepting those that have moved into a Camden Council new build home elsewhere);
- 4) households who need to move due to medical reasons and their home it is no longer reasonable to occupy or causing hardship
- 5) other households in later development phases;
- 6) households who have opted to move away from the Wendling Estate during construction work and wish to take up their option to return (excepting those that have moved into a Camden Council new build home elsewhere);;
- 7) homeless households living in temporary accommodation to be prioritised for 20% of any residual new homes via Choice-based Lettings; and finally
- 8) advertised on the Choice Based Lettings system.

4.6 Wheelchair homes will be ring-fenced for those who are eligible for wheelchair housing and direct allocation offers will be made. If there are more new wheelchair homes built than are required by residents on the Wendling Estate, then the remaining wheelchair homes will be advertised on the Choice Based Lettings system.

5. Void Management during Redevelopment

5.1 For the period of the development (from the point at which decanting commences until all existing homes have been demolished), vacancies arising within the Wendling Estate (both secure tenant and leasehold buy back properties) shall be ring-fenced in the first instance to assess whether they can be used to facilitate the redevelopment process. If they are not immediately needed to facilitate decanting, then these void homes will be considered for the following uses in order of priority:

- 1) temporary accommodation;

- 2) community engagement purposes, such as a quiet place away from construction works;
- 3) leasing to Camden Living to rent out on an assured shorthold tenancy at a discount rent and in first instance made available to private tenants on the Wendling Estate (if they are eligible);
- 4) leasing to Camden Living to rent out on an assured shorthold tenancy at market rent and in first instance made available to private tenants on the Wendling Estate; and
- 5) property guardians.

6. Other New Homes in the Gospel Oak Area

- 6.1 If the Council decides to build other new council rent homes in the Gospel Oak and Haverstock area at the same time as redevelopment of the Wendling Estate takes place then, council tenants on the Wendling Estate will be given priority for these other new homes in the local area alongside other local residents moving due to estate regeneration, before such homes are advertised more widely through the Choice Based Lettings system. Any council tenant moving to one of these other newly built homes in the local area would lose their option to return to the Wendling Estate.

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APPENDIX F

Sustainability and urban design review

Wending Estate and St Stephens Close | 29th April 2019

Page 85

Job name

Wendling Estate and St Stephens Close

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Urban design criteria	18
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Introduction

The Wendling Estate and St Stephens Close has been undergoing a series of residents' consultations on the lead up to a ballot vote. To assist in the decision making process and determine which options should be put forward to Cabinet, we have put together a range of sustainability and urban design criteria to assess the developments against. This criteria has been used in this report to help inform which options are recommended.

How the assessment criteria were formed

The separate sustainability and urban design criteria are designed to set out good practice and affordable principles that can be readily adopted, rather than define absolute best practice. A matrix has been developed using the criteria to allow future comment against the low, medium and high interventions.

In some instances it has not been possible to assess the interventions against the criteria set. This is because the scheme is at an early stage pending more detailed design. Where this is the case it has been noted in the commentary.

Sustainability

The sustainability criteria aim to take a holistic approach to design under broad headings including: energy efficiency, wellbeing, open space and

buildability. Where possible the criteria are specific and measurable to allow for appraisal against each interventions.

Urban design

Using the Building for Life criteria the more qualitative design criteria can be reviewed against each intervention in a more standardised way.




How the interventions have been reviewed

This report has been generated following a site visit to Wendling Estate, discussions with the community liaison, Camden and Metropolitan Workshop. Therefore, the commentary aims to take a balanced approach based on observations, a site visit and discussions with design team.

We have assumed that any new build or refurbishment works carried out would meet applicable standards (such as space standards, secured by design, overheating, daylight/sunlight and microclimate), as well as statutory and regulatory requirements at the time of development.

Throughout the report we have used a traffic light system and commentary to review each intervention against the sustainability and urban design criteria set.

The traffic light system indicates the following:

-  *The intervention is deemed to meet the criteria set, or has the potential to as the designs become more detailed.*
-  *Not enough information is available at this stage to assess the intervention.*
-  *The intervention is deemed not to meet the criteria set.*

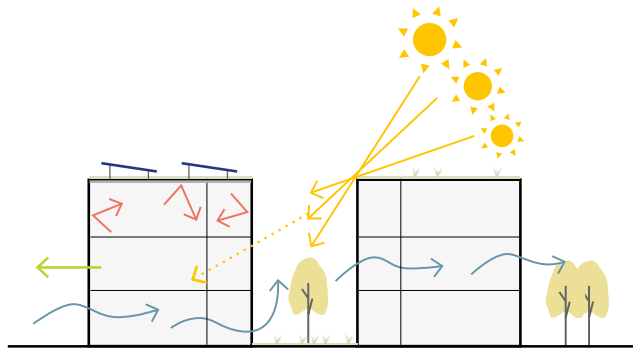
We have not sought to quantify the assessment nor weight any of the criteria. This report is designed to be read from a holistic point of view, whereby the intervention option meeting the most criteria can be considered to out-perform the other proposed interventions.

Sustainability criteria

Energy efficient homes			
Measurable Criteria	Low interventions	Medium interventions	High Interventions
<p>Carbon emission reductions Does the scheme allow for energy efficient homes?</p> <p><i>A 35% reduction in CO₂ emissions, with 10% reduction through the fabric energy efficiency for residential properties and 15% reduction for non-domestic properties – this is in line with the Draft London Plan.</i></p>	<p>X</p> <p>It is assumed that the existing homes will not be upgraded as part of the Planned Works Programme 2019-2024.</p> <p>Building fabric To meet London’s overarching carbon reduction commitments the homes would likely need significant fabric upgrades. This would include retrofitting external walls, roofs and floors, replacing windows, improving ventilation and upgrading the heating system.</p> <p>Systems The condition and efficiency of the communal heat network is unknown, however, it is understood that the main plant was replaced in 2012/13 with links made to the Royal Free Hospital and neighbouring estates.</p> <p>It would be incredibly disruptive to residents if work needed to be carried out on the distribution network across the whole estate.</p> <p>It is understood that residents are billed as part of their rent and therefore are less likely to be affected by fuel poverty.</p> <p>Renewables It is likely that renewable energy systems such as solar panels (photovoltaics) could be retrofitted to some of the flat roofs, with energy fed back into the landlords supply.</p>	<p>X</p> <p>As with the low interventions existing homes are unlikely have their fabric and systems upgraded. The existing dwellings would require significant thermal upgrades to bring them in line with a new build.</p> <p>The new infill buildings would have the potential to meet or exceed current Building Regulations Part L with their fabric, systems and renewable energy provision.</p> <p>Extending or providing a new heat network could prove technically challenging where some buildings have existing distribution retained.</p> <p>It is likely that photovoltaic panels could be installed across the new and existing dwellings, pending surveys of existing structure and roof capacity.</p> <p>Overall is unlikely that the number of new homes would compensate for the carbon emissions of the existing dwellings.</p> <p>It is deemed that the medium interventions would preclude the existing homes being energy efficient, due to the significant interventions required, likely disruption to residents and capital cost to complete the refurbishments.</p>	<p>✓</p> <p>The development would likely target Draft London Plan carbon emission reduction targets in order to comply with planning policy.</p> <p>Building fabric Homes could be built to new highly efficient fabric standards to meet a 10% reduction in CO₂ emissions.</p> <p>Systems With the demolition of existing buildings and the scope to plan for energy efficient building services in the new buildings, homes could be connected to a more efficient communal heat network.</p> <p>Renewables Under the high interventions there would be scope to explore a number of renewable technologies on site.</p> <p>While it is not possible to determine that the scheme would achieve a 35% reduction in CO₂ emissions at this stage - there would be opportunity to do so in the high intervention scenario.</p>

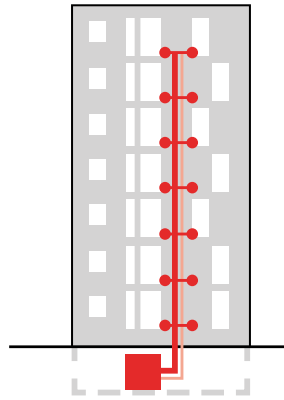
The new infill buildings would have the potential to meet or exceed current Building Regulations Part L with their fabric, systems and renewable energy provision.

It is deemed that the low interventions would preclude the existing homes being energy efficient, due to the significant interventions required, likely disruption to residents and capital cost.



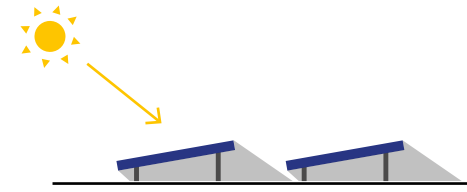
1

Building fabric
Be Lean



2

Systems
Be Clean



3

Renewables
Be Green

Measurable Criteria	Low interventions	Medium interventions	High Interventions
<p>Insulation Will the scheme use a fabric first approach?</p> <p><i>Fabric first principles to reduce heating demand with the following suggested u-values targeted:</i></p> <ul style="list-style-type: none"> • External walls - 0.16-0.14 W/m².K • Floors - 0.12-0.10 W/m².K • Roofs - 0.12-0.10 W/m².K • Party walls - 0.0 W/m².K • Windows - 1.3-1.4 W/m².K • G-value - ~0.4-0.6 • Doors - 1.0 W/m².K • Air permeability - 3m³/h.m² @50Pa (where MVHR is used) or 5m³/h.m² @50Pa (where no MVHR). • Thermal bridging – Accredited construction details or equiv. 	<p>X</p> <p>The thermal properties of the existing fabric is unknown, it is noted that the construction types also vary between blocks.</p> <p>It would appear that the tower is likely to experience greater heat loss due to the large glazing areas, and therefore higher heating loads. The other blocks will also experience additional heat loss though their overhangs and terraces. Due to the age of the development there is also likely to be significant thermal bridges along floor and roof lines and around windows.</p> <p>It is highly likely that the existing homes are leaky in terms of their airtightness due to the era of construction. The double glazed windows are likely to provide a level of thermal performance.</p> <p>There is little or no opportunity to take a fabric first approach on the retained homes without a significant programme of refurbishment. This will have cost implications and likely to disrupt residents. While some thermal bridges may be able to be lessened, it unlikely that all will be eliminated.</p> <p>The design of the new infill homes would have the opportunity to take a fabric first approach during detailed design.</p>	<p>X</p> <p>As with the low interventions the existing building fabric is poor performing by modern standards and not planned to be upgraded as part of the works.</p> <p>While the design of the new infill homes would have the opportunity to take a fabric first approach, there would be a distinct split between new and old in terms of fabric performance.</p>	<p>✓</p> <p>Homes could be built to new highly efficient fabric standards. It is expected that Building Regulations Part L calculations will be carried out during detailed design stage. This will ensure the building meets regulatory and statutory energy efficiency targets.</p>

Measurable Criteria	Low interventions	Medium interventions	High Interventions
<p>Natural ventilation Does the scheme provide good natural ventilation to reduce condensation and mould?</p> <p><i>To promote effective ventilation take all reasonable steps to avoid single aspect homes; in particular those that are north facing or exposed to undue noise or poor external air quality. West or south facing single aspect homes of any size should only be permitted where it can be demonstrated that they are not at risk of overheating.</i></p> <p><i>Provide a variety of window opening options in each home to allow controlled purge ventilation through smaller and larger openings or doors. Ensure background ventilation is adequately provided.</i></p>	<p>X</p> <p>It would appear that the homes are, on the whole, not dual aspect from a ventilation point of view. While some homes appear to have external walls and windows on opposing sides of the building, the layout of internal partition walls and change of level appears to block airflow.</p> <p>Currently many of the residents have noted they experience condensation and mould. Having externally visually reviewed the dwellings, it would appear that trickle vents have been provided in windows for background ventilation. Extract fan terminals for bathrooms and kitchens have not been observed, indicating there could be a lack of ventilation to these rooms. Multiple window openings per room allows for purge ventilation.</p> <p>It is not clear why residents are experiencing condensation or mould. However, there can typically be a number of contributing factors such as: lack of moisture extract from kitchens and bathrooms, maintenance of external drainage, poor user understanding of ventilation systems (not using extract fans, keeping trickle vents closed, not opening windows), thermal bridges in the built fabric, and general poor performance of fabric.</p> <p>Further investigation would be required to determine whether the condensation and mould could be eliminated in homes. Where homes are not currently dual aspect is unlikely that the plans could be altered to make them dual aspect.</p>	<p>X</p> <p>As with the low interventions the existing homes suffer from single aspect ventilation and the poor building fabric and ventilation is likely to contribute to mould around windows.</p> <p>Any new build interventions made would only benefit the new dwellings.</p>	<p>✓</p> <p>The new homes are required to meet Building Regulations Part F, thereby providing adequate purge and background ventilation.</p> <p>It is not clear from the current designs which dwellings are dual or single aspect, however, the complete rebuild provides the greatest opportunity to include dual aspect dwellings. We would expect this to be developed at the next stage. The recommendation is to make as many homes as possible dual aspect with meaningful openings on opposing walls.</p> <p>We also recommend that homes are tested for overheating during detailed design stage.</p> <p>While it is too early to determine whether the design includes for good natural ventilation, the high intervention provides the greatest opportunity to reduce the likelihood of mould and condensation.</p>

Measurable Criteria	Low interventions	Medium interventions	High Interventions
<p>Acoustics Will the scheme minimise nuisance noise?</p> <p><i>Achieve airborne sound insulation values that are at least 5dB better than (above) Building regulations Part E, and impact sound insulation values that are at least 5dB better (lower).</i></p>	<p>X Residents have not specifically noted if they experience noise disturbance from their neighbours through party walls and outside in courtyards. It is not known whether any residents are affected by noise from the railway to the north.</p> <p>It is assumed that the existing homes will not be upgraded as part of the Planned Works Programme 2019-2024, and therefore no upgrades will be made to improve acoustics.</p>	<p>X As with the low interventions existing homes are not expected to be upgraded within the next five years.</p> <p>Any new build interventions made would likely only benefit the new dwellings.</p>	<p>✓ The new homes have the potential to receive better sound insulation between dwellings and to the outside.</p> <p>Should noise from the railway be considered an issue there is potential to review mechanical ventilation solutions under the high interventions.</p> <p>While it is too early to determine whether the design will include for an improvement in sound insulation, the high intervention provides the greatest opportunity to do so.</p>
<p>Water Does the scheme reduce water consumption?</p> <p><i>Low flow fixtures and fittings should be installed in all new homes to reduce water consumption to 105 litres/person/day for internal potable water consumption.</i></p> <p><i>Each home to have its own water meter to ensure residents only pay for what they use.</i></p>	<p>X As homes will not be upgraded as part of the Planned Works Programme 2019-2024, it is unlikely that kitchens and bathrooms will be upgraded. Therefore, potable water consumption is unlikely to be reduced where the current fixtures and fittings remain.</p>	<p>X There will be a distinct split between those in existing dwellings with their current fixtures and fittings, and those in new dwellings where water consumption can be reduced through the installation of new fixtures and fittings with lower flow rates.</p>	<p>✓ Building Regulations Part G requires all new homes to install low flow fixtures and fittings to reduce internal water consumption to 120l/p/d. The GLA has opted-in to the lower water consumption rate, requiring all new dwellings to reduce water consumption to 105l/p/d through planning policy.</p> <p>Therefore, we would expect all new homes to achieve the lower water consumption rate.</p>

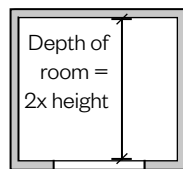
Wellbeing

Measurable Criteria	Low interventions	Medium interventions	High Interventions
<p>Daylight Does the scheme allow for good daylighting to homes?</p> <p><i>Provide daylight calculations in line with British Standard (BS) 8206:2008 for habitable rooms to a sample of dwellings, including all 'worst case' living spaces and bedrooms. The minimum targets for average daylight factors (ADF) required by BS 8206:2008 should be used as a benchmark for understanding variation across the site.</i></p>	<p>✓ The generous window areas in the tower are likely to provide good daylight to the homes. Due to the mix of plans and changes in levels of some of the other blocks it is difficult to tell how much daylight the homes receive.</p> <p>It is noted that the existing homes have very few surrounding tall buildings in close proximity that may cause an obstruction to daylight. Obstruction from trees has not been considered.</p> <p>Without detailed calculations the ADF of existing homes cannot be determined.</p>	<p>✓ The daylight levels in the retained buildings will mostly be the same, with exception of the centre of the plan where a new 8 storey infill may reduce the light levels to the neighbouring homes.</p> <p>The new build dwellings have the potential to design for good daylight.</p>	<p>✓ If designed well the new homes have the potential to receive the same or better levels of daylight than the existing homes.</p> <p>Some conflicts of note include: proximity and height of neighbouring buildings, which have the potential to reduce daylight levels; and overheating risk, where increasing the window size to improve daylight can also increase overheating risk.</p> <p>While it is too early to determine whether the design will include for room depths and window sizes conducive to good daylight, the high intervention provides an opportunity to do so.</p>

Room proportions

Rules of thumb for room depths to increase daylight levels:

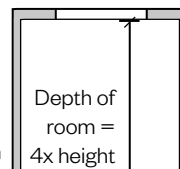
Single aspect



PLAN

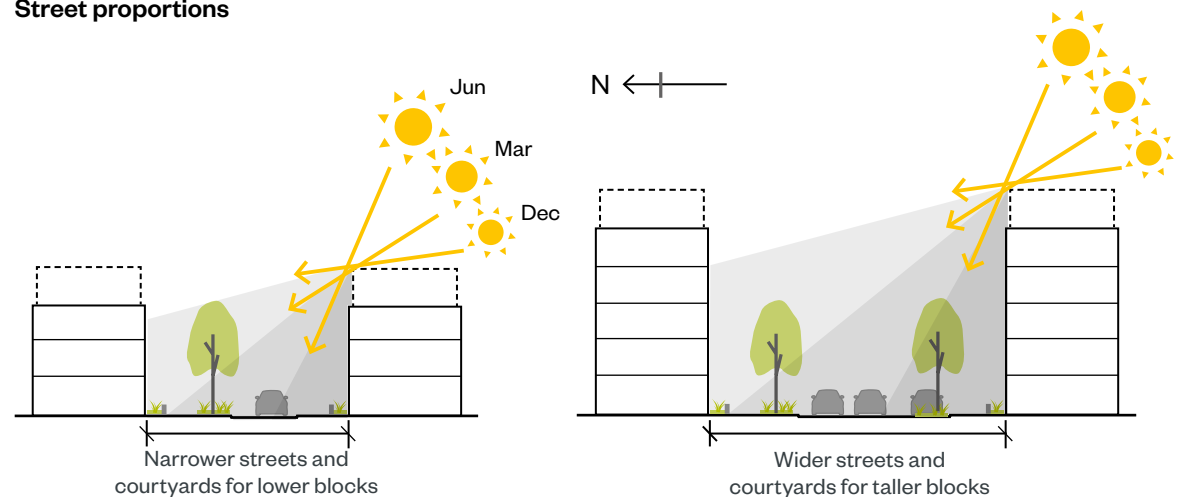
E.g. if room is 2.5m high then it could be up to 5m deep

Dual aspect

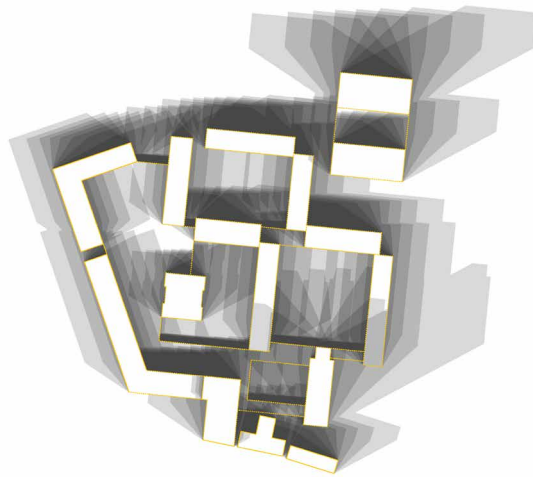


E.g. if room is 2.5m high then it could be up to 10m deep

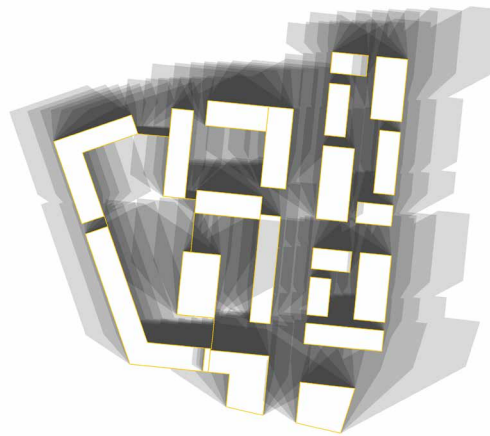
Street proportions



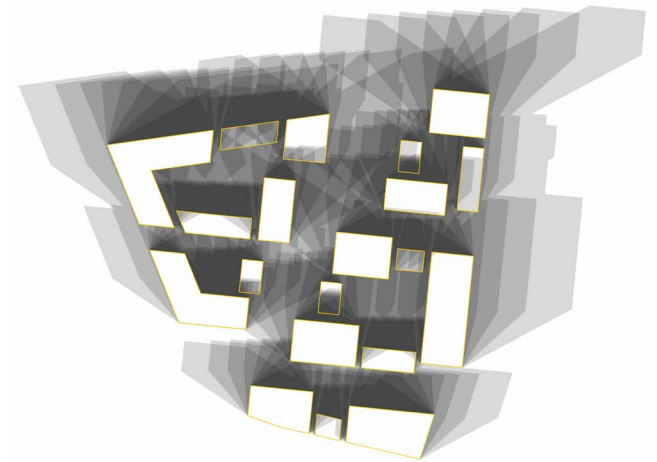
Measurable Criteria	Low interventions	Medium interventions	High Interventions
<p>Access to sunlight Does the scheme allow for good levels of sunlight inside and outside the homes?</p> <p><i>Inside the home - Ensure that at least one living space and/or the private balcony receives sunlight for some part of the day (i.e. does not face within 45 degrees either side of due north).</i></p> <p><i>External spaces - BRE Guide to Site Layout Planning for Daylight and Sunlight - "at least half of a garden or amenity area should receive at least two hours of sunlight on 21st March".</i></p>	<p>✓ Inside the home The proportion of existing single aspect north facing homes is unknown.</p> <p>External spaces Due to the generally low height and density of the buildings the external areas appear to receive a reasonable level of sun.</p>	<p>✓ Inside the home As with the low intervention the proportion of existing single aspect north facing homes is unknown.</p> <p>The new homes have the potential to be either dual aspect or have some access to sunlight.</p> <p>External spaces Breaks in block massing to the south east and west, combined with varying block heights allows for sunlight in the new courtyards. The existing external spaces appear to receive a reasonable levels of sunlight.</p>	<p>- Inside the home It is too early to determine whether the design will preclude single aspect north facing homes, however the high intervention provides the greatest opportunity to allow sunlight into all homes.</p> <p>It is recommended that all homes receive some access to sunlight.</p> <p>External spaces Breaks in block massing to the south east and west, combined with varying block heights allows for sunlight in most of the courtyard areas. As the design develops there is potential to design for more sunlight in the more shaded courtyards. We recommend modelling is carried out at an early stage to ensure good sunlight design.</p>



Low intervention
indicative shadow map - 21st March



Medium intervention
indicative shadow map - 21st March

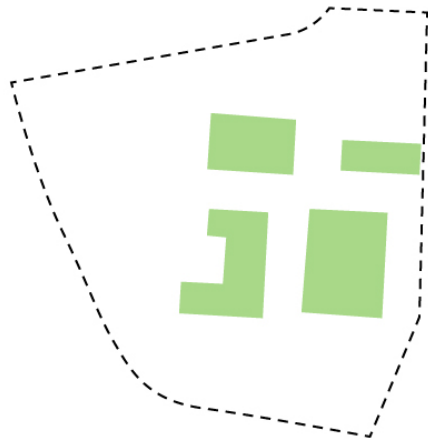


High intervention
indicative shadow map - 21st March

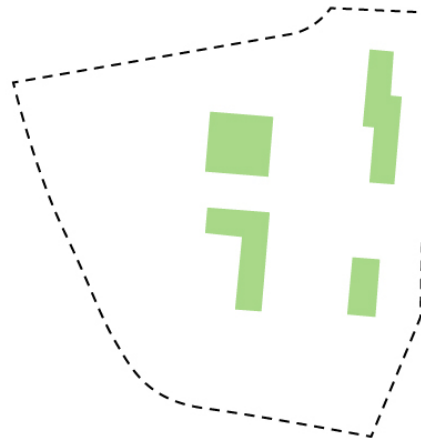
Measurable Criteria	Low interventions	Medium interventions	High Interventions
<p>Comfortable Will the homes be thermally comfortable all year round?</p> <p><i>Carry out overheating analysis prior to planning submission on a range of worst case dwellings. The analysis should be in line with CIBSE TM59 (2017) and include measures to demonstrate a reduction in overheating.</i></p>	<p>X Residents have not yet expressed whether their homes feel too cold in winter or too hot in summer.</p> <p>It is noted that the west facing rooms in the tower could be at risk of overheating if not already, due to the large areas of glazing. However, the windows also have generous opening areas to purge heat.</p> <p>It is not known if the dwellings incorporate meaningful exposed thermal mass.</p> <p>Any single aspect homes that face north are likely to be cold in winter due to lack of solar gain combined with poor insulation levels.</p>	<p>X As with the low interventions some existing homes could be cold in winter and others hot in summer.</p> <p>Any new build interventions made would only benefit the new dwellings.</p>	<p>✓ The masterplan shows the buildings' orientation is mainly either north-south or east-west.</p> <p>Elevations facing south and/or west are at the greatest risk of overheating during summer.</p> <p>It is assumed that as the design develops overheating analysis will be carried out to ensure homes facing predominantly south and/or west will not overheat during summer. It is assumed that if homes are likely to be too warm that mitigation measures will be included in the design, such as shading.</p>
<p>Spacious Are the homes spacious?</p> <p><i>All homes to meet the Nationally Described Space Standard (NDSS) which also includes for minimum storage.</i></p>	<p>X The exhibition boards prepared by Camden and Metropolitan Workshop show that many of existing homes are built to Parker Morris standard which is mostly below the minimum areas defined by current NDSS.</p> <p>Not all homes currently have access to private external space.</p>	<p>X As noted under the low interventions most existing homes will fall short of meeting NDSS.</p> <p>All new homes are planned to meet NDSS (including storage).</p>	<p>✓ All new homes are planned to meet NDSS (including storage).</p> <p>In addition all homes will receive their own private external space.</p>
<p>Views out Do the homes allow a view out?</p> <p><i>All homes should have a view of the sky greenery where possible.</i></p>	<p>✓ The layout of the buildings, rooms and windows means that all existing homes have a view of the sky and/or greenery.</p>	<p>✓ Existing homes will continue to have a view of the sky and/or greenery.</p> <p>New homes also appear to have the potential for views of greenery and the sky.</p>	<p>✓ Care should be taken to reduce the impact when placing taller buildings next to smaller buildings so as not to block their view of the sky.</p> <p>New communal gardens and green streets will provide residents with views of greenery.</p>

Open spaces			
Measurable Criteria	Low interventions	Medium interventions	High Interventions
<p>Quantity and quality of space Has there been an improvement in quantity and quality of open space?</p>	<p>X The low intervention has approximately 5,630m² of open space - much of which is unusable and inaccessible courtyards.</p> <p>While there is a small loss of green space to the south of the site with the infill of a new block, there will be some additional space created to the north of the site next to the nursery.</p> <p>Each new home is to be provided with a private balcony, terrace or garden. Existing homes are unlikely to benefit from access to green space.</p>	<p>X Under the medium option there is expected to be approximately 4,990m² of open space.</p> <p>This is a loss of green open space of approximately 640m² from the low intervention design.</p> <p>As with the low interventions, each new home is to be provided with private balcony, terrace or garden. Existing homes may benefit from improved courtyards where they back onto new infill.</p>	<p>✓ For the high intervention option there is more opportunity to include meaningful open space. Therefore, it is expected there will be approximately 5,900m² of new open space.</p> <p>This is an increase of 270m² of usable open space from the existing estate.</p> <p>Every home is to be provided with private balcony, terrace or garden.</p>
<p>Biodiversity Will there be an improvement in biodiversity in the green spaces?</p> <p><i>An improvement in biodiversity on site based on species per hectare. Low maintenance and drought resistant planting to be selected. Existing trees to be retained where possible.</i></p>	<p>- An ecologists survey determining current levels of biodiversity would be required before any improvement could be determined.</p> <p>It is assumed that the existing green spaces will not be upgraded as part of the Planned Works Programme 2019-2024.</p> <p>A high proportion of existing trees appear to be retained. There is very little change in the open space and therefore it is assumed there is a neutral change in overall biodiversity.</p>	<p>- As with all interventions an ecologists survey determining current levels of biodiversity would be required before any improvement could be determined.</p> <p>It is assumed that there is an upgrade to one of the courtyards to the north, where it abuts a new block. However a number of trees and an existing courtyard are likely to be lost to make way for some of the new buildings to the south east of the site.</p> <p>There two improved and new communal gardens included in this scheme.</p>	<p>- As with all interventions an ecologists survey determining current levels of biodiversity would be required before any improvement could be determined.</p> <p>It is noted that a number of existing trees will be lost in order to plan for the new dwellings. This is inevitable if the site is to be utilised for new development.</p> <p>While it is too early to determine whether the design will include an improvement in biodiversity, the high intervention provides an opportunity to do so through the new courtyards and public landscape created.</p>

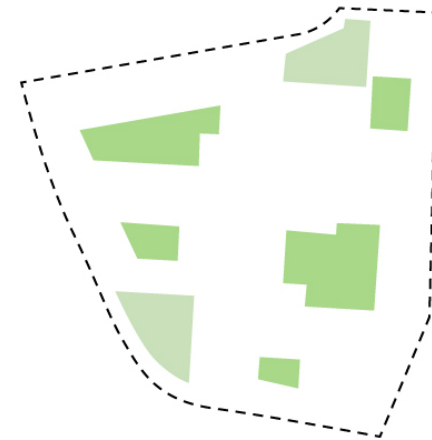
Measurable Criteria	Low interventions	Medium interventions	High Interventions
<p>Sustainable urban drainage Does the design of external spaces include SUDS features?</p> <p><i>Sustainable urban drainage systems (SUDS) to be included to ensure greenfield run-off rates or run-off rates no worse than current.</i></p>	<p>✓ The areas of green space included in the low interventions appears to be broadly in line with the existing.</p> <p>It is assumed that SUDS features will be incorporated to reduce surface water run-off to pre-development levels as a minimum.</p>	<p>✗ With a loss of green space it is assumed that a SUDS strategy will need to be developed to deal with the additional rain water run-off.</p>	<p>✓ As the high interventions include for greater landscaped areas, there is significant scope to include SUDS as part of the design.</p> <p>While the level of SUDS to be provided cannot be determined at this stage, the high intervention provides the greatest opportunity to do so.</p>



Low intervention
indicative open spaces



Medium intervention
indicative open spaces



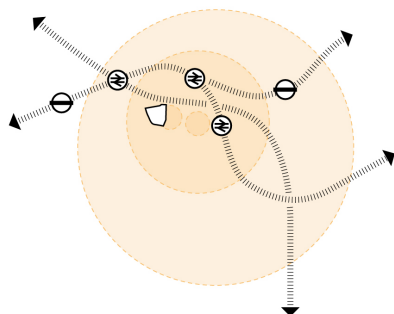
High intervention
indicative open spaces

Buildability			
Measurable Criteria	Low interventions	Medium interventions	High Interventions
<p>Materials Will the building last the test of time?</p> <p><i>Robust, long lasting and low maintenance finishes.</i></p>	<p>X</p> <p>Residents have noted that they experience leaks, damp, mould, and poor drainage. Some flat roofs have been over clad with curved metal roofs to prevent leaks, however some flat roofs remain.</p> <p>There is potential that the building also contains asbestos.</p> <p>While the buildings have lasted to date, they are in need of repair and significant thermal upgrade if they are to be retained long term.</p> <p>Any infill works will only benefit the new homes.</p>	<p>X</p> <p>As with the low interventions the existing buildings are in need of repair and refurbishment. Any infill works will only benefit the new homes.</p> <p>It is recommended that the new homes are built with robust, long lasting and low maintenance finishes.</p>	<p>✓</p> <p>The construction type, building materials and finishes are yet to be selected on the high interventions.</p> <p>As with the medium interventions it is recommended that the new homes are built with robust, long lasting and low maintenance finishes.</p> <p>While the expected longevity of the buildings cannot be determined at this stage, the high intervention provides the greatest opportunity to make the buildings robust and long lasting.</p>
<p>Site waste management Will there be opportunities to reduce waste generated through demolition and construction?</p> <p><i>Reduce and minimise site waste to landfill from new construction and demolition.</i></p>	<p>✓</p> <p>The low interventions include the demolition of the health centre, nursery, hostel and some hard standing.</p> <p>Therefore, demolition waste is inherently lowest under this option.</p>	<p>X</p> <p>The reduction of waste through demolition should be explored for use as aggregate.</p> <p>Any asbestos found will be removed as hazardous waste.</p> <p>As much construction waste as possible should be diverted from landfill.</p>	<p>X</p> <p>As with the medium option the opportunities for reducing waste from demolition and construction are limited.</p>
<p>Disruption to residents Will residents be disrupted by the works?</p> <p><i>Minimise disruption from works inside the home.</i></p> <p><i>Use modern methods of construction such as off-site to reduce impact of works on residents where appropriate.</i></p>	<p>✓</p> <p>The low intervention will see the least disturbance to residents due to the minimal construction and demolition works.</p> <p>It is assumed that no works will be carried out inside the existing homes.</p>	<p>X</p> <p>It is assumed that the medium interventions will prove the most challenging in terms of disruption due to issues that can make construction more difficult, such as: closeness to existing properties and reconnecting utilities.</p> <p>As with the high interventions, where modern methods of construction can be used, these may reduce disruption to residents.</p>	<p>-</p> <p>It is assumed that the works will be phased and that disruption from construction and demolition works will be minimised where possible.</p> <p>The use of modern methods of construction can speed up construction and reduce noise on site. Therefore this should be explored as part of the design.</p>

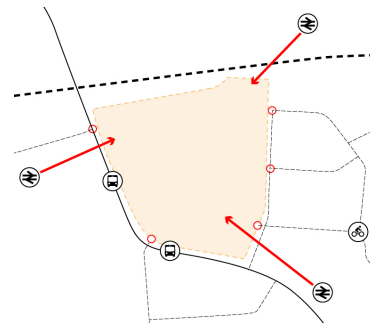
Measurable Criteria	Low interventions	Medium interventions	High Interventions
<p>Embodied carbon Does the scheme result in an increase in embodied carbon?</p> <p><i>High level review of material to be removed from site and likely new material to be brought to site.</i></p>	<p>✓ The low intervention is likely to have the lowest embodied carbon due to it having the least demolition and new build elements.</p>	<p>✗ It is unlikely that the medium and high interventions will have lower embodied carbon than the low intervention due to the volume of demolition and new build.</p>	<p>✗ It is unlikely that the medium and high interventions will have lower embodied carbon than the low intervention due to the volume of demolition and new build.</p> <p>Only where the whole life carbon (operational and embodied) is considered could the high interventions seek to have comparable emissions with the low or medium interventions.</p>

Urban design criteria

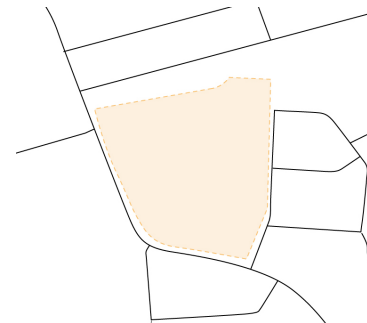
Building for life			
Measurable Criteria	Low interventions	Medium interventions	High Interventions
<p>1. Connections and scale</p> <p>Does the scheme respond to the scale of its surroundings, respect existing view corridors (or create new ones), and reinforce existing connections and make new ones where feasible?</p>	<p>X Scale Surrounding buildings are generally three or four storeys. The proposed infill developments and existing buildings are mostly 4 storeys and are therefore in-keeping with the wider context. A proposed 8 storey marker building replacing the existing nursery appropriately frames Lismore Circus, aids wayfinding and neighbours an existing tower block that is over 20 storeys.</p> <p>Connections The site layout is relatively impermeable with no direct east to west or north to south routes through the estate to important surrounding places. There is also a lack of clear gateways, a lack of definition of streets and difficult levels that make navigation and wayfinding a problem.</p>	<p>X Scale As with the low level intervention, the height strategy is broadly inkeeping with the character of the wider neighbourhood. A proposed 8 Storey building along Malden Road establishes a gateway into the site and creates a moment of height along a connection to Lismore Circus.</p> <p>Connections A strong north to south connection has been created between Malden Road and Lismore Circus. A clear connection from the site to Gospel Oak open space to the east of the site has also been created. There are however a lack of visual or physical connections through the eastern half of the site.</p>	<p>✓ Scale Proposed buildings along the edges of the site are taller than most buildings in the wider area, however, appropriately respond to the scale and character of surrounding streets. Taller buildings reinforce a strategic link from St. Dominic's Priory to Lismore Circus. Points of height of between 8 and 12 storeys have been located at gateways and where the central spine road crosses the main east-west route at the centre of the site, helping with wayfinding.</p> <p>Connections The high intervention option reintroduces the historic street pattern that includes a radial route from Lismore Circus to St. Dominic's Priory. Strong east-west connections have been introduced connecting Southampton Road with the Gospel Oak open space and the Church of St. Martin to the east of the site.</p>



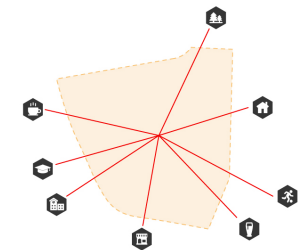
Connections to city network



Accessible from transport modes



Well connected to city fabric

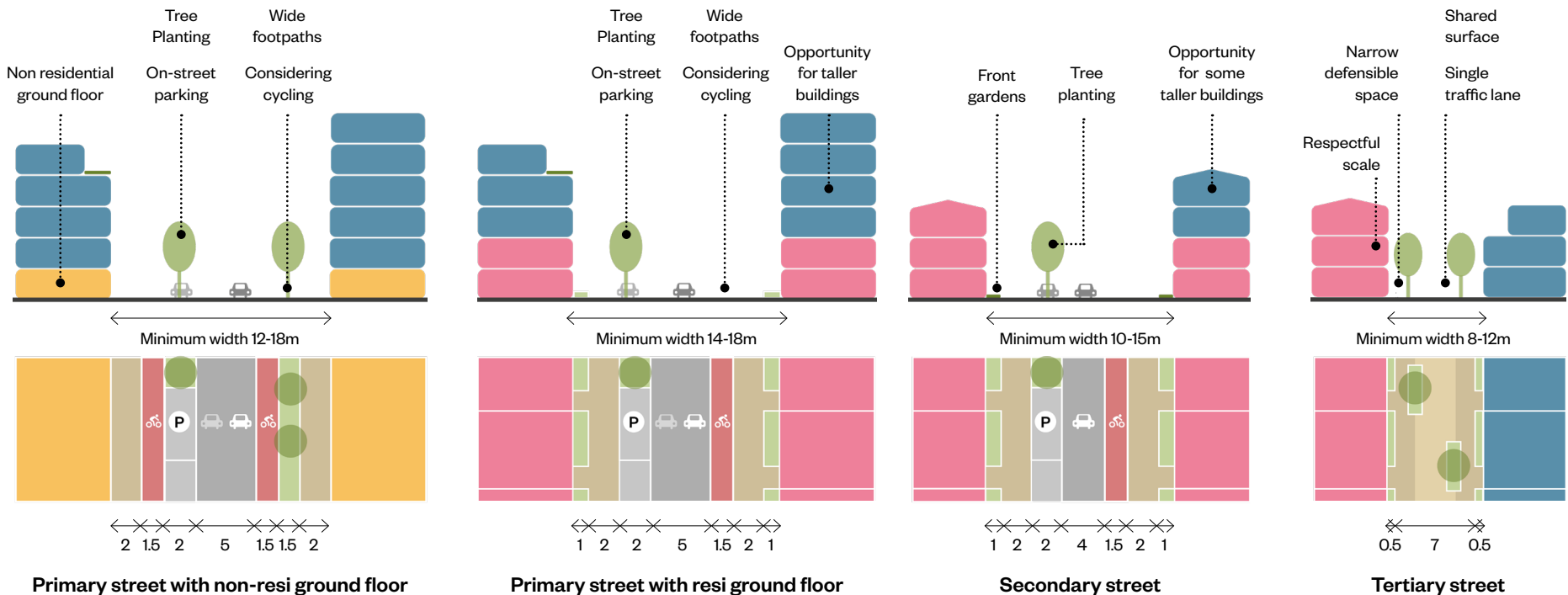


Well connected to surrounding facilities and spaces

Measurable Criteria	Low interventions	Medium interventions	High Interventions
<p>2. Facilities and services</p> <p>Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafés?</p>	<p>✓ Facilities The site is within walking distance of various shops and community facilities found along Malden Road, Mansfield Road, Southampton Road and Queen's Crescent. This includes St. Dominic's Primary School and Queen's Crescent Community Centre.</p> <p>The low intervention looks to relocate the existing on-site health centre and nursery from the northern edge of the site to along Malden Road to improve access for the wider community.</p> <p>Open space The site neighbours Lismore Circus and is within walking distance of Gospel Oak open space.</p> <p>The low intervention option retains the existing courtyard spaces, however, these are currently inaccessible. It will be important to see whether these spaces are made accessible at a more progressed stage.</p>	<p>✓ Facilities As with the low intervention option, the site is surrounded by various shops, services, and open spaces.</p> <p>The medium option also relocates the existing nursery and health centre along Malden Road to improve access for the wider community.</p> <p>Open space Some of the existing courtyards have been retained, however more detail is needed regarding whether this space will be made accessible.</p> <p>Within this option proposed perimeter blocks establish secure semi-private courtyards which offer opportunities for play and recreation.</p>	<p>✓ Facilities As with the low intervention, the site is surrounded by various shops, services, and open spaces. It also looks to relocate the existing health centre and nursery along Malden Road.</p> <p>Open Space The high intervention establishes strong direct links to surrounding open spaces which include Lismore Circus and Gospel Oak open space.</p> <p>The site layout mostly comprises perimeter blocks that enclose semi private courtyards allowing access to a variety of different open space types and opportunities to integrate play across the masterplan.</p>
<p>3. Public transport</p> <p>Does the scheme have good access to public transport to help reduce car dependency?</p>	<p>✓ The site is within walking distance of bus stops running along Malden Road and Gospel Oak station (circa 450m)</p>	<p>✓ As with the low intervention option, the site is within close distance of bus stops and Gospel Oak station.</p>	<p>✓ As with the low intervention option, the site is within close distance of bus stops and Gospel Oak station.</p>

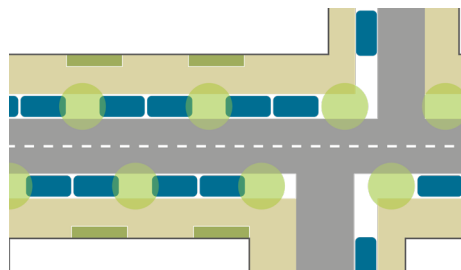
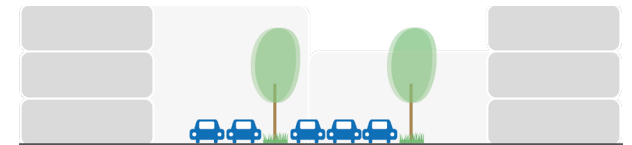
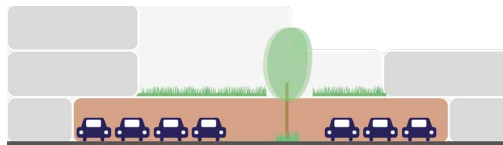
Measurable Criteria	Low interventions	Medium interventions	High Interventions
<p>4. Meeting local housing requirements</p> <p>Does the development have a mix of housing types and tenures that suit local requirements?</p>	- More detailed proposals covering the overall mix of types and tenures for both existing and proposed dwellings would be required to assess this.	- As with the low intervention option, more detail would be required covering the proposed overall mix of housing types and tenures.	- More detailed proposals are required to assess the proposed mix of housing types and tenures.
<p>5. Character</p> <p>Does the scheme create a place with a locally inspired or otherwise distinctive character?</p>	X The layout, orientation and architecture of the site results in an estate that has its own character and that is disconnected from its surrounding context. The low intervention option limits opportunities to affect the character of the estate.	X The medium intervention option proposes redevelopment of the eastern side of the site but retains most of the western side. This provides opportunities to impact on the character of some but not all of the site.	- The high intervention option restores the historic street pattern that, in particular, includes a strong radial link between St. Dominic's Priory and Lismore Circus. Importantly, the proposed layout reconnects the site with the wider street network. Streets of different widths and profiles add variety to the masterplan. The high intervention provides opportunity to include character.
<p>6. Working with the site and its context</p> <p>Does the scheme take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, site orientation and micro-climate?</p>	<p>X Views through the estate The existing estate which remains largely unchanged in this option is quite isolated and lacks clear views through the site to surrounding important spaces and landmarks.</p> <p>Site Features Many of the existing trees appear to have been retained.</p> <p>Existing buildings All existing buildings have been retained within this option, with the exception of the health centre and hostel, however, urban design, architecture and sustainability considerations may make redevelopment preferable.</p>	<p>X Views through the estate As with the low level intervention, the existing site lacks visual connections to some surrounding landmarks. A proposed direct link has however been created from Malden Road to open space to the north of the site.</p> <p>Site Features As with the low intervention option, many of the existing trees appear to have been retained.</p> <p>Existing buildings Many of the existing buildings within the western half of the estate have been retained, however urban design, architecture and sustainability consideration may make redevelopment preferable.</p>	<p>✓ Views through the estate The high level intervention re-establishing a historic street pattern allows strong visual connections from St. Dominic's Priory to Lismore Circus and Gospel Oak Open Space to the east of the site.</p> <p>Site features The high intervention could provide an opportunity for landscape strategies to incorporate existing planting.</p> <p>Microclimate Where tall buildings over 8 storeys are included we recommend microclimate analysis is undertaken.</p>

Measurable Criteria	Low interventions	Medium interventions	High Interventions
<p>7. Creating well defined streets and spaces</p> <p>Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?</p>	<p>X</p> <p>The existing site layout is largely retained within the low intervention option. Existing buildings poorly define streets and open spaces. Entrances to the estate are also unclear. This makes navigation difficult and results in spaces without a clear function.</p> <p>The new 8 storey block has the opportunity to better address Haverstock Road and Lismore Circus</p> <p>At this stage, landscape improvements are an aspiration.</p>	<p>X</p> <p>The western area of the site where existing buildings and the walkways have been retained lacks defined streets with a clear purpose and lacks overlooking from surrounding buildings. Infill development helps to address corners within the estate but is limited in scope.</p> <p>The proposed perimeter blocks to the east address new and existing streets, notably establishing a clear and well defined strategic link from Malden Road to Lismore Circus. The new east to west routes integrates with the wider street network.</p>	<p>✓</p> <p>The proposed perimeter block layout establishes a clear network of well defined streets that integrate with the wider street network and establish a strong historic connection between St. Dominic's Priory and Lismore Circus.</p> <p>Whilst proposed building heights suggest a hierarchy of streets, the high intervention has potential to continue to consider street character and how it relates to the wider network of streets.</p>

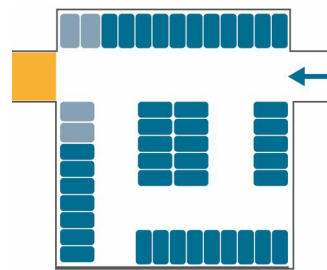


Measurable Criteria	Low interventions	Medium interventions	High Interventions
<p>8. Easy to find your way around</p> <p>Is the scheme designed to make it easy to understand the links between where people live and how you access the building, as well as how you move through it?</p>	<p>X</p> <p>Infill development provides clearer and more secure entrances but is limited in scope to only some of the existing residential blocks.</p> <p>A lack of a relationship between buildings and streets together with unclear fronts and backs makes identifying building entrances a problem across the estate.</p>	<p>X</p> <p>There is a lack of relationship between buildings and streets where elevated walkways have been retained making navigation and identifying entrances difficult. Infill development provides clear and more secure entrances but is limited to only some of existing residential blocks.</p> <p>It is assumed that the proposed perimeter blocks along Haverstock Road will make understanding access to buildings more clear with entrances fronting onto active streets.</p>	<p>✓</p> <p>The high intervention illustrates a clear network of streets defined by proposed buildings. It is assumed that entrances are located along the fronts of buildings directly off streets hence creating clear access to buildings.</p> <p>Building circulation should be reviewed as the design develops.</p>
<p>9. Active Streets</p> <p>Does the development engage with the street so passers by will understand the movement between the buildings and the street, and is there an obvious visual link between inside and out?</p>	<p>X</p> <p>There is a lack of a relationship between the buildings, streets and open spaces. The ground floor of existing buildings lack windows thereby reducing natural surveillance of spaces within the estate. In addition blank garden walls/fences front onto Southampton Road, Malden Road and internal courtyards thereby failing to activate these streets and spaces.</p> <p>Proposed infill buildings could potentially improve security by providing additional surveillance of streets, but are limited in scope.</p>	<p>X</p> <p>Retention of most blocks on the west side of the estate results in a lack of surveillance. In this area, entrances to the estate and buildings are unclear, and there are issues with buildings backing onto streets and courtyards.</p> <p>Proposed perimeter blocks suggest overlooked and well-defined streets. Building frontage and how proposed buildings are accessed with regard to cores, bins and bikes should be considered as the scheme develops.</p>	<p>✓</p> <p>As with the medium intervention, perimeter blocks suggest overlooked and well defined streets ,however, more detailed information should be developed at a detailed stage illustrating the proposed elevational treatment of buildings to identify the location of cores, entrances, bins and bikes.</p>

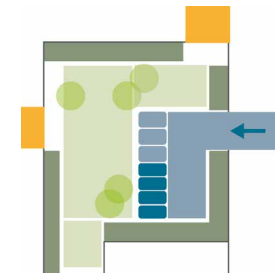
Measurable Criteria	Low interventions	Medium interventions	High Interventions
<p>10. Cycle and Car Parking</p> <p>Will the development be likely to support and encourage cycling by providing cycle storage which people can use with confidence? Where parking is provided, is this easy to use? Is access to car parking designed not to impact on those not in cars? Are entrances to car parks over engineered, visually obtrusive or obstructive to pedestrians and cyclists?</p>	<p>X Car parking The public realm within the low intervention option is car dominated, in particular, as a result of parking garages at ground floor fronting onto surrounding streets, large parking courts and the existing podium that is used primarily for surface parking. The low intervention option limits opportunities to create a more pedestrian and bicycle friendly environment.</p> <p>Bicycle storage It is unclear from the proposals where bicycles are currently stored and whether an alternative solution is proposed. We would recommend the provision of small, secure cycle stores (ideally serving 10 -15 flats) either close to cores, within secure courtyards or within undercroft parking areas.</p>	<p>X Car parking It is unclear from the proposals how parking will be accommodated, however, this option does provide the opportunity to re-provide some parking within proposed courtyards. A sensitive approach could involve the use of podium parking or courtyards that mix amenity and parking. Where on-street parking is proposed planting is encouraged to break up long runs of parking bays.</p> <p>Bicycle Storage As with the low intervention option, it is unclear how bikes are currently stored and what is proposed for the new blocks.</p>	<p>✓ Car Parking The layout is composed of a series of perimeter blocks and therefore provides the opportunity to re-provide parking within courtyards, thereby removing parking from local streets.</p> <p>Bicycle Storage The proposed approach to bicycle storage is unclear at this stage, however it is assumed that the required amount of bicycle storage will be provided. We recommend the provision of small, secure cycle stores (ideally serving 10 -15 flats) either close to cores, within secure courtyards or within undercroft parking areas.</p>



On-street parking



Podium parking



Courtyard parking

Measurable Criteria	Low interventions	Medium interventions	High Interventions
<p>11. Public and private spaces</p> <p>Is the purpose and use of shared space clear and is it designed to be safe and easily managed? Where semi-private or private spaces are created, are these clearly demarcated from the public realm?</p>	<p>X</p> <p>The purpose of much of the open space throughout the estate is unclear and feels unsafe due to a lack of surveillance or overlooking.</p> <p>The ownership of space within courtyards is unclear because much of it lack enclosure. The existing courtyards are currently inaccessible and it is unclear whether the proposal aspires to provide access to them.</p>	<p>X</p> <p>New perimeter blocks running along Haverstock Road create secure semi - private courtyards and a clear threshold between public, semi public and private space.</p> <p>As with the low intervention option, it is unclear whether retained courtyards will be made accessible to surrounding residential blocks.</p>	<p>✓</p> <p>The proposed high level intervention is composed of a series of perimeter blocks that establish a hierarchy of open spaces including public, semi-public and private space with clear thresholds between these.</p> <p>Streets have been illustrated as incorporating social space but a more detailed strategy is required to fully assess this option.</p> <p>Pedestrian and bicycle friendly streets have been proposed that integrate the estate into the surrounding area and that better connect it with surrounding open space.</p>
<p>12. Private amenity and storage</p> <p>Are outdoor spaces, such as terraces and balconies, large enough for two or more people to sit? Is there opportunity for personalisation of these spaces? Is waste storage well integrated into the design of the development so residents and service vehicles access it easily whilst not having an adverse impact on amenity for residents?</p>	<p>X</p> <p>The exhibition boards prepared by Camden and Metropolitan Workshop show that most existing homes are not compliant with current housing standards.</p> <p>It is unclear from the exhibition boards whether existing homes meet national standards for private open space, however it is stated that all new housing will be compliant.</p>	<p>X</p> <p>As with the low intervention option, most existing homes are not compliant with current housing standards but new homes will need to be compliant.</p>	<p>✓</p> <p>As discussed in the other options, all new homes will need to be compliant with national standards. No additional information has been provided detailing private amenity and storage space.</p>

Conclusion

Having reviewed the low, medium and high interventions for Wendling Estate and St Stephens Close against the criteria set, it is clear that on balance, the high intervention provides the greatest opportunity to achieve a good practice sustainable neighbourhood using well rounded urban design principles.

While some elements of the design were unable to be assessed against the criteria at this stage, there is a distinct opportunity to develop the designs further to incorporate many of the criteria. We presume any new build or refurbishment works carried out would meet the applicable standards, statutory and regulatory requirements at the time of development.

The assessment has also taken the opportunity to include some high level suggestions and recommendations that could be considered as the project develops.

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APPENDIX G

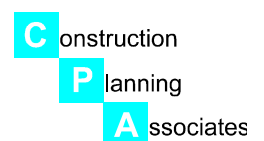
Wendling Estate Redevelopment,
London NW5

Stage 1 Buildability Appraisal

Prepared for
London Borough of Camden

April 2019
Status – V1

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Amendments

1. Introduction

1.1. Appointment & purpose

This Buildability Appraisal has been prepared by Construction Planning Associates (CPA) to respond to the scope of works set out in the appointment of CPA to undertake a buildability assessment in connection with the Wendling Estate Redevelopment.

The purpose of the buildability study is to establish the various practical constraints that may arise through the construction of the development, which will influence the design, cost and delivery of the scheme. These constraints and outline solutions can then be used to inform and test the emerging designs, and to inform the tenant consultation and final scheme selection.

1.2. Outline of Scheme

The Wendling Estate is currently being considered for redevelopment. The freeholder, London Borough of Camden, has appointed a team lead by architects Metropolitan Workshop (MW) to take the scheme forward through RIBA stages 0 and 1. MW has developed initial massing studies and has undertaken some initial consultation with the estate residents. Three broad options have been developed so far, and MW are now progressing the design and examine these options in more details as part of the Strategic Definition and Brief Preparation phase and further consultation with the residents.

The 3 options comprise

- ‘Low’ Option to retain all existing homes and to provide a new build block including a health clinic and crèche over the site of the existing clinic and crèche together with two infill units
- ‘Medium’ option - to demolish approximately half the existing homes and then provide new blocks on the site of demolished units as well as the new block including the clinic and crèche together with two new infill units
- ‘High New Build’ option to demolish all the buildings on the site and construct a series of medium to high rise blocks.

1.3. Scope of appraisal

This buildability appraisal has been undertaken at a very early stage in the development of the scheme at RIBA Stage 1. Its purpose is to identify and define the key constraints that will impact the buildability and phasing of any redevelopment of the site and to establish where additional investigation of the constraints or potential constraints is required. The assessment then tests the current master plan options against the constraints that have been established to ensure that these options and their associated cost models respond appropriately to these constraints.

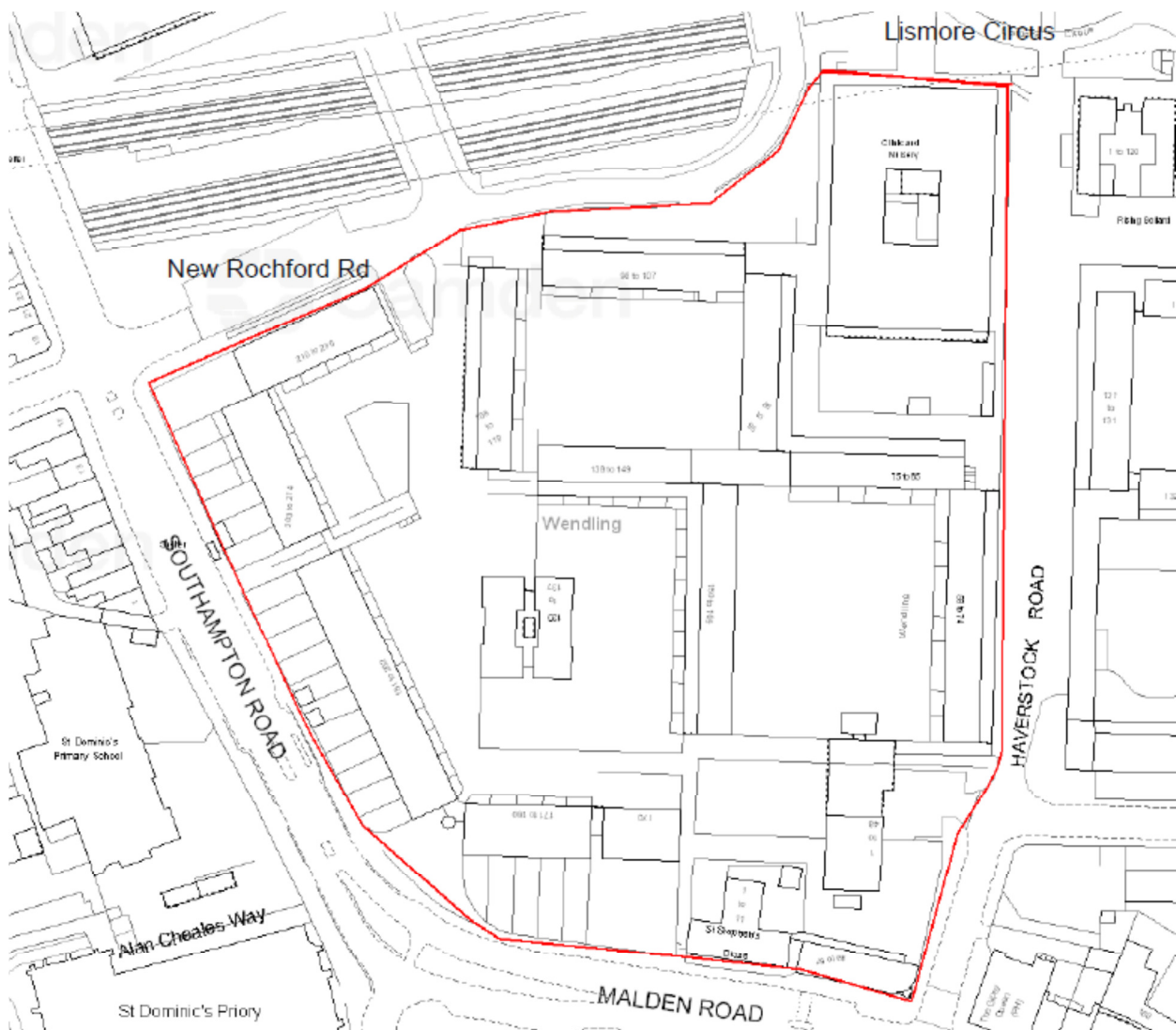
It is anticipated that further buildability appraisals will be undertaken as the design progresses to test the evolving solutions against the constraints and any further constraints that are identified as part of the further studies recommend in this report.

1.4. Information base

The appraisal is based upon the outline information and massing studies developed by the architect together with historical information provided by Camden including surveys and historical reports developed for previous feasibility studies.

A full list of the information sources is provided in Appendix F

2. Land & Title



2.1. Land ownership and boundaries

The site is bounded on three sides by public highways, Southampton Road, Malden Road and Haverstock Road. Along its northern boundary the site adjoins New Rochford St, Network Rail (Thameslink) and Lismore Circus gardens.

2.1.1. New Rochford Road

The status of New Rochford Road is not clear; the road has a barrier at its junction with Southampton Road and signage restricting access to residents, which would suggest that the road forms part of the estate. However the red line on the title plan shows the estate boundary on the southern edge of New Rochford Road, suggesting this is not within the curtilage of the estate. We would recommend that a full title search is commissioned to establish the ownership and status of this road and whether it forms part of the estate or is a highway, adopted or otherwise. The status of the road will be significant in the event of the High option being adopted as this option would see the road being closed and new units built over its footprint. If the road is adopted as a highway this will require a stopping up process to be undertaken, which has a significant timeline to complete.

New Rochford Road also has a significant number of utilities running along it and these are discussed in subsequent sections of this report

2.1.2. Lismore Circus Gardens

Lismore Circus gardens forms the site boundary in the northeast corner of the estate. The park lies partly over a live railway tunnel. Initial indications are that this is in the ownership of the Borough of Camden. It is anticipated that the park will form a designated public open space and the associated protections and restrictions that this affords.

The title plan red line for Lismore Circus indicates an overlap between the gardens and part of the existing health clinic building which forms part of the estate. We would recommend that a full title search is commissioned to establish the status of the boundary at this point and the extent of the public open space

2.1.3. Network Rail (Thameslink)

The Thameslink Bedford line runs in a cutting and tunnel along the northern side of the site, adjacent to New Rochford Road and in a tunnel under Lismore Gardens. The line of the tunnel appears to run under the NW corner of the Health Centre and this would align with anecdotal comments that the health centres lie over the tunnel. Construction along the northern boundary of the site will therefore lie within the zone of influence of the railway and this will require dialog with Network Rail. This area of the development will be subject to NR consent and approval as well as the signing of an Asset Protection Agreement in respect of the railway.

The redevelopment of the Heath centre building will most probably need to be aligned so as to be clear of the tunnel and a likely exclusion zone from the tunnel extrados. Any piles for the foundation of the proposed tower block in this location in all three options will need to take Network Rail requirements and consent procedures into account.

We would recommend that a full title search is commissioned to establish any additional wayleaves or covenants associated with the railway along this boundary.

2.1.4. Haverstock Road

Haverstock Road forms the eastern boundary of the site. The boundary line would appear to be demarcated by a line of trees and a change in the surfacing and occasional lines of setts. There is no footpath along this boundary as the garages to the podium are accessed directly from Haverstock Road.

The trees along Haverstock Road and the associated tree protection zones will be a constraint upon the extent of any new development along this boundary and will also place a restriction on the use of the area for construction access. The roots to the trees have established themselves under the tarmac surfaces so additional root protection measures are not likely beyond trunk protection barriers aligned with the current tree kerb edging.

An Arboricultural report will be required to be prepared in due course to establish the condition of the trees and the specific constraints that will impact on the development which will affect all three options

2.1.5. Malden Road

Malden Road forms the southern boundary of the site and is defined by the frontages of existing Block O, St Stephens Close, and the garden boundary walls of the hostel and units to Block N. It is not anticipated that there are likely to be any issues or constraints associated with this boundary

2.1.6. Southampton Road

The site boundary along Southampton Road is defined by the existing garden walls to existing plots in Block L & M that abut the rear of the footpath. It is not anticipated that there are likely to be any issues or constraints associated with this boundary

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2.2. Leaseholder locations

There are currently a total of 48 units under leasehold, of which 19 have non- resident leaseholders. In addition to householder leases there are also easements for a NHS Clinic, a nursery and a hostel located within the estate.

2.2.1. NHS Clinic

All three options propose to relocate the NHS clinic and liaison with the operating NHS Trust will be required to develop an agreement to cover the detail arrangements for this. This process can often be lengthy. We would recommend that early discussions are held with the NHS Trust to establish the broad parameters of their requirements, before detail discussion can progress once the preferred development option has been selected

2.2.2. Nursery

All three options propose both a temporary and then a permanent relocation of the nursery. It is currently understood that the nursery is operated on behalf of the Borough through an operating agreement. We would recommend that early discussion are held with the Borough Children's Services and operator to establish the broad parameters of their requirements, before detail discussion progress once the preferred development option has been selected.

2.2.3. Hostel

A hostel is currently located at 170 Wendling adjacent to Block N. All the options currently propose that the hostel building is demolished and redeveloped and service is re-provided elsewhere in the borough. Therefore re-provision is not considered in the redevelopment design.

We however recommend the development team engage with the hostel provision team once a development option has been selected to ensure that the timescale and development process is clearly understood by the hostel operators and the delays in the vacant possession of the block do not impact the development

2.2.4. Residential Unit Leaseholders

Building/ Block	A	B	C	D	E	F	G	H	J	K	L	M	N	O	St Stephens	Totals
Rental	47	15	8	7	10	7	16	8	16	15	7	14	7	5	10	192
Lease	1	2	3	3	2	5	4	4	2	1	5	8	3	4	1	48
Total	48	17	11	10	12	12	20	12	18	16	12	22	10	9	11	240

Table 1 Leaseholder Locations

The Medium and High options will require the demolition of a number of Blocks, in addition these options require that a new building is constructed for the NHS clinic in the first phase and the leases will therefore either have to be bought back by negotiation or through a compulsory purchase process. The development programme for these options should be planned on the basis that a CPO including a possible public enquiry will be required. This will ensure that timetable for the scheme is set a realistic timeframe.

For this reason development of the initial title searches referencing works should be undertaken an early stage to minimize the overall development period. It is most likely that if a CPO process is required for some or all of the blocks is will become a significant driver for the development timeline.

Where buy backs are able to be achieved in certain block locations these will have a significant beneficial impact on the overall development timetable and the financial benefits to the overall scheme could be taken in consideration in the relevant buy back negotiations. This is of particular significance where leases are required to enable blocks to be demolished in the first phases of the Medium and High Options

The specific leasehold purchase requirements for each phase are discussed in the more detailed in the appraisal for each of the option in subsequent sections of this report.

2.3. Public rights of way

There is currently no specific information available on public rights of way through and around the estate beyond those which could be reasonable associated with the roads around the perimeter of the site (Southampton Rad, Malden Road and Haverstock Road). As has been noted in 2.1.1 New Rochford Road's status is not entirely clear, though this does not appear in an initial search of public roads provided by the Borough Highways team.

We would recommend that a full title search is commissioned to establish the extent of public rights of way through or adjacent to the site.

2.4. Public open space

As noted in 2.1.2 above Lismore Circus Gardens is understood to be a designated public open space. There are other open areas whose status is not clear. This includes the area north of New Rochford Road and the bridge over the railway line connecting the westerly extremity of Lismore Circus Gardens with New Rochford Road.

We would recommend that a full title search is commissioned to establish the extent of public open space on or adjacent to the site.

2.5. Network Rail

As noted in 2.1.3 above the Network Rail Thameslink link lies on the boundary of the site and a tunnel on this line lies partly under the existing NHS clinic.

Construction along the northern boundary of the site will therefore lie with the zone of influence of the railway and this will require dialog with Network Rail and this area of the development will be subject consent and approval as well the signing of an Asset Protection Agreement in respect of the railway.

The redevelopment of the Heath centre building will most probably need to be aligned so as to be clear of the tunnel and a likely exclusion zone from the tunnel extrados. Any piles for the foundation of the proposed tower block in the location in all three options will need to take Network Rail requirements and consent procedures into account

2.6. TfL infrastructure

There is no known TfL infrastructure within or under the site. There is a bus stop and shelter on Southampton Road adjacent to estate access path between blocks L & M. It is not anticipated that this bus stop or the TfL operations will form a constraint on the redevelopment. However in the High option the bus stop may need to be relocated to suit the new internal estate street pattern that is being developed. We would expect any necessary consultations in this regard to be undertaken as part of the planning application and consultation process.

2.7. Wayleaves or property covenants

There is currently no specific information on any wayleaves or covenants. There is some information regarding the locations of utility infrastructure within and around the perimeter of the estate and it can be assumed that there will be wayleaves associated with these installations which included two electrical substations. These are discussed in more detail in the Utilities section of this report.

We would recommend that a full title search is commissioned to establish the extent of wayleaves and covenants on the site.

3. Decants & Relocations

3.1. Health Clinic & Nursery

Both the NHS Health Clinic and the Nursery require to be continuously provided during the redevelopment process. The means whereby which this is achieved has been taken in to consideration at this early stage of the design.

There are a number of options

- a) Temporary relocation to a temporary building or adapted premises while the old location is demolished and a new building constructed (2 moves)
- b) Temporary relocation to a new building while the old location is demolished and a new building is constructed (2 moves)
- c) Permanent relocation to a new building before the old location is demolished (1 move)

Option a)

Option a) allows for an early start of the new build construction on the plot of the Clinic and Nursery without any restrictions of Leaseholder buy back or the CPO process. However this is at the penalty of the cost of providing temporary buildings and or finding and fitting out temporary premises. Option a) is also limited by the availability of spaces within the site to position a temporary building or fit out other unused spaces.

A potential location for temporary building has been identified in the garage courtyard to the west of Tower Block A. This would provide a level plot with good access to Haverstock Road. It would require access to the garages to be closed off. Current records indicate that 3 garages in this location are in use or have tenants. These tenancies would need to be terminated or alternative garages provided, which could be a time consuming process.

A temporary space to be fitted out has been located in the podium area between existing Tower Block A and Block O. To utilize this space would require that the blank wall to this space along Haverstock Road is altered to provide windows, and internal fit out is carried out. At present this space has not been surveyed and the condition of the spaces determined. The quality of the temporary space may therefore be to a lower standard, and may be compromised by limited access to an external play space if used as a nursery.

We would recommend that at an early survey of this space is undertake to establish it suitability for adaption

Option b)

Option b) allows for the relocated provision to be of a high standard and design to meet the specific needs of the relocated services, however this may then compromise the quality of the conversion to the final use, and come with a cost penalty of two fit outs and two moves. In

addition it may also require that leaseholder buy backs or a CPO process are required to obtain vacant possession of the site of the new building hence delaying the overall timeline .

Option c)

Option c) provides a lower cost solution with the new space meeting the specific needs of the relocated service, however this may be a penalty of requiring that leaseholder buy backs or a CPO process are required to obtain vacant possession of the site of the new building hence delaying the overall timeline.

It therefore likely that there is no one optimum solution which meets all of the cost, quality and time objectives and that a compromise solution will need to developed that balances these competing objectives.

The current options include for a mix of these alternatives. It is to be anticipated that these could be optimised as the detailed design progresses.

3.2. Decanting and swing space

The redevelopment of Wendling is part of a wider redevelopment of the Borough's residential estate, with the adjacent Bacton estate currently partly redeveloped. Therefore it is possible to integrate the two developments with regard to tenant relocation. The timescale of the construction of the new Bacton estate building would probably allow for tenants in the initial phases of the Wendling estate to be relocated into units completed in the latter part of the Bacton redevelopment, and this is the current base assumption that has been used in the buildability assessment.

However the timelines for the Wendling development is fluid at present and these is therefore a risk that this will not mesh with the later phases of the Bacton redevelopment. Therefore the relative programmes of the two estates need to be kept under review to ensure that this assumption remains valid, as if the scheme timelines divert this could lead to additional decant costs or loss of rental income if units in Wendling have to be vacated earlier than optimally.

No policy decisions have been made regarding the decant and relocations for Wendling development The options could include the wholesale relocation of tenants for units to be demolished so enable a single large scale redevelopment to take place as has been on part of the Bacton Estate.

This buildability assessment is being carried on the assumption that decant and relocations off the Wendling estate will be limited to no more 50 units, and this assumption will need to be reviewed regularly as the design process develops. It has been assumed that all other relocations will have to be accommodated within the phasing of the redevelopment.

3.3. Residents car parking

There are 70 allocated hardstanding car parking spaces and 65 lock up garages on the estate. The latest information suggests that all the hard standing spaces are allocated and 59 garages have tenants with 3 void and 3 used for caretaking.

Ref	A101-110	B1-21	C3-6	D15-18	E1-16	G3-12	Total
Location	Block A	Block B	Block C	Block D	Block E		
Access from	Haverstock Rd			New Rochford Rd			
Number	10	21	4	4	16	10	65
Voids	1				1	1	3
Caretaking		1			1	1	3

Table 2 Garage number & locations

Location	New Rochford Rd – north side	New Rochford Rd – south side	Podium upper level	Block A forecourt	Total
Ref	1-17	18-31	32-65	66-70	
Number	17	14	34	5	70

Table 3 Car parking space numbers & location

There are also garages under the podium between blocks J, K, L, M & N, however these are not let and the spaces is made available by the borough to a contractor working on maintenance and other contracts.

Current records indicated that while many of the hardstanding and garage tenants are residents of Wendling a significant number are residents from elsewhere in the borough. Consequently the removal of any garages or car parking spaces and their relocation or termination does not align with the redevelopment of any particular block of the existing estate.

The current policy for provisions or re-provision of car parking spaces and car parking spaces has not yet been fully defined at this stage in the scheme. The following assumptions have therefore been made in the Buildability Assessment.

- Car parking spaces and garages will be replaced on a like for like basis
- New units not allocated to existing tenants or leaseholders will not be provided with any car parking provision in lines with current Borough and London Assembly planning policy
- The replacement demand will be based on the phasing of the demolition / redevelopment of the garages or car parking space locations

These assumptions will need to be reviewed as the design progresses as overall policy and the detail design solutions are likely to evolve further.

3.4. Interface with Bacton Estate

The Bacton estate is currently mid-way through its redevelopment, with the existing low rise buildings demolished and the first phase of new units completed. It is currently anticipated that the phase 2 construction works will commence in Q3 2020 with construction completion in Q2 2022.

The phase 2 works to Bacton will be accessed from Haverstock Road and Wellesley Road, with all traffic access the junction between Haverstock Road and Malden Road. The phasing of the Wendling construction works needs to take this constraint into consideration to ensure that the peak traffic generation stages of Wendling (demolitions, foundation and superstructure frame) do not clash with the equivalent stages on Bacton. However the current anticipated start on site for Wendling will be no earlier than Q3 2021 so a clash of peak traffic movements is unlikely.

Nevertheless the arrangements for construction traffic movement will need to be carefully considered to ensure that the health and amenity of the local residents and businesses is not adversely affected.

The redevelopment of Wendling will be subject to the Borough's planning policy and this will require that Construction and Environmental Management Plan is submitted for approval prior to the start of works on site. This plan will be required to demonstrate how the scheme will comply with Borough and GLA policies with regard to dust, noise, emissions, road use and pedestrian safety, access and egress of construction vehicles as well a monitoring regime to regulate adherence to the approved plan.

4. Utilities & Services

The information on Utilities has been drawn from the NRSWA constraints report dated 26/10/17 and from the McBains Cooper Feasibility Study dated March 2015, the data in which is generally consistent. However we would recommend that an updated set of utility searches is undertaken in the next stage of the design development

4.1. Substations and power distribution

There are two 11kV power transformers within the estate located in Block A and Block H. The UKPN record drawings indicated that these are feed by HV supplies from Haverstock Road and New Rochford Road respectively.

There is no information on the arrangement of the LV supplies from the transformers to the block and individual units, each of which is separately metered. The McBain Cooper report suggests that the properties adjacent to Southampton Road and Malden Road may be fed directly from the local LV supplies in the footway, however the UKPN drawings do not

provide any information to either support or contradict this. It may also be possible that other buildings not within the estate are supplied from these transformers.

While it is likely that the east side of the estate is fed from the Block A transformer, and the west side from the Block H transformer, detail traces will be required to determine the exact arrangements. This will be of particular importance in the Medium and High options where one or more of the transformers will be relocated. The particular supply and transition arrangement will impact the cost associated with maintaining supplies to the occupied buildings.

The main HV supply route runs from Southampton Road along New Rochford Road and through Lismore Gardens linking to the local HV network on Haverstock Road and a transformer in the Bacton estate tower block. The High option will require this HV cable route to be diverted and liaison with UKPN will be required at an early stage in the design to develop an agreed solution as part of the a significant wider utilities diversion along New Rochford Road

4.2. Heating and hot water

The estate currently has a centralized heating plant in Block A providing Low Temperature Hot Water (LTHW) heating and domestic hot water to the entire estate. The central boiler plant was renewed in 2012 / 2013 and is linked to the wider borough waste recovery scheme from the Royal Free Hospital.

The distribution pipework for both the heating and domestic hot and cold water runs around the estate either at high level on the underside of the podium slab or in trenches across the site. The Mc Bains Copper report indicates that the secondary pipework systems are as originally installed and have deteriorated and are in need of replacement. Any replacement for retained blocks is not currently included in the scheme scope. Some works to the retained pipework will undoubtedly be required in the medium option where the existing boiler plant is removed and replaced, though the extent of this cannot yet be determined.

In order to comply with current GLA and Borough policies any new blocks will be most likely to have a form of centralized plant, either for individual blocks or for the development as a whole. No decision on the design solution has yet been made and this Buildability Assessment is only able to consider the general conditions.

In the Medium and High options any new system must consider and address the following issues in either or both the temporary and permanent conditions

- Continuity of the secondary distribution system when isolating sections for demolition
- Phasing of new boiler house or provision of a temporary boiler to align with demolition of existing boiler house in Block A

- Connection of secondary distribution system to new boiler house to in the temporary and / or permanent conditions
- Connection and utilization of Royal Free Hospital waste heat pipework and supply and metering conditions

4.3. Surface and foul water

The surface and foul water drainage systems run from the estate into connections with the Thames Water infrastructure along Southampton Road, Malden Road and Haverstock Road and indications are that this is a gravity system with no pumped rising mains.

The McBains Cooper report includes indicative drawings of the drainage routing which shows the pipe runs close to the buildings they serve and with main drain runs under some blocks as they run toward the outfalls. A detail drainage trace and survey will be require at the next stage of the design and it is likely that some permeant and or temporary diversion works will be required to maintain services to the occupied blocks as the redevelopment progresses.

Any new system is likely to have to include for surface water attenuation associated with the any new construction and to avoid additional costs it would be necessary to ensure that the new surface water drainage system is separated from the existing system to avoid any increase the attenuation capacity to cater for any existing un-attenuated load.

4.4. Gas distribution

A metered gas supply for cooking only is provided to all units with the estate together with a gas supply to the main boiler house under Block A. The principal gas supply route to the units is via a 180mm dia low pressure PE main running along New Rochford Road. This supplemented by gas supplies for the 250mm dia low pressure PE main running along Southampton Road and Malden Road supplying block adjacent to these roads. The Block A boiler house is fed via a dedicated 180mm dia low pressure PE supply from Haverstock Road.

At this stage in the design no decision has been made as to whether the new units will include gas supplies for cooking and this Buildability Assessment is only able to consider the general conditions.

The gas supply to the occupied units will need to be maintained while the development is underway, and it is likely that some temporary and permanent diversions will be required to achieve this. The High option will require a 180mm PE main to be diverted and liaison with Cadent will be required at an early stage in the design to develop an agreed solution as part of the significant wider utilities diversion along New Rochford Road.

Any relocation of the boiler house and /or temporary boiler for the retained estate will need to take account of the gas supply which will be needed to support this installation.

4.5. Potable Water

The mains cold water serving the estate follows the same distribution routes as the LTHW and HWS running from an incoming service in the boiler house in Block A. Each block then has individual break tanks at roof level which provide water to individual units.

There are existing mains water supplies running in Southampton Road, Malden Road and Haverstock Road which are likely to be suitable for connection to new supplies for the new units.

In the Medium and High options consideration will need to be given to maintaining supplies during the redevelopment and in particular when the main incoming connection is lost when the boiler house and Block A are demolished.

4.6. Telecoms equipment

The NRSWA report provides details of telecom services provided to the estate by BT Openreach and Virgin Media. These are fed by spurs from the surrounding roads into the estate with further distribution within the estate through the podium and in the blocks.

The status of any wayleaves or leases affecting this equipment is unknown. In the Medium and High options consideration will need to be given to maintaining supplies during the redevelopment.

The NRSWA report indicates that there are no other telecoms or mobile telephony infrastructure within or immediately adjacent to the estate that would be impacted in any redevelopments. However we recommend that a full title search and utility enquiry is undertaken at the next stage of design once a preferred option has been selected.

5. Demolition & Construction

5.1. Existing structure and demolition

The McBains Cooper report provides some information of the construction of the building, and a site inspection has indicated the presence of a number of movement and isolation joints.

The housing units are generally four storey buildings with reinforced concrete slabs supported on load bearing masonry with either flat roofs or seven blocks with curved lightweight metal over-clad roofs. The surrounding podium is a reinforced concrete structure with the podium slab supported on an arrangement of concrete and brickworks columns and load bearing walls. The podium and housing blocks appear to be structurally isolated, but this will need to be confirmed by a more detailed and possibly intrusive survey.

The tower Block A is a reinforced concrete frame with glazed and brick infill with stability provided by concrete shear walls.

The nurse and health centre are single storey steel frame buildings founded on a single storey reinforced concrete podium structure.

There are no details of the foundations and intrusive investigation will be required to be undertaken. It is to be anticipated that that the house blocks and tower block may well be supported on piles or raft foundations and that the podium may have traditional pad and strip foundations.

Demolition of the buildings will need to take account of the proximity of the any adjacent occupied units and this will be one of the principal considerations in determining the method of demolition. The tower block will most likely be required to be dismantled with a protective scaffold screen working progressively floor by floor. If the tower is an insitu RC frame as suggested by the McBains Cooper report this will not involve any additional temporary stability risks. If, however, the block has any prefabricated elements or panels this would require further consideration of providing temporary stability during demolition which could have a significant cost and time penalty dependent upon the specific conditions of the structure.

The location of the tower with a dedicated access onto Haverstock Road will limit the space required for the demolition site. However some further survey and investigation works will be required to determine the extent of any connection to the surrounding podium structure.

The house blocks are, in a number of locations, constructed on split levels and this together with their form of construction would make partial demolition of any block problematic and would require the entire block to be decanted to avoid issues of unacceptable noise and vibration transmission. At present none of the options have proposed a partial demolition of any block.

Demolition would be most likely to be using a long reach excavators fitted with hydraulic shears with work progressing from one of end a block. This technique would limit the working space required to complete the demolition to only slight more that the block footprint plus an access route and debris removal route.

The isolation of the house blocks from the podium should allow the podium structures to be demolished while adjacent house blocks are occupied should this be required, though some separation distance would be preferable. It should also allow blocks adjacent to the podium to be demolished without undue interference with the retained podium.

5.2. Noise, dust, emissions

The development will be required to comply with Borough polices on noise dust and emission and with the GLA SPD on this matter. These will require that the development comply with best practice as set out in the Borough's Code of Construction Practice and the GLA SPD.

The site of development will require that real time automated dust monitor equipment to measure the levels of PM10 is installed for the duration of the demolition and construction works. These monitors will be linked to provide live on line reporting and allow effective enforcement action to ensure that the procedure and processes set out in the Construction and Environment Management Plan (CEMP) are fully implemented. A CEMP will be required to be submitted and approved as part of the planned and consent process.

In addition a Section 61 Application (prior approval of noise levels) may also be required by the planning authority which would be linked to the installation of real time noise monitoring equipment co-located with the PM10 monitoring.

These measures will ensure that the emission resulting from the development works fall with the current limits of $250\mu\text{g}/\text{m}^3$ at 15 minute intervals for PM10, noise levels of $70\text{dB(A)} L_{\text{eq}}(10\text{hour})$ $10\text{hr} = 08.00 - 18.00\text{hrs}$ and $80\text{dB(A)} L_{\text{eq}}(15\text{min})$, and vibration limits of a peak particle velocity of 1 mm/s all measured at the facade of the closest noise or vibration sensitive receptor.

5.3. Construction logistics

This buildability assessment reviews the three options and make proposal for the phasing of the construction of each option. These phasing proposal are necessarily a compromise that aims to provide the optimum solution that responds to often competing constraints.

The construction logistic issues that any phasing solution needs to consider are

- Access for construction vehicles from the adjacent highways
- Safety of pedestrians, cyclist and other vehicles at site entry and exit points
- Fencing and security of the site during working and non-working hours
- Unloading and storage of material on or adjacent to site
- Vehicle movement and material distribution within the site
- Crane erection and dismantling and oversailing of the site boundary
- Site welfare and office location.
- Interface with Network Rail and compliance with BAPA requirements
- Utilities connections

5.4. Partial handover options and constraints

The progressive occupation of sections of the redevelopment has obvious benefits in limiting the decant requirements, improving cash flow for early revenue from units sales and limiting the peaks in tenant relocations.

The design of the individual and groups of blocks for the new development needs to take account of the possibility of progressive and partial handovers. This is especially important where the buildings are in courtyard arrangements. The construction process for residential units in a block typically allows for initial period to bring the structure envelope and initial units to a completed state and then for between 4-5 units per week to be brought to a defect

fee state suitable for occupation. However in multi-storey buildings and multi block sites it is not usually possible enable tenants to occupy completed units due to limitations of access, shared services commissioning and building wide life safety systems. Often these limitations result from design decisions made at the outset of the project.

We would therefore recommend that consideration is given at an early stage of design to allow for progressive occupation of, at the very least, individual blocks if not partial handover of blocks. This requires designers to consider means of access and escape as well provisions of common services during progressive handovers.

This buildability assessment is undertaken at a very early stage and therefore no details of the internal arrangement and services of the building are available and therefore a conservative approach has been adopted with no partial handovers of block taken. It has been assumed that completed blocks within a courtyard development can be occupied as they are completed while the remaining blocks are finished. This assumption will need to be reviewed as the design progresses and tested against the detail design solutions that are developed.

5.5. Modular & volumetric options

It is to be anticipated that in the normal development of the design that both modular and volumetric structural solutions will be considered in addition to more traditional forms of construction such as concrete frame, rolled and lightweight steel frames.

This buildability assessment is being carried out before these conceptual decisions have been made and does not prejudge the solutions that will be developed. However it is clear that in the Low and Medium options the construction of the infill units would benefit from a volumetric or modular design solution. This will significantly reduce the period of time to construct these units which infill between occupied units and thus limit the disruption to the tenants.

6. Buildability Assessments

In the tables below each of the option under consideration has been assessed against the criteria and issues discussed in Section 2-5 above. A RAG rating has then been assign to each issue.

A series of phasing drawings have also been prepared to be read in conjunction with the assessment tables. There are found in Appendices A – C

6.1. Low Option

See phasing drawings in Appendix A

Criteria	Performance / Issues	RAG rating
Land & title		
Land ownership and boundaries	No issues - Subject to Land Title report	
Leaseholder locations	No issues - Subject to Land Title report	
Public rights of way	No issues - Subject to Land Title report	
Public open space	No issues - Subject to Land Title report	
Network Rail	Line of foundations to New Blk A needs to be adjusted to avoid interfering with the adjacent railway tunnel. Construction methodology will require prior approval from NR along with an BAPA	
TfL infrastructure	No issues - Subject to Land Title report	
Wayleaves or property covenants	No issues - Subject to Land Title report	
Decants & relocations		
Health Clinic & Nursery,	Temporary crèche location to be surveyed to check for suitability, will also require planning consent as part of the wider scheme consent	
Decanting and swing space	No tenant decant required, but assumes that an off-site location for Hostel can be found to suit the development programme	
Resident's car parking,	6 car parking spaces permanently lost on Haverstock Road, up to 14 further spaces will be lost temporarily during construction. Consideration should be given to how this shortfall is addressed.	
Utilities & services		
Substations and power distribution	New Block M & N are assumed to be able to be fed via the existing infrastructure though this is time expired so alternative direct supply from the adjacent footpath may be considered New Blk C may be able to unitize the existing supply network or infrastructure from Blk A transformer. New Blocks A& B may require their own dedicated transformer fed from the adjacent HV ring	
Heating and hot water	Standalone block heating for new Blk A & B assumed Heating source for New Block C to be considered, could utilize existing district heating from main estate or be standalone	
Surface and foul water	Existing main on Haverstock Road should provide a connection for New Blks A & B New Blk C could possibly connect to existing estate drainage system, or direct connection to main in Malden Rd which would require a partial road closure to make the connection or a heading dependant on invert levels	

Gas distribution	Gas main connection to footway in Malden Rd could be available for New Blk C. New Blk A& B may be able to utilize the existing supply from a 180 PE main on Rochford Rd though this may require reinforcement.	
Telecoms equipment	Telephone kiosk adjacent New Blk C will require removal / relocation to allow for site vehicle access	
Demolition & Construction		
Existing structure and demolition	Demolition lines appear to align with structural movement or discontinuity lines, but further checks should be undertaken particularly for New Blk E Tenants in end units to Blocks N, M, L and K adjacent New Blocks C, D & E may require to be temporarily relocated during demolition of the adjacent structure while work to connecting sections is undertaken	
Noise, dust, emissions	Will be subject to the LBC noise and emission limits, and should not raise any abnormal concerns except as noted above under demolition	
Construction logistics	New Blk C access for vehicle from Malden Road is restricted and a vehicle pull in over the existing pavement is likely to be required. This will probably require strengthening works to protect the buried services and will be subject to LA approval. Early engagement with the highway authority is recommended at the next design stage to obtain approval in principal. Access for material deliveries to New D is also restricted by the adjacent pedestrian crossing and cycle lane. A vehicle pull in over the existing pavement is likely to be required. This will probably require strengthening works to protect the buried services and will be subject to LA approval as for New Blk C. Vehicle access for New Blks A &B is also restricted. Access on Haverstock Road will be limited to short wheelbase vehicles due to the limited space for turning. Similarly the service yard adjacent New Rochford Rd is limited and this will constrain the size of vehicles than can deliver to the site	
Partial handover options and constraints	New Block C handover with the option for early access to the NHS clinic for fit out works to allow for start of operation once remainder of C is handed over and allow for the earlier start of Phase 2 New Blocks A &B likely to be handed over as a single unit.	
Modular & volumetric options	Modular or volumetric solutions for new D and E should be considered so as to limit disruption to existing tenants.	
Table 1		

6.2. Medium Option
See phasing drawings in Appendix B

Criteria	Performance / Issues	RAG rating
Land & title		
Land ownership and boundaries	No issues - Subject to Land Title report	
Leaseholder locations	18 leases will require to be acquired through negotiation or CPO, or which 3 are required in the first phase. If these have be to subject to a CPO the programme of the development will be likely to delayed	
Public rights of way	No issues - Subject to Land Title report	
Public open space	No issues - Subject to Land Title report	
Network Rail	Line of foundations to New Blk A needs to be adjusted to avoid interfering with the adjacent railway tunnel. Construction methodology will require prior approval from NR along with an BAPA	
TfL infrastructure	No issues - Subject to Land Title report	
Wayleaves or property covenants	No issues - Subject to Land Title report	
Decants & relocations		
Health Clinic & Nursery,	Temporary crèche location to be surveyed to check for suitability, will also require planning consent as part of the wider scheme consent	
Decanting and swing space	Phase 1 decant assumes that an off-site location for Hostel can be found to suit the development programme, and 26 tenants can be relocated to the Bacton estate Unit numbers on subsequent phases should have sufficient leeway to allow for the appropriate mix of unit sizes and types to be available for relocated tenants	
Resident's car parking,	65 car parking spaces permanently lost and replaced in final scheme by 80 spaces. However up to 49 spaces will be lost temporarily during construction. Consideration should be given to how this shortfall is addressed.	
Utilities & services		
Substations and power distribution	Power supply to new Blocks L & P will not be able to use new main energy centre that is located in new Blk B so a temporary supply is required possibly linked to existing transformer in Blk A subject to capacity. New Blocks M & N are assumed to be able to be fed via the existing infrastructure though this is time expired so alternative direct supply from the adjacent footpath may be considered. Demolition of substation in existing Block A will require re-provision of services to the sections of the	

	retained estate served by this unit; this could be provided by a new transformer location in the new energy centre in New Blk B which would provide the most seamless solution.	
Heating and hot water	<p>Heat supply to new Blocks L & P will not be able to use new main energy centre that is located in new Blk B, so a temporary supply is required possibly linked to existing boiler house in existing Blk A subject to capacity.</p> <p>New Block M & N are assumed to be able to be fed via the existing infrastructure though this is time expired so alternative standalone system via a gas supply from the adjacent footpath may be considered.</p> <p>Demolition of boiler house in existing Block A will require re-provision of services to the sections of the retained estate served by this unit, this could be provided by the new energy centre in New Blk B This could be complicated by interfacing with the RFH waste heating network, so a new standalone heating unit for the retained estate may be required. This issue should be examined at the next design stage</p>	
Surface and foul water	<p>Existing main on Haverstock Road should provide a connection for New Blks A to J though reinforcement of the system may be required in addition to infrastructure charges</p> <p>For new Block K, L & P a possible connection to existing estate drainage system, or direct connection to main in Malden Rd which would require a partial road closure to make the connection or a heading dependant on invert levels</p> <p>New Blk O could connect to the existing system or to Haverstock Road as part of the Phase 2 build stage. New Blk M & N would probably connect to existing estate drainage system,</p>	
Gas distribution	<p>New Blk A to K & O may be able to utilize the existing supply from a 180 PE main on Rochford Rd though this may require reinforcement.</p> <p>Gas main connection to footway in Malden Rd could be available for Blks L & P</p>	
Telecoms equipment	Telephone kiosk adjacent New Blk L may require removal / relocation to allow for site vehicle access	
Demolition & Construction		
Existing structure and demolition	Demolition lines appear to align with structural movement or discontinuity lines, but further checks should be undertaken particularly for New Blk N and the connections between existing Blks C & D Tenants in end units to Blocks B, N, M, L and K adjacent New Blocks D, L, M & N may require to be	

	<p>temporarily relocated during demolition of the adjacent structure while work to connecting sections is undertaken.</p> <p>The alignment of New Blk D needs to allow for construction clearance to the gable of existing Blk B to allow access. This may also affect the line of new Blk E. When considered together the realignment of new Blk A this will reduced the overall footprint available to the section of the development and may impact of the assumed floor areas,</p>	
Noise, dust, emissions	Will be subject to the LBC noise and emission limits, and should not raise any abnormal concerns except as noted above under demolition	
Construction logistics	<p>Access to new Blk P is restricted and will require the footprint of new Blk L to be demolished first to provide access, and the structure of new Blk P to be built before commencing on the structure to new L. This is likely to extend the construction period.</p> <p>New Blk L & L access for vehicles from Malden Road is over the existing pavement and this will probably require strengthening works to protect the buried services and will be subject to LA approval. Early engagement with the highway authority is recommended at the next design stage to obtain approval in principal.</p> <p>Access for material deliveries to New M is also restricted by the adjacent pedestrian crossing and cycle lane. A vehicle pull in over the existing pavement is likely to be required. This will probably require strengthening works to protect the buried services and will be subject to LA approval as for New Blk L.</p> <p>Vehicle access for New Blks A to F and O is also restricted. Access on Haverstock Road will be limited to short wheelbase vehicles due to the limited space for turning. Similarly the service yard adjacent New Rochford Rd is limited and this will constrain the size of vehicles than can deliver to the site. While this type of restriction is not unusual in London the size of the Phase 2 development may result in this restriction adding a premium to the build costs and extending the build programme</p>	
Partial handover options and constraints	<p>New Block P should be able to be handed over progressively in Ph1. For new Block L handover the option for early access to the NHS clinic for fit out works would allow for earlier start of operation once remainder of L is handed over and release the start of Ph 2.</p> <p>Location of new energy centre should allow for progressive handover of new Blk A – F and O working</p>	

	<p>away from new Blk B, though access to the communal gardens would not be available until the later stages of the handovers</p> <p>Handover of new Blk G to K should be able to be progressive working away from new Blk G though access to the communal gardens would not be available until the later stages of the handover</p>	
Modular & volumetric options	Modular or volumetric solutions for new M and N should be considered so as to limit disruption to existing tenants.	
Table 2		

6.3. High Option

See phasing drawings in Appendix C

Criteria	Performance / Issues	RAG rating
Land & title		
Land ownership and boundaries	No issues - Subject to Land Title report	
Leaseholder locations	48 leases will require to be acquired through negotiation or CPO, or which 3 are required in the first phase. If these have be to subject to a CPO the programme of the development will be likely to delayed	
Public rights of way	No issues - Subject to Land Title report	
Public open space	No issues - Subject to Land Title report	
Network Rail	Line of foundations to New Blk A needs to be adjusted to avoid interfering with the adjacent railway tunnel. Construction methodology will require prior approval from NR along with a BAPA	
TfL infrastructure	No issues - Subject to Land Title report	
Wayleaves or property covenants	No issues - Subject to Land Title report	
Decants & relocations		
Health Clinic & Nursery,	Temporary crèche location to be surveyed to check for suitability, will also require planning consent as part of the wider scheme consent	
Decanting and swing space	Phase 1 decant assumes that an off-site location for Hostel can be found to suit the development programme, and 7 tenants can be relocated to the Bacton estate Unit numbers on subsequent phases are marginal and for Phase 2 & 3 do not have sufficient leeway to allow for the appropriate mix of unit sizes and types to be available for relocated tenants. Additional decanting in the Bacton Estate is likely to be required. The design mix of the units in the affected phase therefore needs to take account of the decant demand.	
Resident's car parking,	130 car parking spaces permanently lost and replaced in final scheme by 80 spaces (net loss of 50 spaces). In addition up to 65 spaces will be lost temporarily during construction. Consideration should be given to how this shortfall is addressed.	
Utilities & services		
Substations and power distribution	Power supply to new Block M will not be able to use new main energy centre that is located in new Blk D so a temporary supply is required possibly linked to existing transformer in Blk A subject to capacity. Demolition of substation in existing Block A will require re-provision of services to the sections of the retained estate served by this unit; this could be provided by a new transformer location in the new	

	energy centre in New Blk D on a temporary basis pending full demolition in later phases	
Heating and hot water	<p>Heat supply to new Block M will not be able to use new main energy centre that is located in new Blk D so a temporary supply is required possibly linked to existing boiler house in Blk A subject to capacity.</p> <p>Demolition of boiler house in existing Block A will require temporary re-provision of services to the sections of the retained estate served by this unit, this could be provided by the new energy centre in New Blk D</p> <p>A possible interfacing with the RFH waste heating network, should be examined at the next design stage</p>	
Surface and foul water	<p>Existing main on Haverstock Road should provide a connection for New Blks A to M though reinforcement of the system will probably be required in addition to infrastructure charges</p> <p>For new Block O to T the existing main on Southampton Road should provide a connection for though reinforcement of the system may be required in addition to infrastructure charges</p>	
Gas distribution	<p>New Blks E to J may be able to utilize the existing supply from a 180 PE main on Haverstock Rd though this may require reinforcement.</p> <p>Gas main connection to footway in Malden Rd could be available for Blks K,L & M</p> <p>New Blk O to T may be able to utilize the existing supply from the diverted 180 PE main on Rochford Rd though this may require reinforcement</p>	
Telecoms equipment	Telephone kiosk adjacent New Blk M may require removal / relocation to allow for site vehicle access	
Demolition & Construction		
Existing structure and demolition	<p>Demolition lines appear to align with structural movement or discontinuity lines, but further checks should be undertaken particularly for the connections between existing Blks C & D</p> <p>Tenants in end units to Block B may require to be temporarily relocated during demolition of the adjacent structure while work to connecting sections is undertaken.</p>	
Noise, dust, emissions	Will be subject to the LBC noise and emission limits, and should not raise any abnormal concerns except as noted above under demolition	
Construction logistics	New Blk M access for vehicle from Malden Road is restricted and a vehicle pull in over the existing pavement is likely to be required. This will probably require strengthening works to protect the buried	

	<p>services and will be subject to LA approval. Early engagement with the highway authority is recommended at the next design stage to obtain approval in principal</p> <p>Vehicle access for New Blks A to D is also restricted. Access on Haverstock Road will be limited to short wheelbase vehicles due to the limited space for turning. Similarly the service yard adjacent New Rochford Rd is limited and this will constrain the size of vehicles than can deliver to the site. While this type of restriction is not unusual in London, the size of the Phase 2 development may result in this restriction adding a premium to the build costs and extending the build programme...</p>	
<p>Partial handover options and constraints</p>	<p>For new Block M handover the option for early access to the NHS clinic for fit out works would allow for start of operation once remainder of L is handed over and the earlier release the start of Ph 2.</p> <p>Location of new energy centre should allow for progressive handover of new Blk A – D working away from new Blk D, though access to the communal gardens would not be available until the later stages of the handover. This will however mean that the relocation of the crèche into the new location will take place at the end of phase 2 as new Blk A will be handed over as the last block.</p> <p>Handover of new Blk E to J should be able to be progressive working away from new Blk E though access to the communal gardens would not be available until the later stages of the handover.</p> <p>Handover of new Blks O to T should be able to be progressive working away from new Blk O though access to the communal gardens would not be available until the later stages of the handover</p>	
<p>Modular & volumetric options</p>	<p>No issues</p>	
<p>Table 3</p>		

7. Summary & Conclusion

The Buildability Assessment carried out at this initial Stage of the design has identified the principal constraints which need to be considered in the design that will affect the construction process for the development.

The three broad redevelopment options have then been assessed against these constraints. A number of issues have been identified which will require to be addressed in the next stages of the design. The three options have been assessed in a tabular format and a RAG status assigned to each criteria for each option, this has been supplemented by a series of indicative phasing sketches for each scheme (Appendices A to C) to accompany the commentary which is summarized in table 4 below and comparatively scored.

Criteria	Low Option	Medium Option	High Option
Land & title			
Land ownership and boundaries			
Leaseholder locations			
Public rights of way			
Public open space			
Network Rail			
TfL infrastructure			
Wayleaves or property covenants			
Decants & relocations			
Health Clinic & Nursery,			
Decanting and swing space			
Resident's car parking,			
Utilities & services			
Substations and power distribution			
Heating and hot water			
Surface and foul water			
Gas distribution			
Telecoms equipment			
Demolition & Construction			
Existing structure and demolition			
Noise, dust, emissions			
Construction logistics			
Partial handover options and constraints			
Modular & volumetric options			
Nominal Score (G=1, Y=2, R=3)	28	30	30
Table 4			

The schemes all have similar RAG scores, with the low option, not surprisingly having the lowest score in view of the limited works being undertaken.

The most significant of the issues identified are summarized below

- a) Alignment of new Block A in all three options will require to be adjusted to avoid the Network Rail tunnel below
- b) A solution for providing continuity of services for the retained estate in a permanent or temporary condition will be need to developed to allow for the demolition of existing Tower Block A and the associated central boiler plant
- c) Consideration will be required of the loss of car parking spaces during the redevelopment and in some cases in the final arrangements
- d) The suitability of the proposed temporary location for the crèche should be surveyed to check for the viability of this location
- e) A full title search should be undertaken to establish the extent of any ownership, covenant or wayleave issues which might impact the redevelopment
- f) Design of the unit mix will need to take account of the decant demand in the High option where there number of available new units in some intermediate phases is only just greater than the decant requirement
- g) Construction access is restricted to the northeast corner of the site where access is obtained from New Rochford Road and Haverstock Road. However this is an underlying feature of the site location and will occur in any option that is selected. This type of restriction is in quite usual in London Developments, but should nevertheless be borne in mind as it may attract a cost premium on the affected phases.

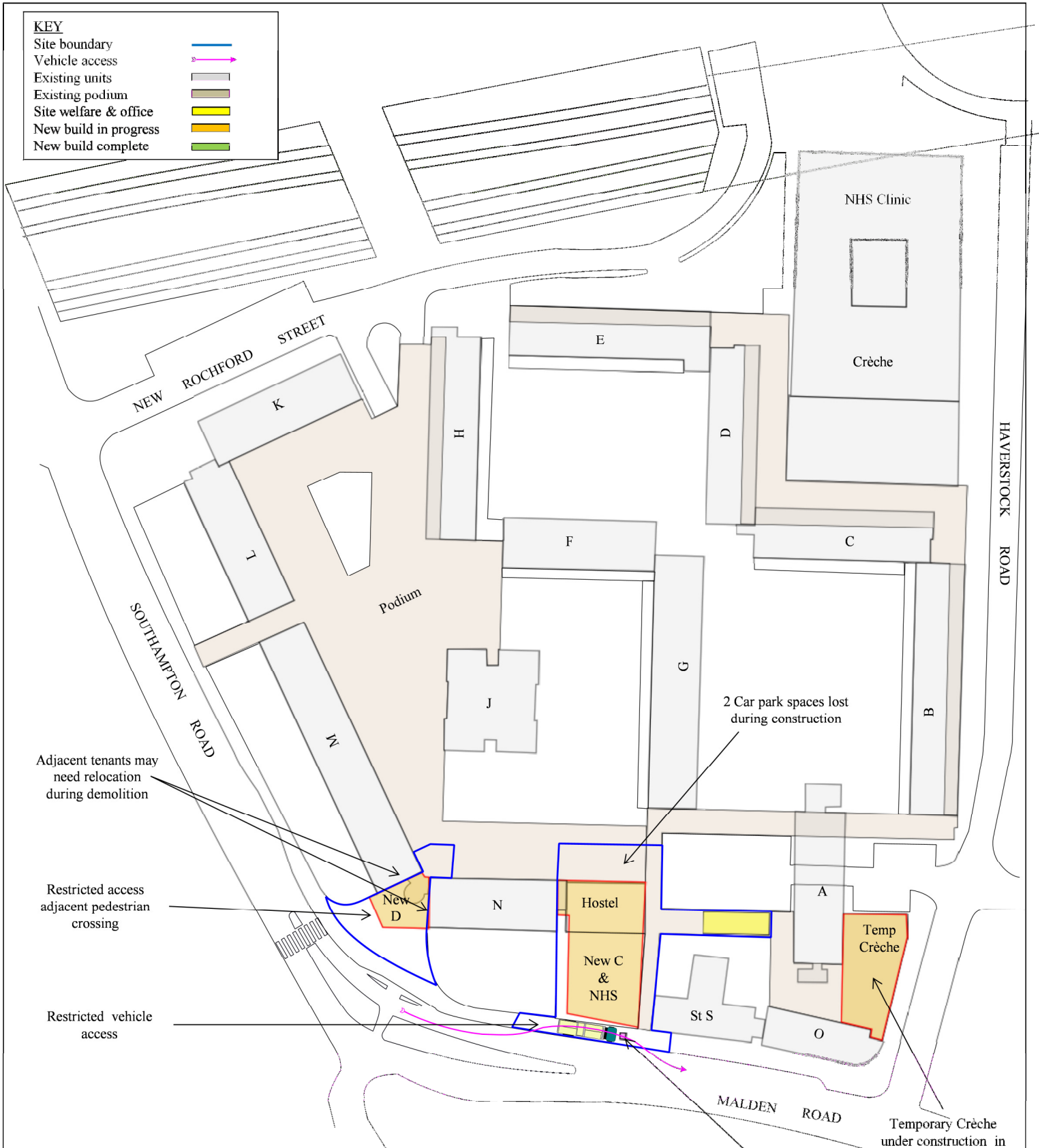
These issues will inevitably attract some additional costs to resolve which will impact on the viability of the schemes. The most significant of these is associated with the maintaining services to the retained elements of the estate and dealing with the time expired services infrastructure.

The High Option provides the best option for dealing with these issues as the size of the scheme and additional revenue will limit the impact of the buildability issues on the scheme viability as well as providing a long term solution to decayed services infrastructure.

APPENDIX A
Phasing & Logistics – Low Option

KEY

Site boundary	
Vehicle access	
Existing units	
Existing podium	
Site welfare & office	
New build in progress	
New build complete	



Phase 1 New Build Units

	Low Range	High range
L - NHS		
Temp CR		
C	16	16
D	2	2
Total	18	18

Phase 1 Car parking

Spaces lost	2
Spaces re-formed	2

Phase 1 Decant

Decant	Tenant	Lease
Hostel		
	0	Decant Offsite

LOW OPTION - PHASE 1

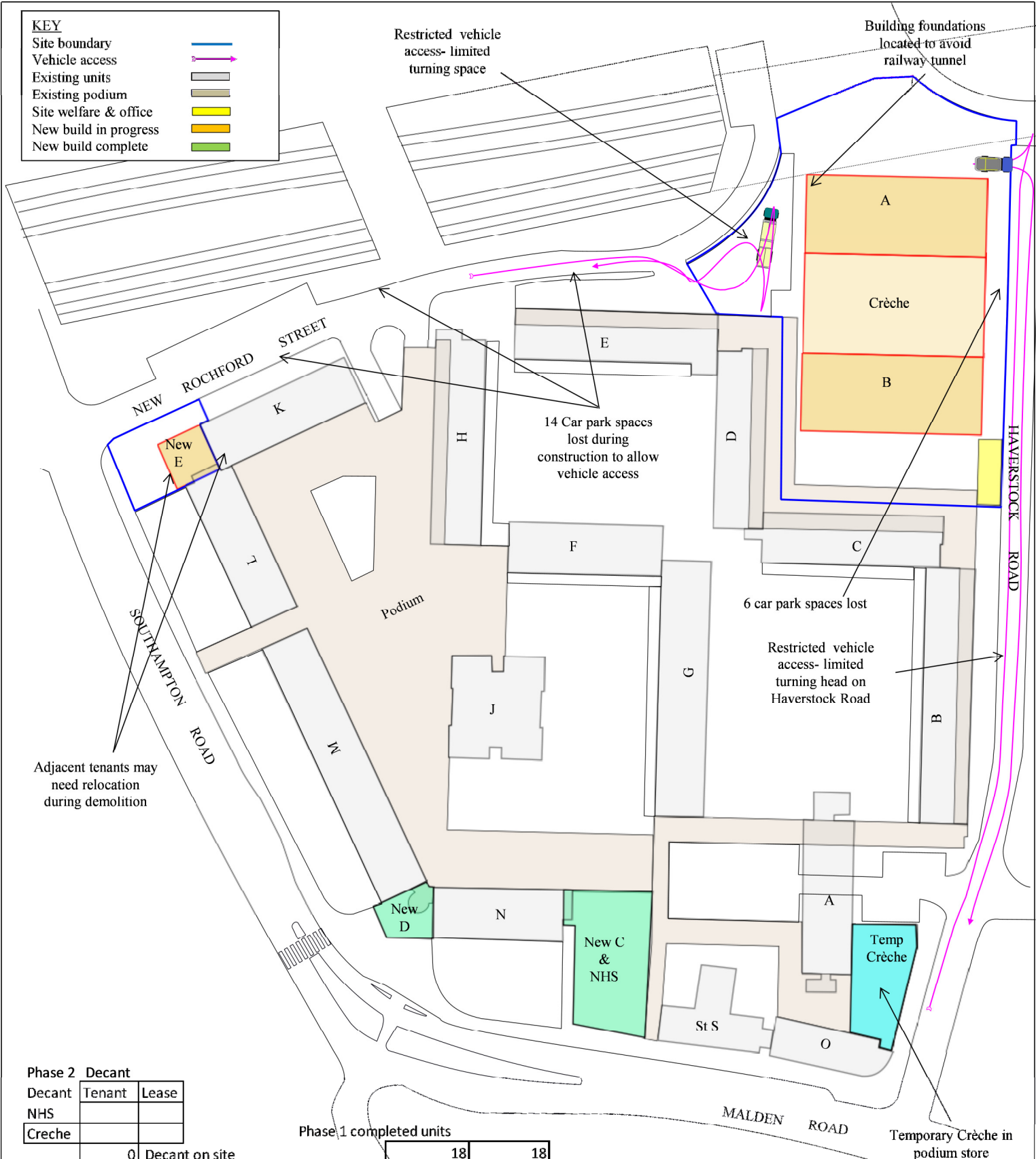
Construction
Planning
Associates

wendling estate
Low Option Phasing - Ph1

Scales: N/A	Drawn: CBW
Original Site: N15	Date: 4/04/19
C 614	Drawing No: L 01

KEY

- Site boundary
- Vehicle access
- Existing units
- Existing podium
- Site welfare & office
- New build in progress
- New build complete



Adjacent tenants may need relocation during demolition

Phase 2 Decant

Decant	Tenant	Lease
NHS		
Creche		
	0	Decant on site

Phase 1 completed units	18	18
-------------------------	----	----

Phase 2 New Build Units	Low Range	High range
Creche		
A	35	45
B	25	35
E	2	2
Total	62	82
Rolling total	80	100

Phase 2 Car parking	
Spaces lost	20
Spaces re-formed	14

LOW OPTION - PHASE 2

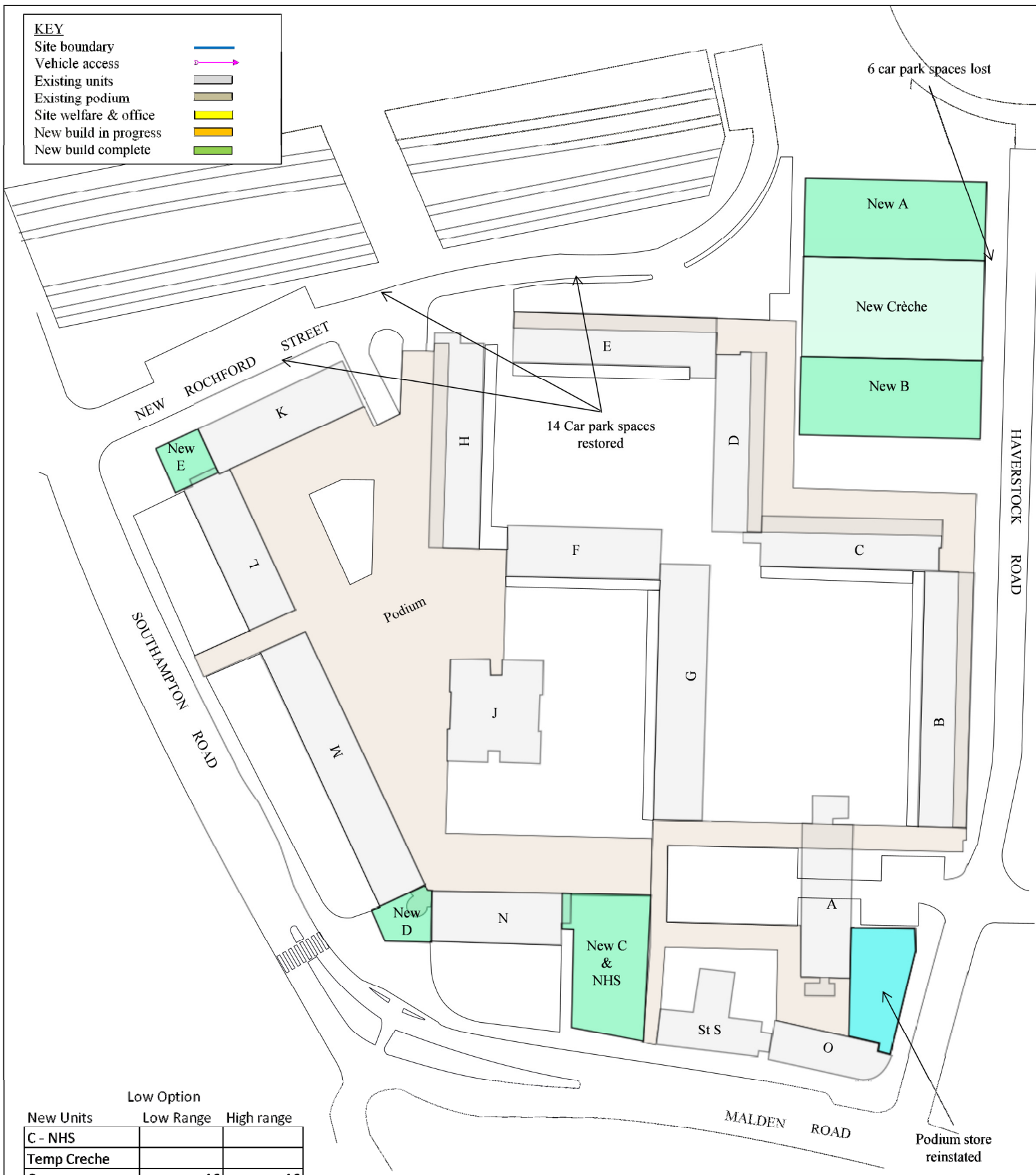
Construction Planning Associates

Wendling estate
Low Option Phasing - Ph2

Scales N/A Original Size NTS	Drawn CBW Date 4/042/19
C 614	Drawing No L 02

KEY

- Site boundary
- Vehicle access
- Existing units
- Existing podium
- Site welfare & office
- New build in progress
- New build complete



New Units	Low Option	
	Low Range	High range
C - NHS		
Temp Creche		
C	16	16
D	2	2
Creche		
A	35	45
B	25	35
E	2	2
Net new units	80	100

Low Option Car parking	
Spaces lost	6
Spaces formed	0

LOW OPTION - COMPLETED

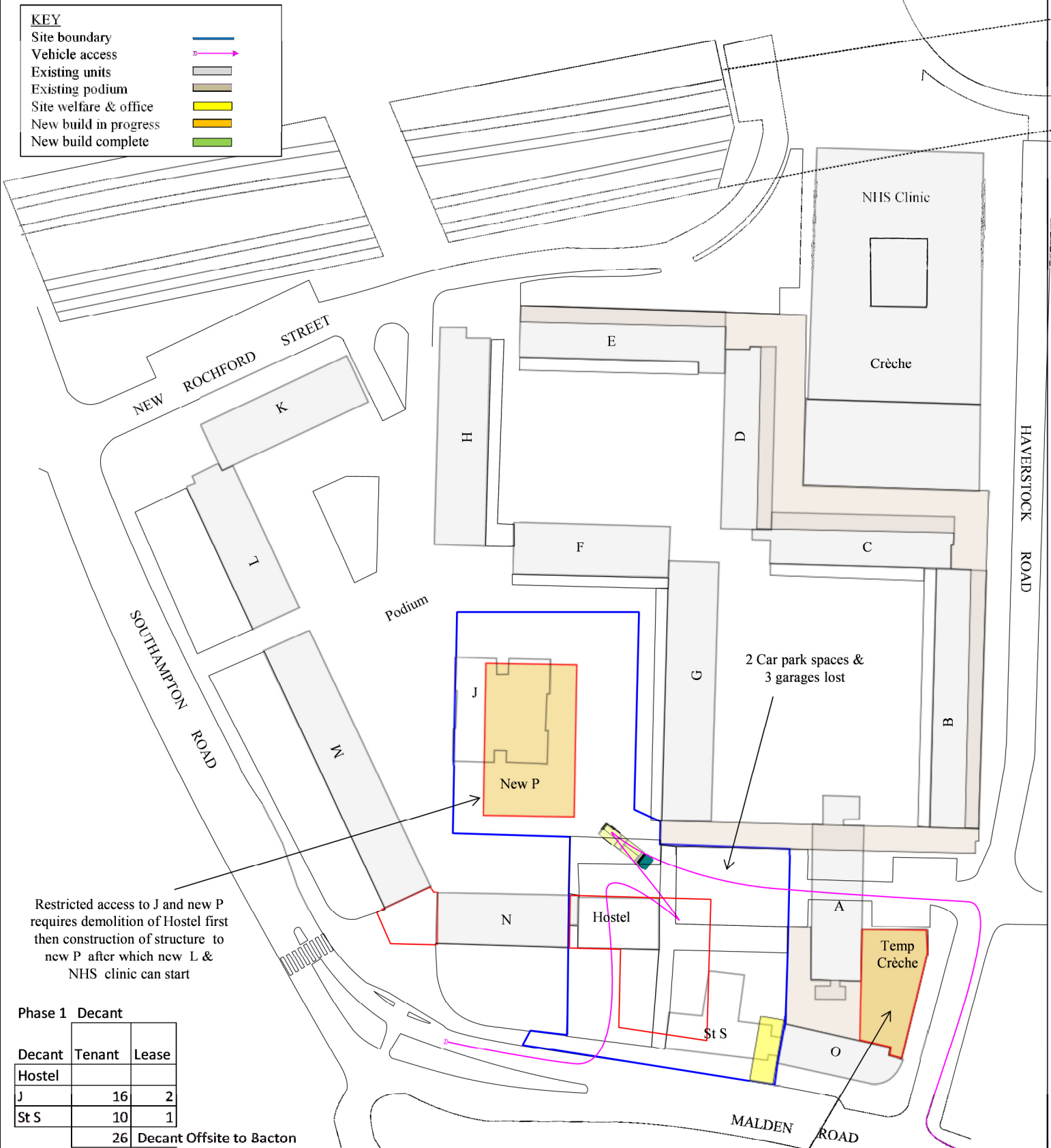
Construction
Planning
Associates

Wendling estate
Low Option Phasing

Scales N/A Original Size NTS	Drawn CBW Date 4/042/19
C 614	Drawing No L 03

APPENDIX B
Phasing & Logistics – Medium Option

KEY	
Site boundary	
Vehicle access	
Existing units	
Existing podium	
Site welfare & office	
New build in progress	
New build complete	



Restricted access to J and new P requires demolition of Hostel first then construction of structure to new P after which new L & NHS clinic can start

Phase 1 Decant

Decant	Tenant	Lease
Hostel		
J	16	2
St S	10	1
	26	Decant Offsite to Bacton

Phase 1 New Build Units

	Low Range	High range
L - NHS		
L	24	36
P	45	45
M	2	2
Total Phase 1	71	83
Phase 2 decant	-27	-27
Net Ph 1 new units	44	56

Temporary Crèche under construction in podium store

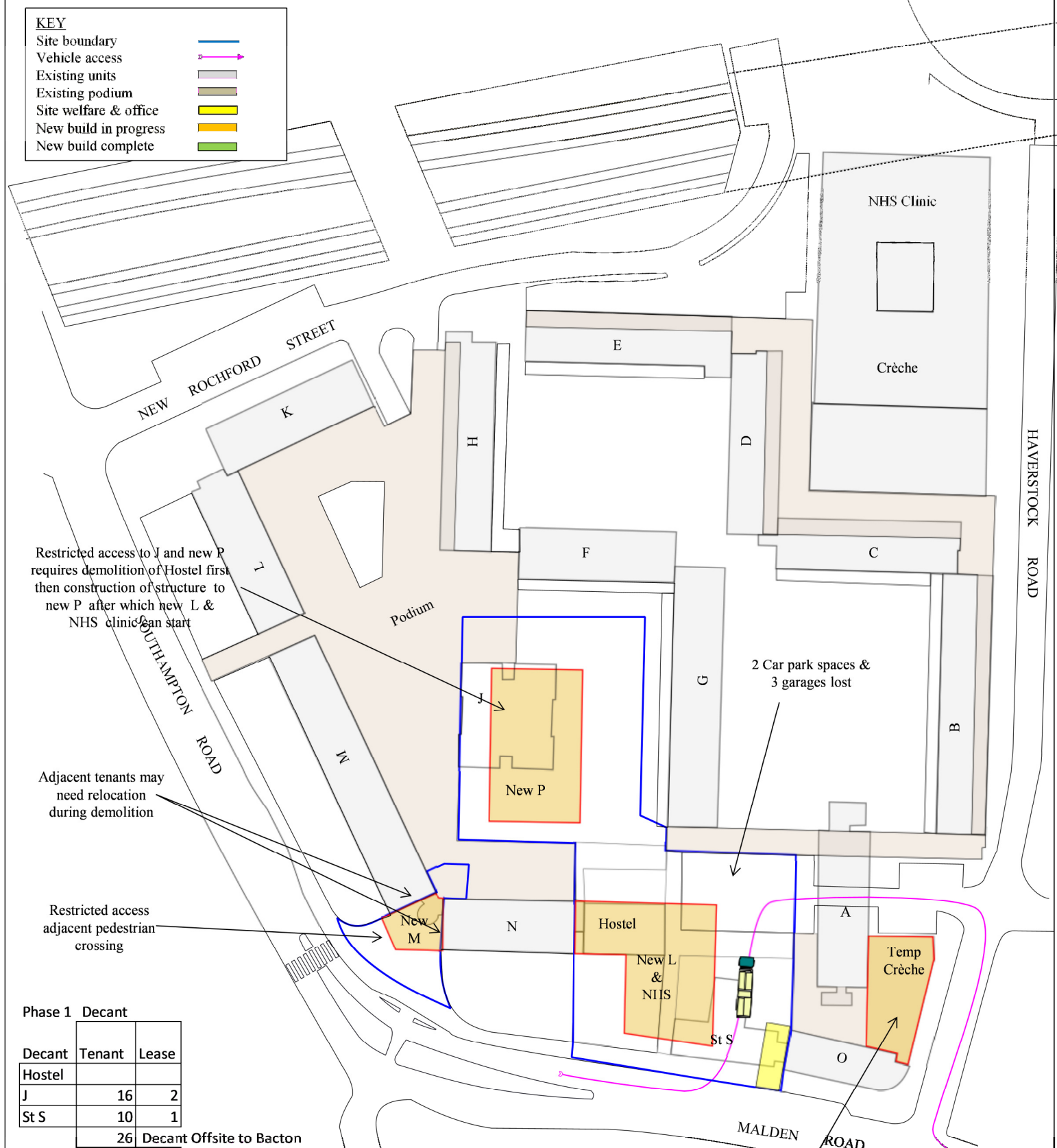
Phase 1 Car parking

Spaces lost	5
Spaces formed	0

MEDIUM OPTION - PHASE 1a

C onstruction	
P lanning	
A ssociates	
Wending estate Medium Option Phasing - Ph1a	
Scales N/A Original Size NTS	Drawn CBW Date 4/04/19
C 614	Drawing No V 01

KEY	
Site boundary	
Vehicle access	
Existing units	
Existing podium	
Site welfare & office	
New build in progress	
New build complete	



Restricted access to J and new P requires demolition of Hostel first then construction of structure to new P after which new L & NHS clinic can start

Adjacent tenants may need relocation during demolition

Restricted access adjacent pedestrian crossing

2 Car park spaces & 3 garages lost

Temporary Crèche under construction in podium store

Phase 1 Decant

Decant	Tenant	Lease
Hostel		
J	16	2
St S	10	1
	26	Decant Offsite to Bacton

Phase 1 New Build Units

	Low Range	High range
L - NHS		
L	24	36
P	45	45
M	2	2
Total Phase 1	71	83
Phase 2 decant	-27	-27
Net Ph 1 new units	44	56

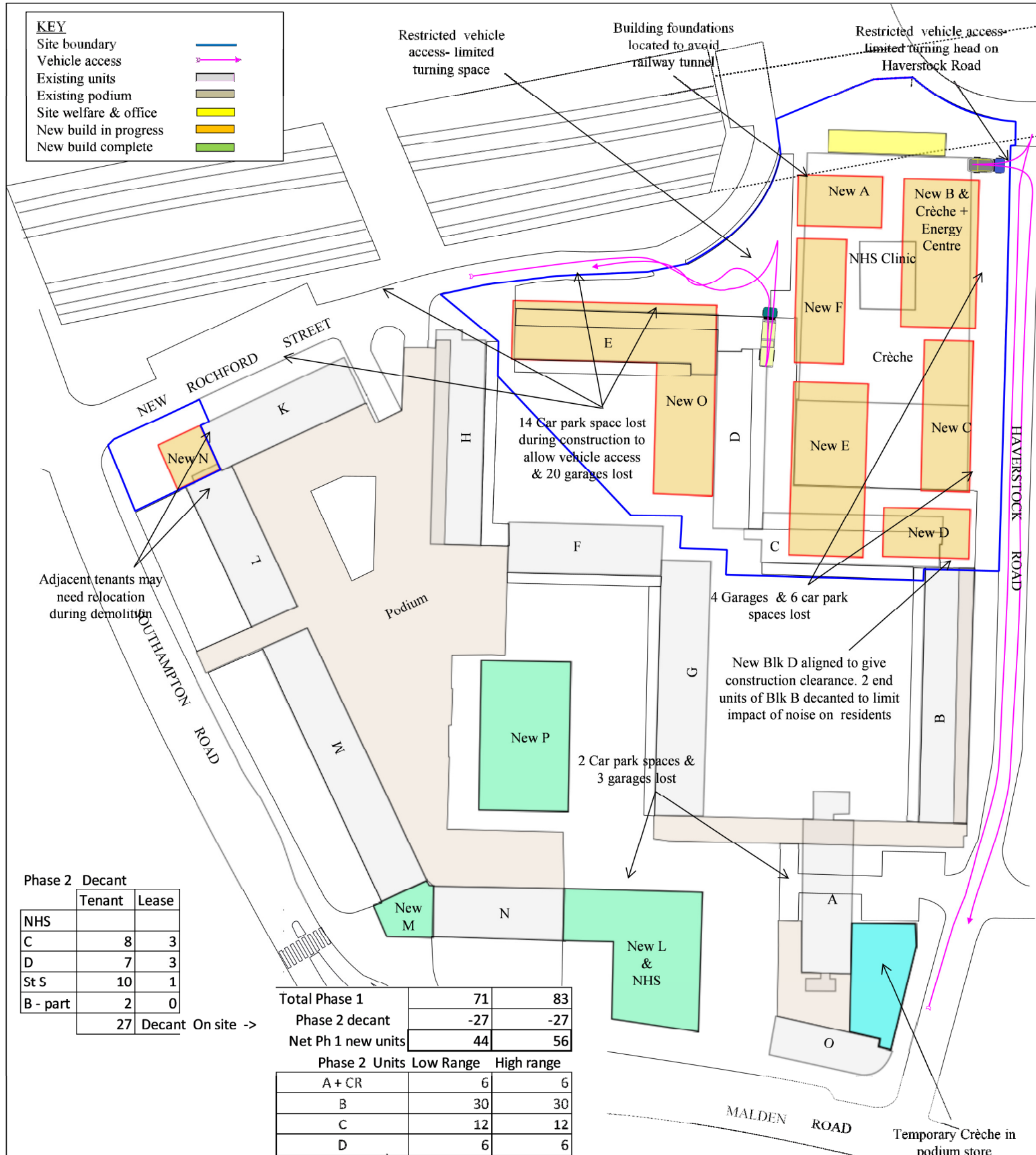
Phase 1 Car parking

Spaces lost	5
Spaces formed	0

MEDIUM OPTION - PHASE 1b

C onstruction	
P lanning	
A ssociates	
Wendling estate Medium Option Phasing - Ph1b	
Scales N/A Original Size NTS	Drawn CBW Date 4/04/19
C 614	Drawing No M 02

KEY	
Site boundary	
Vehicle access	
Existing units	
Existing podium	
Site welfare & office	
New build in progress	
New build complete	



Phase 2 Decant

Tenant	Lease
NHS	
C	8 3
D	7 3
St S	10 1
B - part	2 0
27	Decant On site ->

Total Phase 1	71	83
Phase 2 decant	-27	-27
Net Ph 1 new units	44	56

Phase 2 Units	Low Range	High range
A + CR	6	6
B	30	30
C	12	12
D	6	6
E	35	42
F	20	20
O	42	48
N	2	2
Total phase 2 build	153	166
Ph 1 net units	44	56
Less Ph 3 decants	-65	-65
Net Ph2 new units	132	157

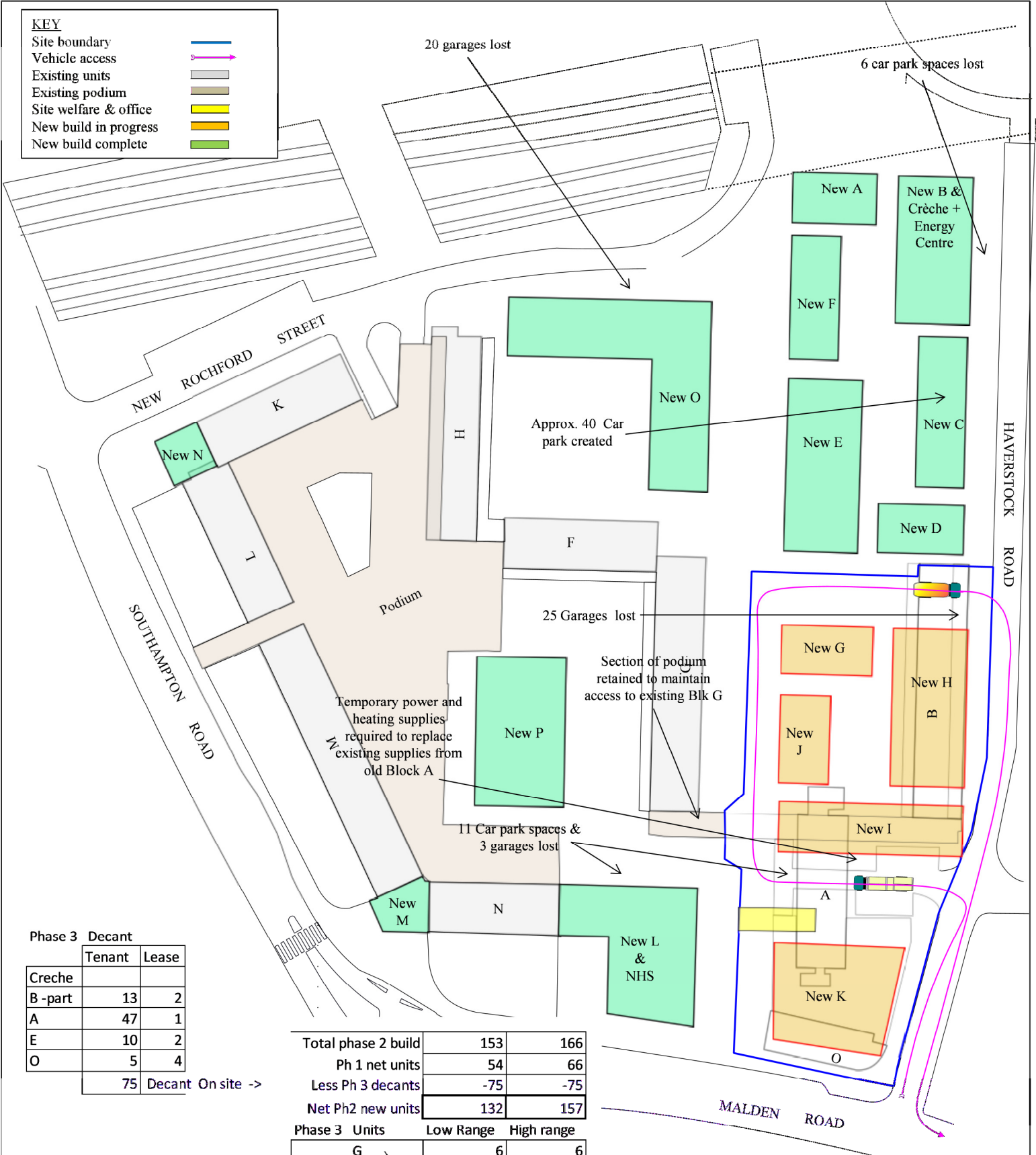
Phase 1 & 2 Car parking

Spaces lost	49
Spaces formed	14

MEDIUM OPTION - PHASE 2

C onstruction	
P lanning	
A ssociates	
Wendling estate Medium Option Phasing Ph2	
Scales N/A	Drawn CBW
Original Size NTS	Date 4/04/19
C 614	Drawing No M 03

KEY	
Site boundary	
Vehicle access	
Existing units	
Existing podium	
Site welfare & office	
New build in progress	
New build complete	



Phase 3 Decant

	Tenant	Lease
Creche		
B -part	13	2
A	47	1
E	10	2
O	5	4
	75	Decant On site ->

Total phase 2 build	153	166
Ph 1 net units	54	66
Less Ph 3 decants	-75	-75
Net Ph2 new units	132	157

Phase 3 Units	Low Range	High range
G	6	6
H	25	30
I	12	12
J	12	12
K	42	48
Total phase build	97	108
Ph 2 net units	132	157
Decant	0	0
Net new units	229	265

Phase 1, 2 & 3 Car parking

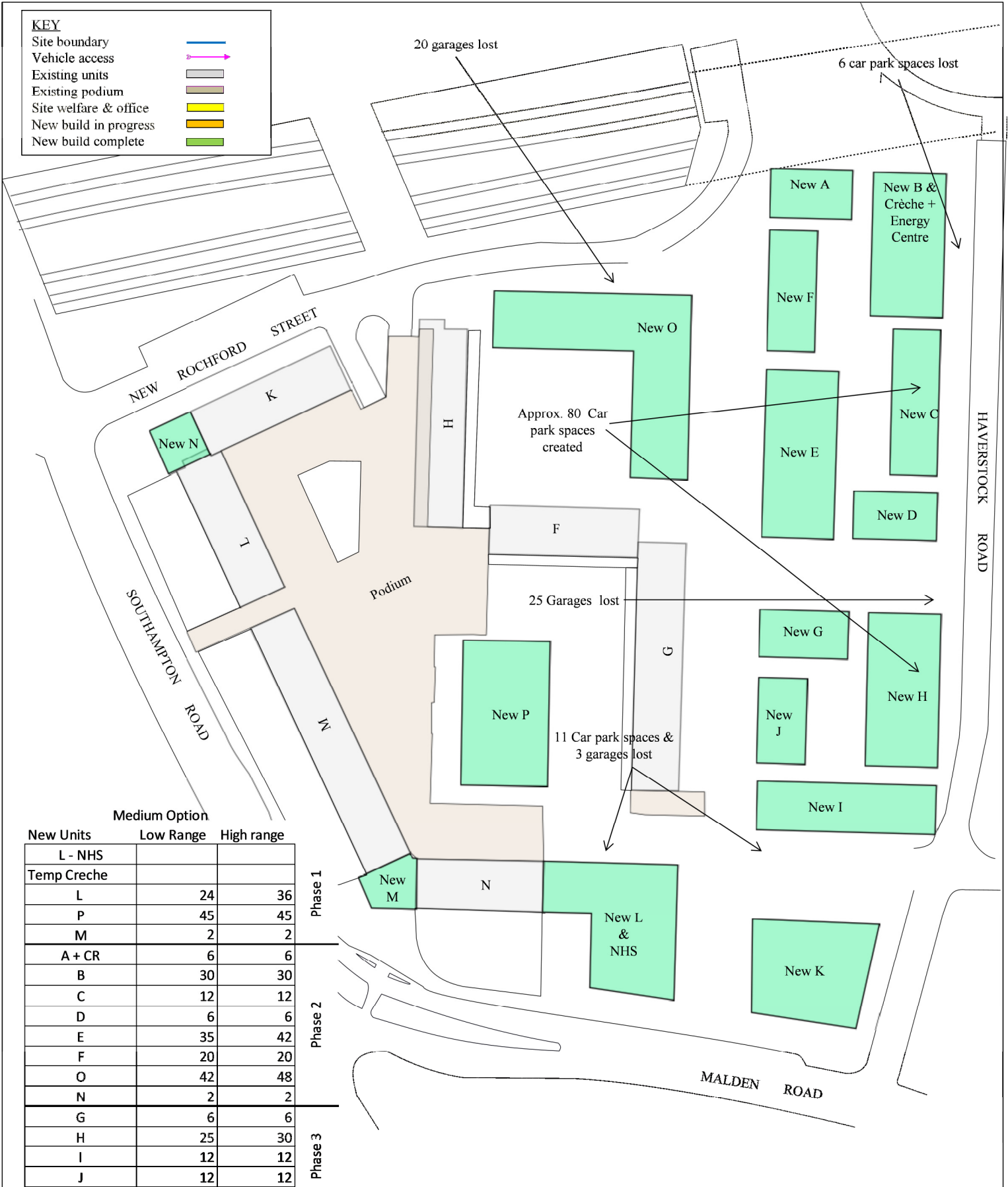
Spaces lost	65
Spaces formed	40

MEDIUM OPTION - PHASE 3

Construction Planning Associates	
Wendling estate Medium Option Phasing - Ph3	
Scales N/A Original Site NTS	Drawn CBW Date 4/042/19
C 614	Drawing No M 04

KEY

- Site boundary
- Vehicle access
- Existing units
- Existing podium
- Site welfare & office
- New build in progress
- New build complete



Medium Option

New Units	Low Range	High range
L - NHS		
Temp Creche		
L	24	36
P	45	45
M	2	2
A + CR	6	6
B	30	30
C	12	12
D	6	6
E	35	42
F	20	20
O	42	48
N	2	2
G	6	6
H	25	30
I	12	12
J	12	12
K	42	48
Total build	321	357
Less Ph 2 decant	-17	-17
Less Ph 3 decant	-75	-75
Net new units	229	265

Phase 1
Phase 2
Phase 3

Phase 1, 2, 3 & 4 Car parking

Spaces lost	65
Spaces formed	80

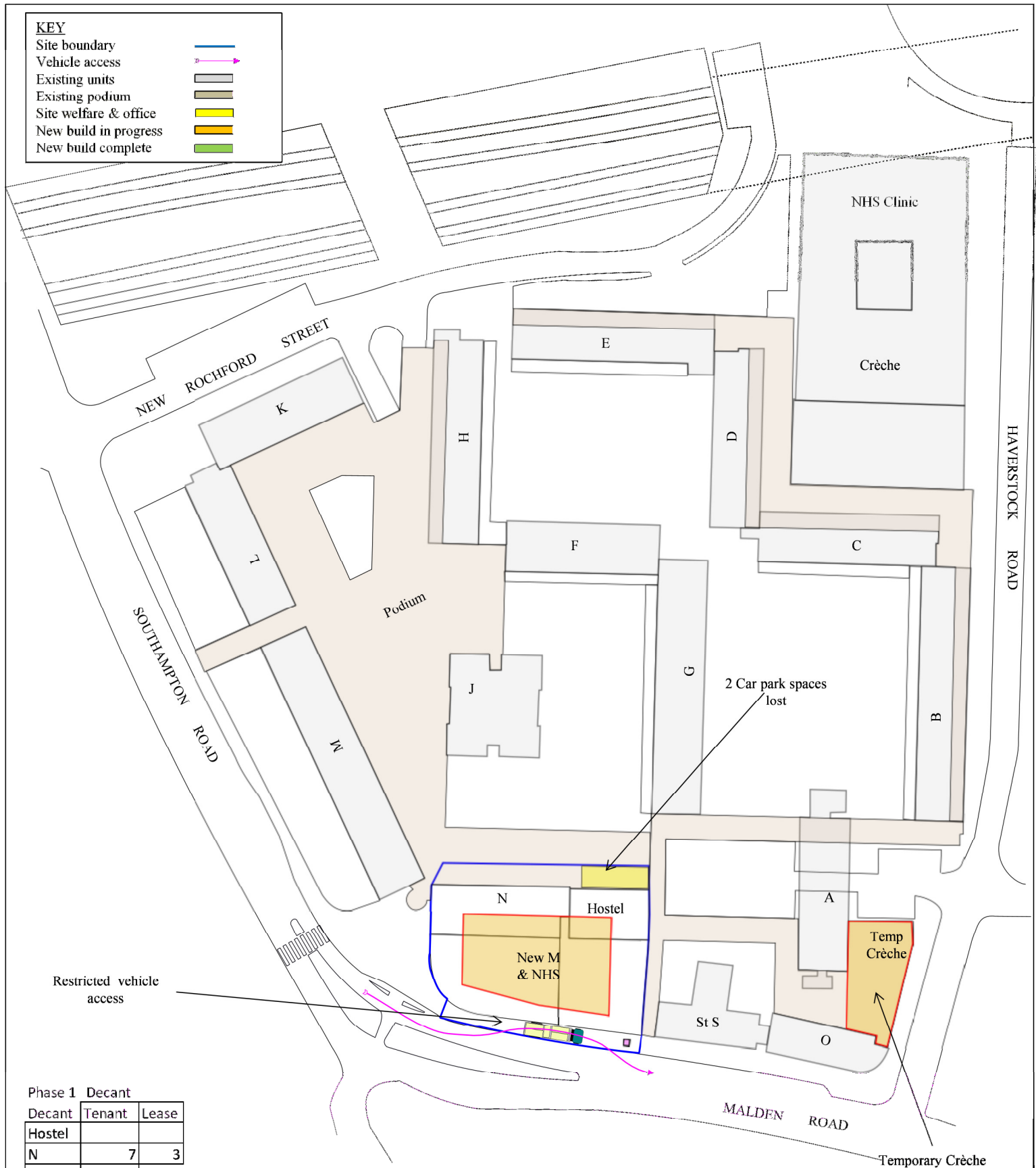
MEDIUM OPTION - COMPLETION

C onstruction P lanning A ssociates	
Wendling estate Medium Option Phasing	
Scale N/A Original Site NTS	Drawn CBW Date 4/04/19
C 614	Drawing No M 05

APPENDIX C
Phasing & Logistics – High Option

KEY

- Site boundary
- Vehicle access
- Existing units
- Existing podium
- Site welfare & office
- New build in progress
- New build complete



Phase 1 Decant

Decant	Tenant	Lease
Hostel		
N	7	3
	7	Decant Offsite to Bacton

Phase 1 New Units

	Low Range	High range
M - NHS		
M	30	36
Total Phase 1	30	36
Phase 2 decant	-25	-25
Net Ph 1 new units	5	11

Phase 1 Car parking

Spaces lost	2
Spaces re-formed	2

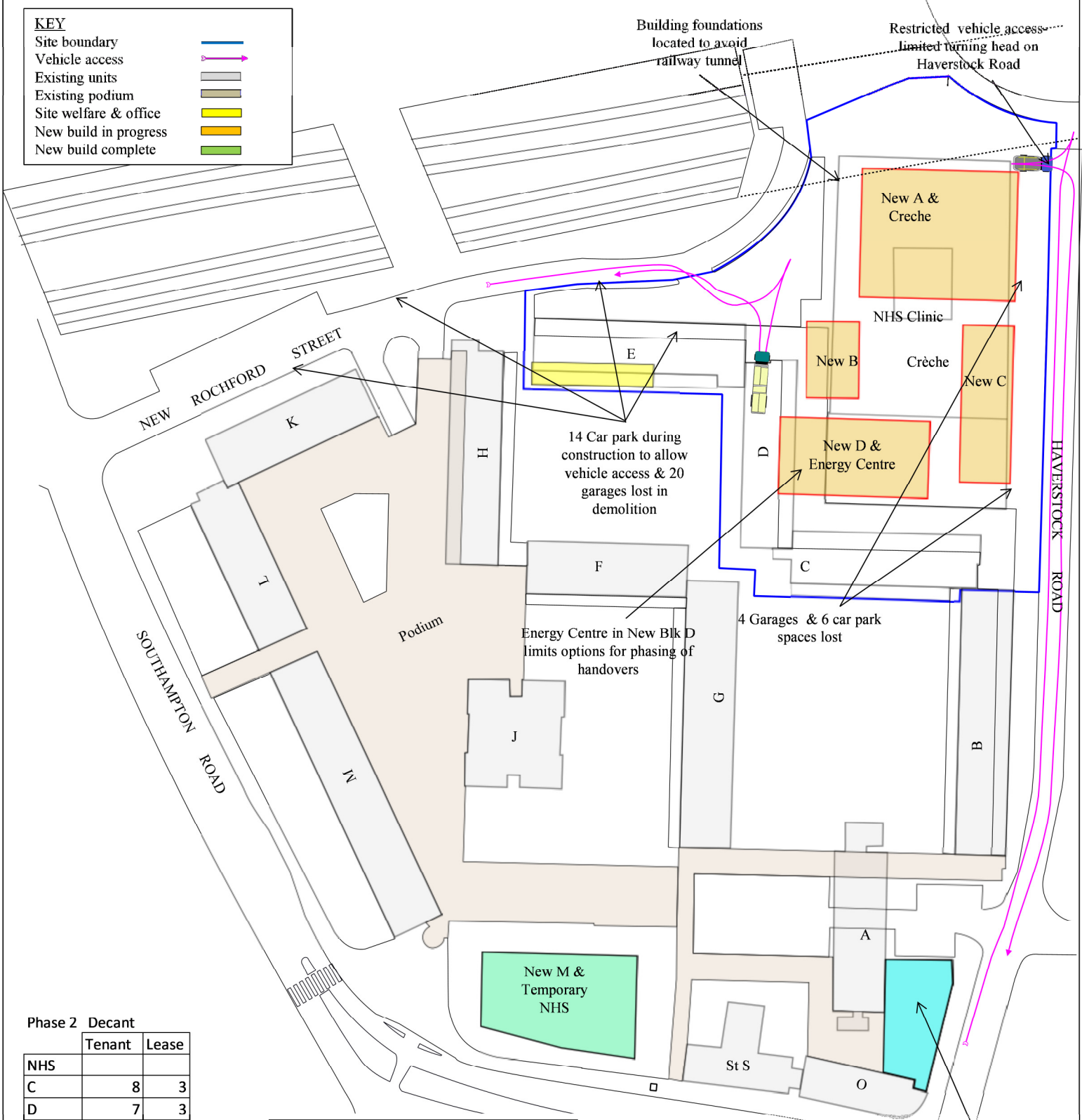
HIGH - PHASE 1

Construction
Planning
Associates

Wendling estate
High Option Phasing - Ph1

Scales N/A Original Size NTS	Drawn CBW Date 4/04/19
C 614	Drawing No H 01

KEY	
Site boundary	
Vehicle access	
Existing units	
Existing podium	
Site welfare & office	
New build in progress	
New build complete	



Phase 2 Decant		
Tenant	Lease	
NHS		
C	8	3
D	7	3
E	10	2
25	Decant	On site ->

Total Phase 1	30	36
Phase 2 decant	-25	-25
Net Ph 1 new units	5	11
Phase 2 Units Low Range High range		
A	54	72
B + CR	6	6
C	42	42
D + EC	12	12
Total phase 2 build	114	132
Ph 1 net units	5	11
Less Ph 3 decants	-116	-116
Net Ph2 new units	3	27

Phase 1 & 2 Car parking	
Spaces lost	44
Spaces re-formed	14

HIGH OPTION - PHASE 2

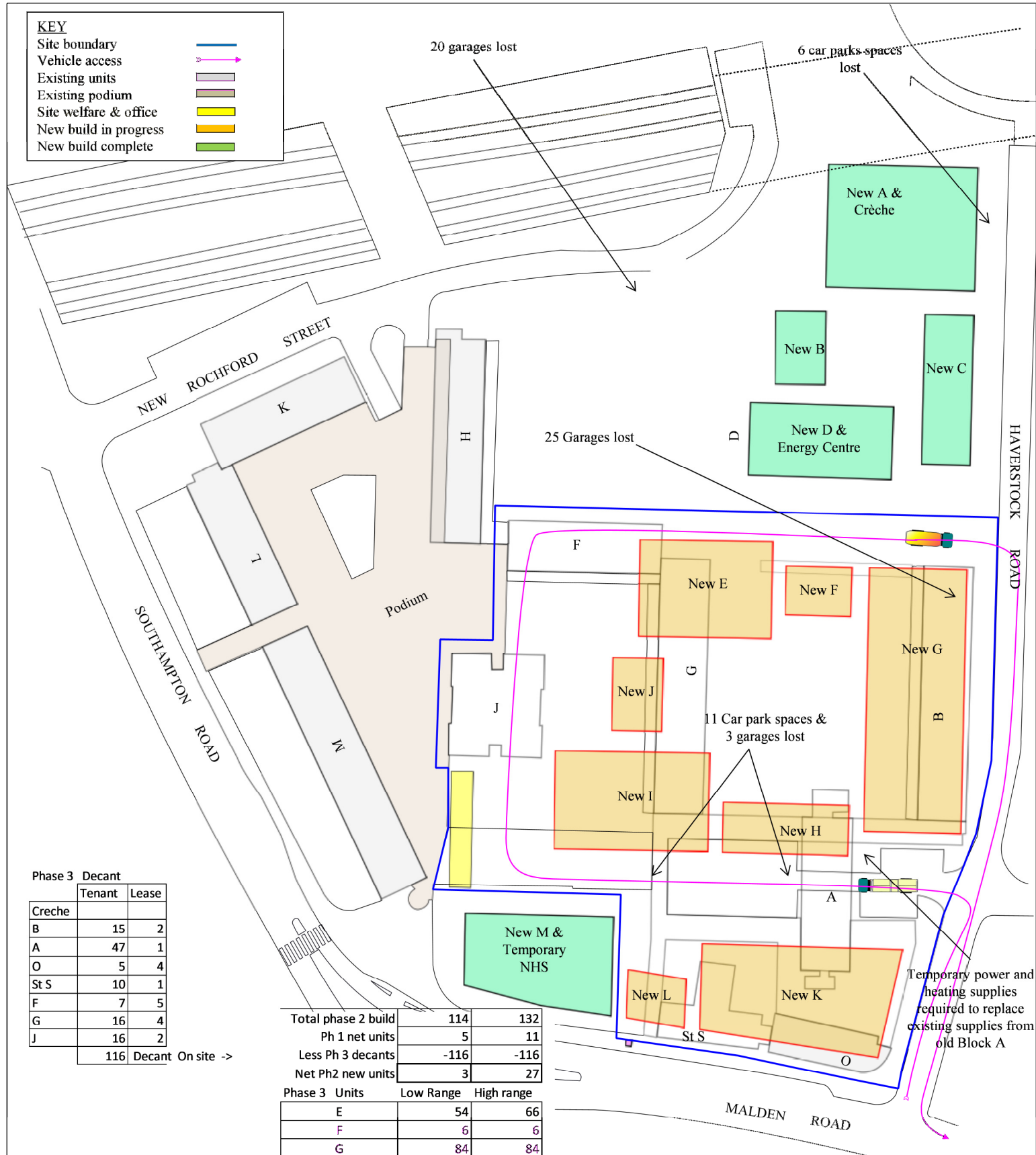
Construction
Planning
Associates

Wendling estate
High Option Phasing - Ph2

Scale: N/A Original Size: NTS	Drawn: CSW Date: 4/04/19
C 614	Drawing No: H 02

KEY

- Site boundary —
- Vehicle access →
- Existing units
- Existing podium
- Site welfare & office
- New build in progress
- New build complete



Phase 3 Decant

Tenant	Lease
Creche	
B	15 2
A	47 1
O	5 4
St S	10 1
F	7 5
G	16 4
J	16 2
116	Decant On site ->

Total phase 2 build	114	132
Ph 1 net units	5	11
Less Ph 3 decants	-116	-116
Net Ph2 new units	3	27

Phase 3 Units	Low Range	High range
E	54	66
F	6	6
G	84	84
H	10	10
I	42	54
J	12	12
K	30	30
L	12	12
Total phase build	250	274
Ph 2 net units	3	27
Less Ph 4 decants	-44	-44
Net new units	209	257

Phase 1, 2 & 3 Car parking

Spaces lost	65
Spaces formed	0

Construction Planning Associates

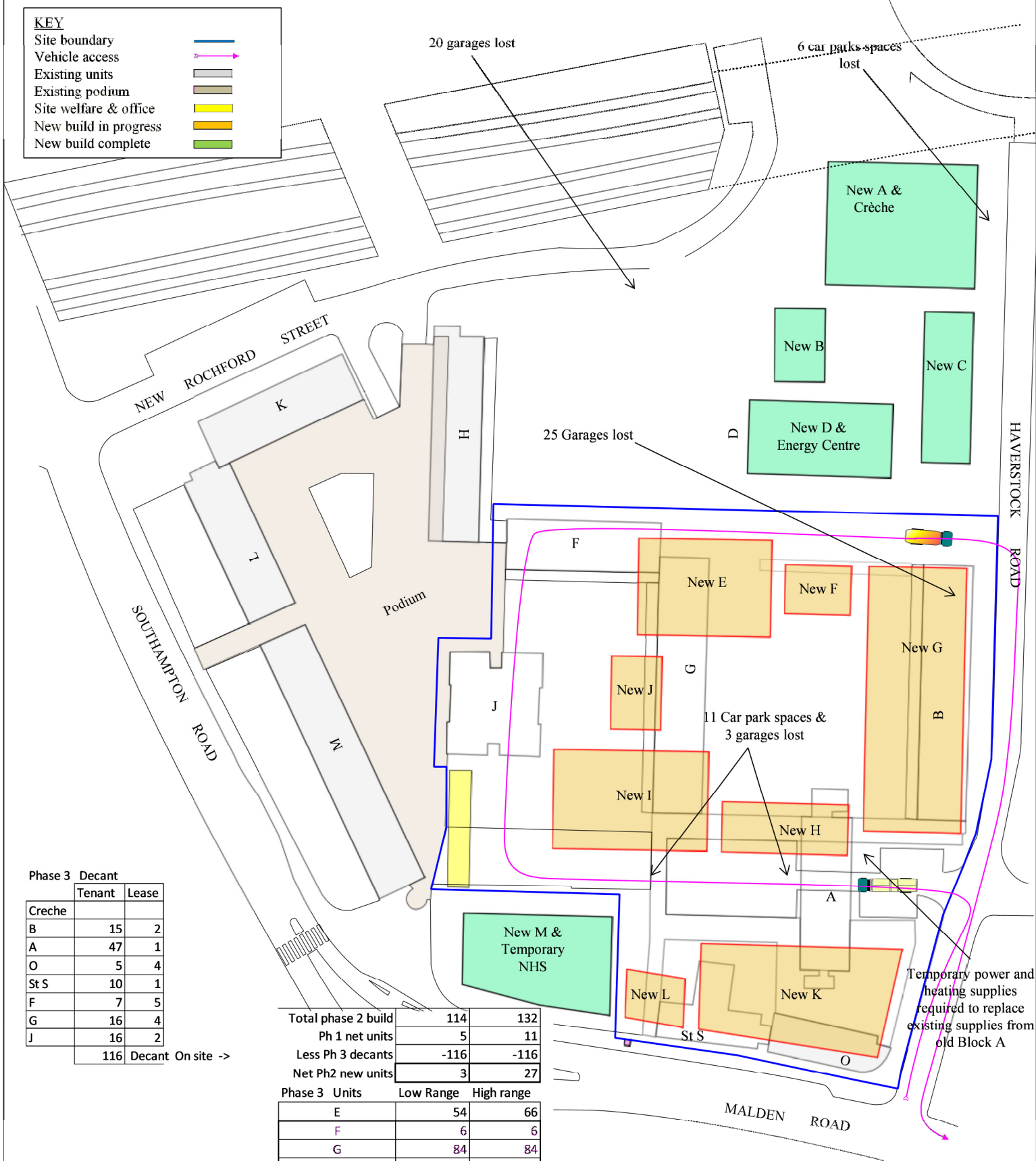
Wendling estate
High Option Phasing – Ph3

Scales N/A	Drawn CBW
Original Size NTS	Date 4/04/19
C 614	Draw'ng No H 03

HIGH OPTION - PHASE 3

KEY

Site boundary	
Vehicle access	
Existing units	
Existing podium	
Site welfare & office	
New build in progress	
New build complete	



Phase 3 Decant

Tenant	Lease
Creche	
B	15 2
A	47 1
O	5 4
St S	10 1
F	7 5
G	16 4
J	16 2
116	Decant On site ->

Total phase 2 build	114	132
Ph 1 net units	5	11
Less Ph 3 decants	-116	-116
Net Ph2 new units	3	27

Phase 3 Units	Low Range	High range
E	54	66
F	6	6
G	84	84
H	10	10
I	42	54
J	12	12
K	30	30
L	12	12
Total phase build	250	274
Ph 2 net units	3	27
Less Ph 4 decants	-44	-44
Net new units	209	257

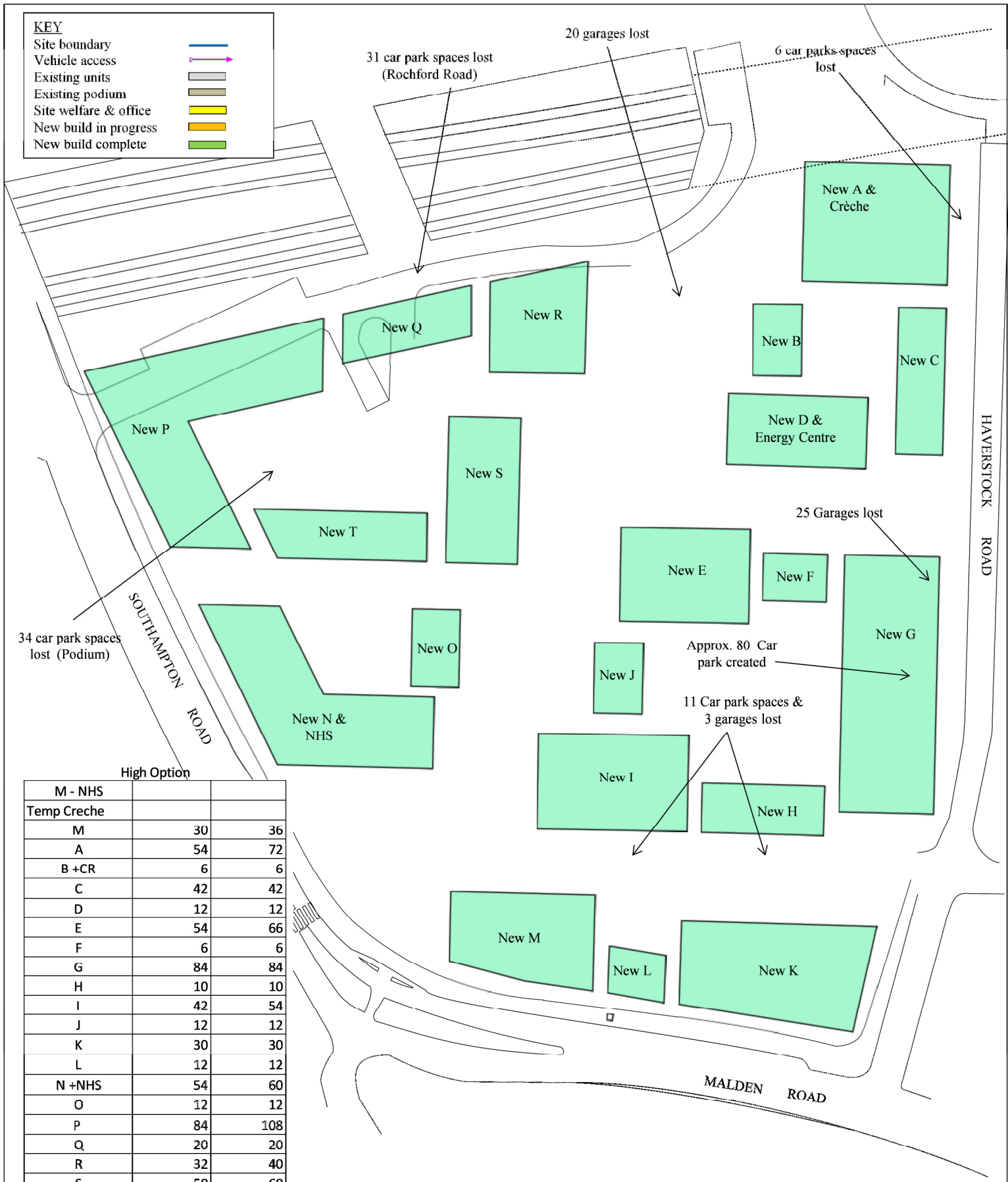
Phase 1, 2 & 3 Car parking

Spaces lost	65
Spaces formed	0

C onstruction	P lanning	A ssociates
Wendling estate High Option Phasing - Ph3		
Scales N/A	Drawn CBW	
Original Size NTS	Date 4/04/19	
C 614	Drawing No	H 08

HIGH OPTION - PHASE 3

KEY	
Site boundary	
Vehicle access	
Existing units	
Existing podium	
Site welfare & office	
New build in progress	
New build complete	



High Option

M - NHS		
Temp Creche		
M	30	36
A	54	72
B +CR	6	6
C	42	42
D	12	12
E	54	66
F	6	6
G	84	84
H	10	10
I	42	54
J	12	12
K	30	30
L	12	12
N +NHS	54	60
O	12	12
P	84	108
Q	20	20
R	32	40
S	50	60
T	10	10
Total build	656	752
Less Ph 2 decant	-25	-25
Less Ph 3 decant	-116	-116
Less Ph 4 decant	-44	-44
Net new units	471	567

Completion Decant	
Tenant	Lease
NHS M to N	

High Option Car parking	
Spaces lost	130
Spaces formed	80

HIGH OPTION - COMPLETION

C onstruction	P lanning	A ssociates
Wendling estate High Option Phasing		
Scales N/A Original Size: NTS	Drawn CBW Date 4/04/19	
C 614	Drawing No 11 05	

APPENDIX D
Information sources schedule

INFORMATION SOURCES USED

Wendling Estate Redevelopment Buildability Appraisal. April 2019

- 1811_Wendling Estate - Area Schedule_190315.xls
- 1811_Wendling Options_190319 base position
- Wendling Car parking revised v3
- 190307_Topographic Survey – Clean
- #_GospelOak_RochfordStreet-EstatePlan
- Lhdr location All
- 150301 McBains Cooper Final Combined Engineering Feasibility Report
- 2017.01.11 Wendling Title map V2
- LismoreCircus-LandRegistry-2015-a
- SE Wendling Location map
- Utilities constraints report NRSWA_Wendling Estate_2017.10.18
- WendlingHighways-A4NTS-20190318
- Lismore red line search

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LB CAMDEN
EQUALITY IMPACT
ASSESSMENT
WENDLING ESTATE AND ST
STEPHENS CLOSE
REGENERATION PROGRAMME

May 2019



**LB Camden
Equality Impact Assessment**

**Wending Estate and St Stephens Close
Regeneration Programme**

Independently Reported by Ottaway Strategic Management Ltd

May 2019

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1 Executive Summary

Introduction and context

- 1.1 Regeneration, particularly in environments where people live, is likely to have impacts and ramifications that are both positive and negative, and that will have diverse impacts for different groups of people. In any process of change, some people or groups are likely to gain more benefit than others. To this end, regeneration programmes need to be managed to ensure that the positive impacts of the regeneration are maximised and correspondingly to ensure that the negative impacts are minimised. It is with this context in mind that the regeneration of the Wendling Estate and St Stephens Close has undergone an Equality Impact Assessment (EIA).
- 1.2 This independently commissioned Equality Impact Assessment incorporates a review of the local and national policy backdrop, the focus of the regeneration programme and undertakes an assessment and analysis of key data sources, particularly where they relate to the people most likely to be affected by the regeneration programme. Camden have commissioned this EIA at an early juncture in this regeneration scheme's developing proposals and as such the assessment will seek to set the equalities baseline for the scheme being proposed for Wendling Estate and St Stephens Close and will enable future, more discrete assessments to take place going forward.
- 1.3 Specifically, it seeks to understand how this regeneration programme will impact on different equality groups and protected characteristics represented on the estate in terms of residents and parties that use the estate for services. Central to this EIA is the need to distinguish between those impacts which are/could be a result of the regeneration proposals and those impacts which are equality group/protected characteristic specific.
- 1.4 This EIA has reviewed the equality impacts of:
- The key decisions required of Cabinet
 - The proposed development options
 - The decision-making process for residents
 - Regeneration activity including resident engagement, design, planning and phasing
 - Key offers for tenants, leaseholders and private tenants of non-resident leaseholder properties

Approach and methods

- 1.5 This EIA has included a comprehensive desktop review of core legislation, policy and council papers. These are set out in Appendix 5 of the EIA evidence base. Data previously held by the borough has also been reviewed. This included recent housing needs assessments and resident surveys. Some of this data addressed the equality characteristic of age, gender, ethnicity and disability. However, the bulk of this

information related only to the head of each household surveyed as opposed to all those living in each household.

- 1.6 On this basis, it was agreed with the Regeneration Team that this EIA would be supplemented with targeted household surveys, completed by a dedicated survey interview team.

Key household survey findings

- 1.7 The survey was undertaken between the 7th and 19th of May 2019. Full details of the household surveys are set out in the main report in Section 4 and further details in Appendix 3. These survey responses were based on self-declarations of each household with members of a fieldwork/interview team. In total 184 surveys were completed which represents 76% of the households on the estate.

- 1.8 The headline equality findings of the primary research completed are:

- BAME populations on the Wendling Estate and St Stephens Close are larger than those in Gospel Oak. There is a 32% White British and 68% non-White British population on the estate, as captured through the survey, and a 44% White British and 56% BAME population based on 2013 data for Gospel Oak. There is a significant white other population on the estate (23%), and 12% describe themselves as Black African and 10% as Bangladeshi.
- The gender profile of the estate is comparable with the borough gender profile (50%-50% male-female).
- 23% of respondents on the estate stated they have a disability. This figure is quite high and there are some residents with serious conditions which are likely to be impacted on by the regeneration proposals, particularly in the context of noise, accessibility and the general disturbance that is a byproduct of regeneration.
- There are significant proportions of children and young people under 16 within the estate representing 24.4% of the population.
- The over 65 population on the estate accounted for only 10.7%. However, by 2024, over 27% of the estate will be over the age of 60.
- 0.6% of respondents stated they were gay, lesbian or bisexual. This figure seems very low, however some 13.4% stated that they preferred not to say.
- 32% of respondents said they were Christian and 27% Muslim and 32% stated that they had no religion.
- 3% stated there was someone in their household that is either pregnant or undergoing a period of post-birth care or maternity/paternity leave.
- In terms of marriage and civil partnership it is worth noting that in some of these cases the legal status does have an impact when tenure and leaseholder status come into play. 39% have never married or registered a civil partnership, 29% are married and 25% preferred not to say. 4% are widowed.
- English is spoken as a main language in 84% of responding households. There is a wide range of other languages spoken as 'main languages' on the estate

including Bengali 3.3%, Somali 1.6% Arabic and Turkish 1.1% each. 6.5% stated other languages including Albanian 2.2% and Spanish 2.2%.

- Households, who had stated that English was not spoken in their home, were asked to rate their spoken and written English out of five. The average responses were strong with 4.5 for spoken English and 4.2 for written English. There were some (2-3) households that had a limited level of written and spoken English.
- 33% of household members over 16 were in full-time employment, 2% in part-time, 25% were in full-time education, 14% retired, 5% unemployed and 14% preferring not to say.
- 33% stated that there was someone in their household on a means tested benefit, 37% stated they were not and 28% preferred not to say.
- With regards to household income 128 households (69% of the sample) preferred not to engage in this question. Nonetheless, of the remaining 31%, 34 (61%) stated that their annual household income was less than £15,000 per annum, which suggests a high level of poverty.
- Residents were asked whether they agreed or disagreed with the option to demolish the estate and redevelop, 'Option 3'; 16.8% disagreed with this option, 25% neither agreed nor disagreed and 58.2% agreed with this option.
- Looking at this response in greater depth, 17% of council tenants (142 homes) disagreed with this option, 18% neither agreed nor disagreed and 65% agreed with this option. 26% of leaseholders (19 homes) disagreed with this option, 37% neither agreed nor disagreed and 37% agreed with this option. 7% of private tenants (14 homes) living in non-resident leaseholder units, disagreed with this option, 50% neither agreed nor disagreed and 43% agreed.
- 16% of respondents felt there would be a negative impact on the health and wellbeing needs of their household.
- 10% felt there would be a negative impact on the childcare school provision of members of their household.
- 10% felt there would be a negative impact on the employment and skill needs of members of their households.
- 14% felt there would be negative impacts on the elderly care and support received by members of their households.
- 14% felt there would be negative impacts on the cost and expense to their households.
- 14% felt there would be negative impacts of anti-social behaviour on the estate.

1.9 The major issues/concerns raised by residents regarding their perceptions of the impact of the regeneration proposals are highlighted below:

Perceived concerns: Council Tenants.

- There was a significant number of people who did not want to have to move.
- Linked to a reluctance to move were concerns about the upheaval that moving would entail.

- People are concerned about the investment that they have made, often recently, in their property.
- There are concerns about the distance that people will be forced to move as part of the redevelopment.
- These concerns relate both to the final location of the property they will live in but also the temporary accommodation they envisage they may need.
- People wanted to know more about the plans.

Perceived concerns: Leaseholders

- The financial impacts of the regeneration, particularly the affordability of a new home on the new development.
- The upheaval that the redevelopment would cause with "*project hanging over them*" and the sense of uncertainty that they now have.
- A desire for more information and some certainty.
- Concerns over the lack of maintenance and care for the estate ahead of any redevelopment.

Perceived Positive Aspects: Council Tenants.

- Council tenant respondents felt that there were a large number of building problems that were of such significance that an estate redevelopment was needed.
- There were also views around removing anti-social behaviour that newly designed premises would be able to address.
- There were opportunities to address specific household needs that people had for their accommodation.
- More generally, the redevelopment was a way of getting much needed improvements to living in the area and improving the amenities, as well as key parts of the properties - bathrooms and kitchens, larger room space and newer accommodation.
- For some there was an understanding as to why the council was taking this approach.
- More generally, people were attracted by the allure of a new property.

Perceived Positive Aspects: Leaseholders.

- The need for improvement in the area
- Addressing problems with the current properties, including heating and dampness
- Addressing anti-social behaviour
- Better access to green space
- A more general sense that rebuilding was required

1.10 The regeneration programme is seeking to deliver a range of **positive impacts**. A summary of these positive impacts, specifically equality impacts are set out below:

- New and better housing that responds to the needs of a wider range of protected characteristics will be provided.
- There will be more homes designed to Part M of Building Regulations (lifetime homes or equivalent standards) and with disability access.

- Improving the housing stock will provide more homes for more people, to higher standards and in turn, improve the quality of accommodation for residents currently on the estate.
- Camden’s environmental commitment will secure an approach that will provide better insulated homes and use sustainable forms of energy such as centralized heating and hot water, and photovoltaics to generate electricity. This should mean lower running costs and reduce fuel poverty.
- There will be an expansion of housing offer (with some additional units) for those on the waiting list, many of whom come from protected characteristics.
- The needs of older people and those with disabilities will be enhanced by the development of properties built to Part M of Building Regulations (lifetime homes or equivalent standards) and by improving the accessibility of the local urban environment.
- Families will have units that are in much better condition than they are currently and have better access to amenity and play space.

1.11 The major findings of the household survey, supplemented by the reports from the interview team, have prioritised equality issues against the protected characteristics of age (young and old), disability, health, socio economic inequality and language.

Summary of EIA findings

Race	Gender	Trans-Gender
<ul style="list-style-type: none"> • High levels of racial diversity • Critical that regeneration plans are consistent / fair and not influenced by someone’s race. • Regeneration plans positive from a race perspective • Negative impacts of other protected characteristics will be experienced by BAME groups given the estate’s diversity • No identified negative impacts from a race perspective 	<ul style="list-style-type: none"> • High levels of women who are secure tenants. • Strong sense that the improvement to housing stock and the provision of new homes would be a strong positive of the regeneration process. • Regeneration plans are broadly positive from a gender perspective • From the evidence gathered there are no identified negative impacts from a gender perspective 	<ul style="list-style-type: none"> • No individuals who have undergone or are undergoing a gender transition process • Regeneration plans are broadly positive from a gender re-assignment perspective • From the evidence gathered there are no identified negative impacts from a gender re-assignment perspective

Pregnancy/maternity

Negative impacts identified particularly from/for

- Disruption during the construction period may negatively impact on pregnant mothers or families with new born children
- Efforts to address this disruption will be universal to the whole population of the estate

Sexual Orientation

- Secure by design should afford greater levels of safety
- Design of the new homes and public realm will offer a greater level of security to all which may be relevant to LGBT residents.
- **No identified negative impacts for LGBT groups.**

Religion/belief

- No aspects that prevent residents from practicing their religion/faith.
- The rehousing team will ask people about their use of places of worship to see the extent to which disruption to their lives can be minimised.
- **No identified negative impacts from a religion/belief perspective.**

Disability

Likely Negative impacts identified particularly from/for

- Disturbance of moving & quality of life particularly if disability associated with breathing conditions
- Sensory impairment, and nervous system conditions - particularly construction machinery noise
- New physical layout will be challenge to those with visual impairment
- People with learning difficulties may need separate forms of communication and engagement to enable their understanding of the reality of their situation

Age

Likely Negative impacts identified particularly from/for

- Older people with disability
- Older people more settled and require support when moving
- Disturbance of particularly if on their own, frail and vulnerable
- Older homeowners may not raise mortgage on new properties
- Older population (60+) is set to grow 27% to 2024
- C&YP loss of amenity and play space during construction
- Disruption to school life & home study during & possible loss informal child care arrangements

Marriage/Civil Partnership

- The council recognises gay relationships and civil partnerships with respect to household composition.
- Marriage/civil partnerships status may have implications re property ownership and tenure. But this will be the case irrespective of the regeneration process.
- **There are no identified negative impacts from a marriage/civil partnership perspective.**

Language

Possible negative impacts identified particularly from/for

- the ability to communicate and understand the implications of the regeneration process
- Lack of written and oral English have affected some resident's awareness of the proposals and capability to negotiate outcomes for tenants and leaseholders
- Understanding may also be connected to issues of mental health, learning disability and age

Socio-Economic

Possible negative impacts identified particularly from/for

- Increasing cost and affordability
- Higher costs for older people with less earning capability
- Potential for older people on fixed incomes to renew mortgages and thereby lose the potential to retain property owning status
- Higher proportion on means tested benefit

Health

Possible negative impacts identified particularly from/for

- Disruption of moving home and uncertainty about the future stress, anxiety & depression
- Construction exacerbates existing and may cause new health conditions, with impact on respiratory and circulatory disease
- High levels of Limiting Long Term Illness and Long-term conditions
- Self-declared health needs focused on ailments/pain associated their legs, feet, neck and backs suggesting physical mobility/access as priorities in design of walkways and pathways

Mitigation Priorities

- 1.12 As part of these EIA the following mitigation activity has been highlighted. This is set against those protected characteristics that have defined negative impacts. The CIP Pledges made by Camden and the Resident Offers are assumed as a baseline situation that will be delivered. The mitigations identified below are required in addition to those commitments that have already been made by the council.

Generic Mitigation activity

- Identification of appropriate actions to mitigate identified impacts.
- An EIA review programme to be adopted alongside predicted key milestones in the project lifetime.
- Equality training/briefings for staff undertaking one to one liaison with residents currently on and moving within and onto the new estate.
- Translation or offer of translations for all residents who do not speak English as their main language in the home.

Disability Mitigation activity

- Operationally it would make sense to have early engagement with those residents and households that have a member with a stated disability. This is particularly relevant to the households who identified sensory impairments and of much importance considering the challenges associated with moving disabled families. Consulting then engaging with disabled residents before, during and after to check effects, outcomes and results is a requirement under the Equality Act 2010.
- In some cases, residents (particularly leaseholders) may need to have suitable and affordable alternative accommodation provided during the regeneration period where the impact of that work might negatively impact on their health and wellbeing, and where they would like to return to the estate.

- In terms of formal adaptations for disability - some engaged have felt that they have previously sought social services assessment for adaptations and equipment. In some cases, these assessments have yet to be carried out and this would suggest a need to ensure that Adult Social care and Children's Services are engaged to support this process. Assurances are required and resources put in place to ensure that these activities are carried out in a timely manner as part of the regeneration process.
- Retainment of dedicated regeneration based occupational therapist / social support worker to assess the disability needs of residents.
- If leaseholders are seeking to leave the estate, referrals onto other Social Care Services should be made to mitigate any possible negative impact that disabled people may experience.
- Support with adaptations in units on the new estate, designed specifically for the disabled person's needs should be a prerequisite, together with careful consideration about location of homes through the allocation process.
- Disability grants reviewed and accessed for residents in specific need, to support the funding of adaptations.

Age Mitigation Activity

Children and Young People

- Secure amenity space both during and after the regeneration programme.
- C&YP should be engaged in the design of these future facilities.

Older People

- Ensure that tenants, particularly those who are older, only move once into their new homes.
- Support for and recognition of the financial restraints that many older people will experience; with an aim to support them to come to terms with the transition to a new home (if a tenant or leaseholder is staying on the estate) and to support older people (tenants and leaseholders) who are moving away from the estate.
- To support older leaseholders to access the right options for them and to ensure that their support is maintained through to the conclusion of the development process and the allocation of new homes.
- To work with older people from the BAME community to ensure that they are fully supported in understanding the implications of the scheme and to ensure that they have any language needs addressed.
- Social services support for any adaptations to new homes for older people, particularly those with a disability / health conditions as part of the decant process.
- Ensure that the shared ownership option for older people will allow them to transfer the equity of their estate, should they pass away, to their relatives/spouses.

Socio-Economic Mitigation Issues

- More information and support is required to help leaseholders (especially resident leaseholders) understand the options available to them and to provide them with sufficient support and advice to help them make the best choice.
- The regeneration programme will have impacts on residents, tenants and leaseholders alike, which might incur greater costs and hence become a burden for those residents unable to afford these additional costs. The council will need to monitor the potential for a consequential rise in the costs of the new properties both in terms of property values, and in terms of rent and living costs.
- The council will need to carefully monitor how the proposals affect older leaseholders or leaseholders with reduced financial capacity, and to provide sufficient support and advice to ensure that they are not negatively impacted.
- Consideration needs to be given on how to make sure that failure to renew a mortgage does not automatically lead to a loss of leaseholder status.

Language Mitigation

- Ensure the availability of translation and interpretation services for residents and leaseholders, when specific tenant engagement and leaseholder negotiation is being undertaken.

Health Mitigation issues

- Needs Assessments will need to be carried out where required and dedicated rehousing support provided by the council, including access to mental health support.
- Serious conditions should be prioritised, but progressive conditions may need to be addressed as well. This information via the research that has been carried out is available to the council.
- Particular conditions that are heightened by the ramification of the development process will need to be reviewed including noise, dust, construction waste and construction traffic.
- OT Care assessment may need to be established to mitigate negative impacts.
- A more detailed strategy will be required in due course to provide suitable facilities (such as respite rooms) away from construction activity.

Intersectionality

- When you analyse what different groups are saying, like the diverse, young and old, families, disabled people and more vulnerable groups are asking for: a key priority is to restore the communities that they value and that they are part of now. Rebuilding houses and people's lives must be accompanied by enrichment activities that place communities in control of designing their future communities with all the values and commonality they shared in the past. This needs to be an explicit part of the physical regeneration strategy.
- Whilst it is desirable to help the local community stay together and improve coherence, where there are vulnerable residents (especially elderly and

disabled) who wish to use the opportunity to move away from Camden, then it is good practice - under safeguarding arrangements - for the council to liaise with social services in the places to which such residents choose to move.

Conclusions

- 1.13 The regeneration of the estate will have regeneration impacts for the whole community. However, specific equality impacts are likely to be concentrated through the protected characteristics of disability, age, health, socio-economic inequality and language.
- 1.14 Most significantly, the implications of the regeneration on older and younger people on the estate is likely to be the most significant, both in terms of health and access to amenity provision. Cost implications of the regeneration have also been highlighted and these are mainly to do with the cost of moving from the old property and resettlement in the new home.
- 1.15 Given the absolute commitment to re-house secure tenants in new homes that meet their needs, the impact of the regeneration process will likely have greater impact on leaseholders both resident and non-resident. This will require the compulsory purchase of their properties if voluntary settlements cannot be reached. In some cases, those with less disposable income may have difficulty with maintaining their leaseholder status if they decide to stay on the estate. This has been partially addressed through the Resident Offer to leaseholders. But this needs, as a minimum, to be supplemented with further information and support to help leaseholders make the best choices available to them.
- 1.16 Moreover, the borough should consider how to address the housing needs of private tenants displaced by the repurchase of leaseholder properties, some of whom may be made more vulnerable and potentially homeless through the regeneration process.
- 1.17 Whilst the council is committed to involving residents in the design process for the new estate, this should not be assumed in itself to ensure that equalities issues are addressed. An explicit on-going process is required during design development to ensure the final form of the estate will fairly address equalities issues for all existing and future residents, including but not limited to: accessibility in the urban environment, car parking, open space (design, location and accessibility), distribution of tenure types and housing types (i.e. location of wheelchair homes), etc.
- 1.18 In considering the recommendations, officers must have due regard to the impact those decisions will have upon the council's statutory duty regarding equalities as set out in Section 149 of the Equalities Act 2010. In summary, these legal obligations require the council and cabinet, when exercising its functions, to have 'due regard' to the need to 1) Eliminate discrimination, harassment and victimisation, and other conduct prohibited under the Act; 2) to advance equality of opportunity between people who share a relevant protected characteristic and those who don't; 3) Foster good relations between people who share a relevant protected characteristic and those who don't (which involves tackling prejudice and promoting understanding). Under the Duty the relevant protected characteristics are: Age, Disability, Gender reassignment, Pregnancy and

maternity, Race, Religion, Sex and Sexual orientation. In respect of the first aim only - i.e. reducing discrimination, etc. - the protected characteristic of marriage and civil partnership is also relevant.

Recommended Action

1.19 Set out below are the key recommended mitigation actions as identified by EIA.

Generic Actions

- Run EIA briefing sessions, review training needs, and establish training where appropriate for housing and regeneration staff.
- Establish training where appropriate equality training / briefing / workshops for housing regeneration liaising teams.
- Employ/identify dedicated Social Support/Occupational Health practitioners to work with the Regeneration Team and ensure specialisms in including sensory impairments where appropriate.

Disability Mitigation Actions

- Arrange relevant Occupational Therapy/Social Services assessments for residents where identified.
- Liaison with social care teams in other authorities where potentially vulnerable (especially elderly and disabled) residents are seeking to move away from Camden.
- Highlight residents with complex disability and/or health needs and provide services accordingly.
- Support with adaptations in new units on the new estate and ensure location of homes offered through the allocation process are suitable to needs.
- Retain handyman service to support additional fixtures and fittings.
- Ensure reasonable adaptations are implemented within the new homes in line with OT assessments in line with the Residents Offer.

Age Mitigation Actions

- Engage young people in the design of the future amenity space within the new estate. Ensure existing amenity space is secure during the regeneration and construction.
- Provide opportunity for independent financial advice for any resident needing it.
- Retain handyman service to support additional fixtures and fittings.
- Support older leaseholders to access the right options.
- Ensure systems and processes are in place to make sure that the shared equity option for older people will allow them to transfer the equity from their property, should they die, to their relatives/spouse.

Socio-Economic Mitigation Actions

- The council to monitor the potential for a consequential rise in the costs associated with the new properties both in terms of living costs and in terms of rent/mortgages and, consider appropriate mitigation if required (at a programme level or case-by-case).

- Review Regeneration policy and identify ways to support private tenants made vulnerable.
- The council to monitor how the proposals affect older leaseholders or leaseholders with reduced financial capacity and identify mitigation if required.
- Ensure that failure to renew mortgages does not automatically lead to loss of leasehold status.
- Facilitate access to Independent Financial Advisors for all residents.

Language Mitigation Actions

- Make translation and interpretation provision available when specific tenant engagement and leaseholder negotiation is being undertaken.

Health mitigation actions

- Undertake health and medical assessment or OT assessments where required.

Intersectionality Mitigation Actions

- Develop enrichment activities for residents of the estate designed to rebuild communities.

2 Introduction and context

2.1 This Equality Impact Assessment (EIA) has been commissioned as an independent report by LB Camden Regeneration team and it will focus on the key elements of the housing regeneration proposals for the Wendling Estate and St Stephens Close. It will address the equality impacts of:

- The key decisions required of Cabinet
- The proposed Compulsory Purchase Order (CPO)
- The regeneration proposals including resident engagement, design, planning and phasing
- Key Offers for tenants, leaseholders and private tenants of non-resident leaseholders (living on the estate for more than 12 months)

Equality Act 2010

2.2 The LB Camden - like all other public bodies - has a duty through the Equality Act 2010 to:

- (a) Have regard to the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act.
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Camden Equality Policy

2.3 Camden is one of the most diverse boroughs in the country and equality is a central priority to the way the borough works for its communities. Moreover, in addition to the nine protected characteristics outlined in the Equality Act 2010. For the purpose of this EIA the regeneration team has also requested that the assessment considers 3 additional priority characteristics of socio-economic inequality, health inequality and language, particularly English as a second language.

Equality Impact Assessments

2.4 This EIA broadly adopts the borough's model for EIAs set by the borough's equalities policy leads. However, like most other authorities, Camden's EIAs are a self-assessment tool to help look at the likely positive and negative impacts of the borough's work on staff, citizens, partners and communities regarding equality of opportunity, and promoting diversity in employment and service delivery.

2.5 Camden is one of the most diverse boroughs in the country and equalities is expressed through an ambition of fairness and the guiding values of equal opportunity and social

justice. The protected characteristics and Camden’s priority characteristics are set out below. Each of these protected characteristics and Camden local priority characteristics will be assessed in this EIA.



2.6 The Equalities Impact Assessment will cover the following areas in the context of the council’s general duty to:

- Address identified barriers
- Eliminate discrimination
- Promote equality of opportunity
- Promote good relations between different people
- Support employment opportunities
- Secure inclusive design

2.7 From a methodological perspective, the EIA will focus on addressing:

- Likely regeneration programme impacts.
- Likely / expected equality impacts.
- Direct equality impacts.
- Indirect equality impacts.
- Proportionality of impact across protected characteristics/local characteristics including proportion and disproportional, thereby assessing proportional positive impacts and negative impacts and/or disproportional positive and negative impacts.
- As part of this process it is critical to enable the council to assess what it will undertake to address the outcomes of these assessments.
- This analysis will enable a process of prioritising these impacts, which will enable Camden the opportunity to choose options for the mitigation of negative impacts accordingly.

2.8 The housing regeneration scheme for the Wendling Estate and St Stephens Close will also operate within its own housing legislation and policy. To this end the EIA has reviewed:

- London Borough of Camden Strategic Housing Market Assessment Household Survey Results May 2017
- Homelessness and Rough Sleeping Strategy 2019-2024 Draft – November 2018
- Camden’s Housing Allocation Scheme (2016 – updated in 2018)

2.9 Therefore, the EIA has sought to address the available and relevant context of the regeneration programme in Camden and the core housing policies and processes which impact on residents.

Community Investment Programme

2.10 The Community Investment Programme (CIP) is the council’s ambitious 15-year plan to invest over £1 billion in schools, homes and community facilities in Camden. It is an innovative way to continue to invest in the community despite massive reductions in central government funding.

2.11 In total, the council aims to build 3,050 new homes, including 1,100 council homes, 300 genuinely affordable homes to rent, investing in 48 schools and children’s centres, providing 9,000m² of improved community facilities and the equivalent of 35 tennis courts. CIP will also help renovate thousands of existing council homes, as part of the Council’s Better Homes Programme.

The regeneration proposals for the Wendling Estate and St Stephens Close

2.12 Camden Council have produced exhibition materials/leaflets that explain the offers available for secure council tenants and leaseholders on the estate. This seeks to identify how residents will be affected by any redevelopment works.

2.13 All works are based on options (Low level regeneration, Medium regeneration and High-level regeneration) and these are being and will continue to be consulted with residents. The leaflets are clear in that they stated that once refined options are finalised through resident briefings the council will take these proposals to cabinet for decision making. cabinet will decide whether or not to approve the proposed options and, subject to that decision, a ballot will be held if a medium to high option is proposed. Across all these

options and throughout this timescale the council has committed to maintain business as usual.

Ballot

- 2.14 The papers confirm the ballot process and state that since July 2018 any London Borough wishing to carry out an estate regeneration scheme with Greater London Authority funding (GLA) will need a successful ballot of residents living on the estate.
- 2.15 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 the ballot will get a vote. Only households on Wendling and St Stephens's Close can take part in the ballot. This will include all members of the household aged 16 or over. Tenants and 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.
- 2.16 In accordance with the GLA guidelines the ballot will be completed by an independent body who will be responsible for voter registration, organising the ballot and counting the results.
- 2.17 The ballot is a simple 'yes' or 'no' on Camden's offer and will 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
- 2.18 Camden will continue to develop the current design and proposal for Wendling and St Stephens Close 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.
- 2.19 In the case of a NO vote Camden Council will not continue to develop the current proposals for regenerating the estate. They may develop new proposals alongside residents. Wendling and St Stephens Close 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 works will need to be submitted for the next major works programme for 2025-2029.

2.20 Planned Works are carried out by the council on a priority basis, in 5-year cycles, in order 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 drainpipes
- heating, lifts and electrical rewiring
- renewing kitchens and bathrooms
- improving door entry systems, landscaping etc.

2.21 The current planned works programme for the next 5 years 2019 to 2024 is oversubscribed within the borough and Wendling & St Stephens Close is not included in this programme. If residents vote against redevelopment, or where the selected option retains existing homes, then the whole estate, or those retained homes, would be considered for planned works against Camden's other priorities in the next 5-year cycle after 2024.

Business as usual

2.22 The responsive and reactive repair service deals with minor or day to day maintenance problems and health & safety issues. This service normally operates when residents ring via the call centre to report repairs. Responsive repairs continue on the estate regardless of whether any decision is taken to redevelop 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.

Infill and partial redevelopment

2.23 Any infill or partial redevelopment options will involve construction works within the estate to build new homes. Such works may also involve some limited improvement works in order to enable integration with the new homes. This will depend on how much can be afforded through the project, where the cost of works would need to be considered against how many 'council' rented homes could be delivered through the project. Any other works that may be required within homes or more extensive works required to the estate as a whole will not be linked to any infill or partial development option for the estate but would form part of any future planned works programme.

2.24 Who will pay?

- Retained Homes: Improvement works paid for by planned works
- Responsive repairs paid for by rent collected
- New Homes: Paid for by redevelopment & sale of private homes

Development Options being considered

- 2.25 Three broad development options are being considered by residents in advance of any ballot process. These will then be refined to address the specific proposals against which a ballot will be provided.
- 2.26 The process of securing these options started in June 2018 with the appointment of Metropolitan Workshop Architects. In July there was a Wendling and St Stephens Close Fun Day, followed with coffee mornings. In October 2018 there was an estate exhibition followed with open estate meetings and resident design workshops. In March there was an Estate Exhibition, open estate meetings and a workshop on the Ballot, further open estate meetings and coffee mornings. This will refine proposals for a further exhibition in May and a wider community exhibition. From this point a cabinet report will be drafted and if agreed there will be a further process of design refinement, leading to a resident ballot.
- 2.27 A series of key priorities were identified, and these have been incorporated into the proposed options. These are:

OVERALL PRIORITIES:

- Create a place that feels safe
- Make accessible to all residents of all ages and abilities
- Safe areas for children to play in

WORKING IN PARTNERSHIP:

- Positive engagement, participation and consistent communication at all stages of the process
- Improve the management and maintenance of the estate
- Restore, improve and strengthen the community spirit and the role of the community on the estate.
- Truthful, rather than positive engagement

SAFETY & SECURITY:

- Secure by design
- Improve accessibility and lighting with regards to security
- Improve accesses of the estate as well as the buildings
- Improve building layout with regards to visibility and isolation
- More secure bike storage
- Ensure access to pedestrian walkways doesn't reduce safety
- Control antisocial behaviour in play areas and around the estate by reducing dead-ends and controlling entrances

LOCAL AREA:

- Improve quality of the streets adjacent to the estate

- Improve lighting
- Distinct and clear routes through the estate
- Control speed of cars through the estate
- Provide better routes to local services and shops
- Increase dimensions in the new homes with larger bedrooms and better kitchens
- New homes to increase storage within the units
- Mixture of one level and split level
- Windows to face more than one side for peace and quiet
- Prioritise future maintenance of homes
- Improve acoustics

OUTSIDE YOUR HOME:

- Improve lighting to make the estate feel more welcoming
- Improve signage and way finding
- Improve lifts that service every floor
- Reintroduce traditional street pattern
- Existing buildings feel old and unsafe, improve state and appeal of existing buildings
- Keep car parking provision the same or make better use of the podium

LANDSCAPE & OPEN SPACE:

- Introduce play areas which can be overlooked
- Create shared and accessible open spaces
- Improve appearance and attractiveness of buildings on the estate.
- Provide access to green spaces
- Control areas to green spaces (residents only)
- Not enough play areas at the moment, make good use of the current open spaces

ENVIRONMENT AND SERVICES:

- Provide better storage for bins and bikes
- Better recycling
- Prevent fly tipping
- Lots of rubbish bins too close to people's homes - better storage required

2.28 Three options have been developed:

Low: Minimal demolition of existing buildings and no demolition of existing homes with some new build

Medium: Partial demolition of existing buildings with significant new build.

High: Full demolition of existing buildings with full scale new build.

The appraisal of these options will be against 4 criteria: meeting the resident brief, financial viability, sustainability and buildability

Option 1: Low level regeneration (No demolition of homes some infill)

2.29 This includes:

- Keeping all existing homes.
- Infill buildings are added at the end of some blocks. These will provide between 115 to 130 new homes
- New controlled entrances: with new key or fob access entrances.
- Existing health centre and nursery building demolished. New health centre and nursery could be located on site or nearby.
- New homes to replace existing health centre and hostel.

Initial perception of residents:

2.30 Following the feedback from the October exhibition told us that this was not people's preferred option because:

- It doesn't offer enough benefits to the whole estate
- It builds too close to some existing windows and balconies
- Complicated to build and may be disruptive to the immediate neighbours
- Disruptive to residents due to construction complexity
- Potential decanting of households during construction
- It does not address anti-social behaviour

2.31 However, some people liked this option, feeling it would be less disruptive and keep the community together.

Option 2: Medium level regeneration (Partial demolition & partial refurbishment)

2.32 This includes:

- Keeping some homes at the edge of the estate.
- Infill blocks are added where there are blank end walls. These will provide either additional homes or form new internal entrances. Between 280 to 380 new homes.
- Health centre and nursery relocated on site or nearby.
- Phase build new homes that respond to the route so that this feels well-used, overlooked and safe.
- Open up the estate with three new streets.
- Make a new route through the estate from Lismore Circus to Malden Road and Bacton.
- New homes built on the site of the existing health centre and the hostel.

- Some residents can remain on the estate, some will need to move

2.33 Feedback from the October exhibition told us that people liked this option because:

- It is a good compromise on new and existing buildings

However, people did not like this option because:

- It is unfair that some people get new homes and some people do not
- The new buildings were too 'blocky'
- The new building might block light to existing windows and balconies
- Disruptive to residents due to construction complexity
- Potential decanting of households during construction

Option 3: High level regeneration (Full demolition)

2.34 This includes:

- Full demolition and integration with the neighbourhood.
- All residents will need to move out to allow for redevelopment
- Between 650 to 750 new homes.
- Health centre and nursery could be located here at ground floor.
- The proposal connects to existing streets making navigation easier and walking around safer.
- Similar scale to the Bacton Estate, with distinctive courtyard blocks splitting the estate into smaller areas.
- New pedestrianised routes, cycle routes and landscape interventions would discourage 'rat running' and antisocial behaviour.
- Resident-only communal courtyards would be safe, overlooked places for small children to play in.

2.35 Feedback from the October and April exhibitions told the council that Option 3 was people's preferred option because:

- It offered a new home for everybody on the estate
- Met the priorities of the Residents' Brief more than the other options
- All homes get private outdoor space

However, some people were concerned that:

- The new buildings might look too tall

2.36 In short, a Section 105 letter was sent out to all residents at the beginning of May to inform them of the 'chosen option'. This also released the survey team to complete the survey that is analysed in section 4 of this report.

3 Summary of equalities evidence held by LB Camden

- 3.1 This EIA accompanies the cabinet report, seeking to progress the regeneration of the estate to its next phase of conducting a ballot process to agree the preferred development option and start the physical development process by commissioning and appointing architects, establishing a detailed planning application based on a defined scheme and to incorporate further resident and community engagement.
- 3.2 Camden's currently held resident equality information is based on a range of data sets which will be reviewed below. This includes:
- Housing tenure and housing demand
 - Borough and Ward demographic data
 - Borough housing register data
 - Economic activity
 - Research carried out by the Community Liaison Officers working for Camden on the scheme.

Analysis

- 3.3 The focus of the regeneration programme is the underlying aim to improve the housing stock on the estate, generate some more social housing in the borough and to provide private development which will support the programme mix and will enable funding to be released to the rest of the scheme. Therefore, from an impact perspective, it is important to contextualise this regeneration activity against the demand for housing in the borough.

Demand for Housing

- 3.4 A critical impact of a housing regeneration scheme is the potential to support people on the housing waiting list to access new accommodation. This estate is scheduled to create new properties, some of which will be available for social rented housing. This would clearly support people that are on the borough housing waiting list.
- 3.5 In March 2019 Camden had 5,628 applicants on its housing register of which 1,328 were single person applicants, 2,172 lone applicants and 2,128 applications from couples.
- 3.6 Key information:
- As of 2011 census there were 91,600 households in Camden of which 32,000 were owner occupied (32.9%), 33,200 Private rented (34.0%) and 34,200 Social rented (33.1%)¹.
 - In 2011 the proportion of households with an overcrowding rating was 32% compared to 8.7% across authorities in England².

¹ Households by Tenure 1981-2011 (Source: UK Census of Population)

² UK Census of Population

- CLG stated in their 2016-31 housing projections that household numbers in Camden will increase by around 19,900 over the 15-year period 2016-31, an average of 1,330 per year³
- This was adjusted by the GLA 2014-round long-term migration trend (2001-13) by -6673⁴

Housing Register Data⁵

3.7 The profile of the population the council holds on applicants on their housing register, includes those who are homeless, households living in temporary accommodation and households seeking transfers, resettlement and private tenants moving into social housing.

3.8 The data is based on a snapshot of the housing register on 27th March 2019, which showed of 5,628 households on the waiting list for housing:

- 2,716 (48.26%) were Camden tenants seeking a transfer
- 293 (5.21%) were homeless
- 272 (4.83%) were prevent clients
- 471 (8.37%) were RSL tenants
- 323 (5.74%) were private tenants
- 1553 (27.59%) were described as other)

3.9 Applicants were classified as single people, lone applicants and couples. These are further broken down as follows:

		Total	%age
Single person	under 25	212	15.96%
	aged 25-34	319	24.02%
	aged 35-49	280	21.08%
	aged 50-64	317	23.87%
	65 and older	200	15.06%
Single person		1328	100.00%

		Total	%age
Lone applicant	dependent children only, incl under-5s (maternity)	118	5.43%
	dependent children only, incl under-5s	580	26.70%
	dependent children only, none under 5	733	33.75%
	dependent children and non-dependents, incl under-5s (maternity)	1	0.05%

³ OAN Department for Communities and Local Government (CLG Projections 2016-31)

⁴ GLA 2014-round long-term migration trend (2001-13) London Borough of Camden Strategic Housing Market Assessment 2016

⁵ Camden's Housing Register List 27/03/2019

	dependent children and non-dependents, incl under-5s	58	2.67%
	dependent children and non-dependents, none under 5	267	12.29%
	and non-dependents	415	19.11%
Lone applicant		2172	100.00%

		Total	%age
Couple	no others, over 65	36	1.69%
	no others, under 65	73	3.43%
	dependent children only, incl under-5s (maternity)	107	5.03%
	dependent children only, incl under-5s	770	36.18%
	dependent children only, none under 5	536	25.19%
	dependent children and non-dependents, incl under-5s (maternity)	11	0.52%
	dependent children and non-dependents, incl under-5s	74	3.48%
	dependent children and non-dependents, none under 5	337	15.84%
	and non-dependents	184	8.65%
Couple		2128	100.00%

3.10 From this breakdown it is clear that criteria from Camden's allocations process is used to sub divide these applicants. Family applicants with dependent children - particularly those during maternity - and those with dependent children under five, have a slightly higher priority. Nonetheless there is a wide range of needs being presented through these applicants.

3.11 The borough's housing register holds some level of equality information, which is set out in the table below.

Housing Register	Equalities data (27 th March 2019)
Households on the council's housing waiting list	<ul style="list-style-type: none"> 5628 applicants on the housing waiting list. Equalities information available for households on the housing waiting list was only recorded by age (single applicants as above), gender, ethnicity and mobility.
	<p>Age:</p> <ul style="list-style-type: none"> From the data available only single applicants have been broken down by age. This shows that 15.96% are under 25, 24.02% are between 24-34, 21.08% 35-49, 23.87% 50-64 and 15.06% 65 and over.

Housing Register	Equalities data (27 th March 2019)
	<p>Gender:</p> <ul style="list-style-type: none"> Gender is broken down for all applicants of which 3736 (66.38%) were female, 1883 (33.46%) male and 9 (0.16%) unknown. The gender profile is disproportionately high for females as the Camden population shows greater parity 50%⁶
	<p>Race:</p> <ul style="list-style-type: none"> Significantly more applicants on the waiting list are from Black, Asian and Minority Ethnic Groups (77.7%) Aside from White British (22.32%) the highest groups on the register were Bangladeshi (18.05%), Black African (11.25%), White Other (10.39%), and Somali (6.25%)
	<p>Mobility:</p> <ul style="list-style-type: none"> 4763 (84.63%) applicants stated they had no mobility needs, 131 (2.33%) stated they were wheelchair users, 350 (6.22%) stated they required level access accommodation and 381 (6.77%) stated they had some mobility issues.

Gospel Oak Demographic Data

3.12 The table below summarises the key data findings for the Gospel Oak Ward in relation to equalities and diversity information as set out in the available dataset. This information is detailed in Appendix 2.

Gospel Oak Ward	Equalities and diversity data
Age	<ul style="list-style-type: none"> 29% of the population is aged under 25 which compared slightly higher for the borough (30%) and nationally (30%) 48% of the population is aged between 25 and 54 compared to 49% in the borough and 40% nationally 22% are aged over 55 compared to 20% in the borough and 30% nationally.
Gender	<ul style="list-style-type: none"> There are the same female residents (50%) as there are male residents (50%). The gender profile is similar to the Camden population which shows parity at 50% for male and female and broadly equal to the national profile 51% female and 49% male.

⁶ 2016 mid-year population estimates, males and females aged 16 and over ONS (accessed July 2017)

Gospel Oak Ward	Equalities and diversity data
Race	<ul style="list-style-type: none"> 65% of the population in the ward are from BAME groups compared to 56% in the borough and 20% nationally. Non-white populations represent 40% of the ward compared to 34% in the borough and 15% nationally The largest ethnic groups in the ward are White British 44%, White other 12%, Bangladeshi 10%, and African 8%
Main languages spoken	<ul style="list-style-type: none"> English; Bengali; Somali; Arabic; Mandarin Chinese.
Region or belief	<ul style="list-style-type: none"> At the time of the Census, 54% of the population of Gospel Oak Ward had a religion, the same as the proportion of the population across Camden (54%) and lower in comparison to England (68%). Compared to England, a higher proportion of the Gospel Oak Ward population (26%) and Camden (26%) reported no religion (28% - England). Most of the population of Gospel Oak Ward reported being Christian (38%). The proportion of Muslims in Gospel Oak were double that of Muslims in England (12% - Gospel Oak Ward and 5% - England). Data from the Neighbourhood Profiles report (2015), shows the proportion of people from Gospel Oak Ward that have a religion has, since the Census 2011 figures, increased to 61%, whilst in Camden to proportion of the population that have a religion has remained the same at 54%. The growth has been with the increase proportion of Muslims which now represent 19% of the population of Gospel Oak Ward.
Gender reassignment	<ul style="list-style-type: none"> No data is held on LB Camden systems for Gender Reassignment.
Sexual orientation	<ul style="list-style-type: none"> No data is held on LB Camden systems for Sexual orientation.
Pregnancy and maternity	<ul style="list-style-type: none"> No data is held on LB Camden systems for pregnancy and maternity.

Gospel Oak Ward	Equalities and diversity data
Marriage and civil partnership	<ul style="list-style-type: none"> At the time of the Census, the marital and civil partnership status of households in Gospel Oak Ward shows just under half (45%) are single and have never been married or in a same-sex civil partnership, similar to the overall profile of households in Camden (49%) but almost double that of the profile of households in England (26%). Less households are married in Gospel Oak Ward (26%) compared the proportion of married households in Camden (28%) and significantly less compared to England (45%). The proportion of households in Gospel Oak Ward with either separated or divorce status (19%) are consistent with households in England (18%) and higher compared to households across Camden (16%). 1% of households were in registered same-sex civil partnerships.
Health and disability	<ul style="list-style-type: none"> At the time of the Census, 19% of the population of Gospel Oak Ward considered they had a long-term health problem or disability. Of this 10% felt their long-term health condition or disability caused their day-to-day activities to be limited a lot and 9% a little. This is higher in both categories, compared to Camden (7% day-to-day activities limited a lot and 7% a little) Compared to England a higher proportion of people reported their day-to-day activities were limited a lot (8% - England).
Economic activity	<ul style="list-style-type: none"> People that are considered economically active are people that are in employment or unemployed. People that are considered economically inactive are people that are studying, looking after family, retired or long-term sick. These individuals are not part of the supply of labour but are important, as they are a potential labour supply in the future. As of September 2018, 73% of the population of Camden aged 16-64 were economically active, lower in comparison to England (79%). Unemployment rates were the same compared to England (3% each). Economic inactivity was recorded for 27% of the population of Camden compared with 21% in England. The proportion of people recorded as students in Camden was higher than England (9% - Camden and 6% - England) as was the proportion of people recorded as long-term sick (7% - Camden and 5% - England). Lower levels of people were recorded as retired (1%) compared to England (3%).

3.13 In reviewing this data regeneration managers agreed to completion of a dedicated piece of primary research. This is in the form of a household survey that would supplement recorded equality information for the estate and would include the engagement of residents within the development site. The findings of this survey are summarised in Section 4 and detailed in Appendix 3.

4 Primary Research: Summary of Household EIA Survey Findings 2019

Introduction and Rationale

- 4.1 The data below sets out the findings of the Household Survey carried out in May 2019. The survey had 25 questions, which were asked on a face-to-face basis by research interviewers via a doorstep survey of each household on the estate. The recorded data is broken down by the profiles of respondents by the whole estate, tenants, non-resident and resident leaseholders, private tenants (renting from non-resident leaseholders) and those on TA Licenses, those inside the development red line and those outside the development red line area.
- 4.2 There were 241 properties in the sample for the Wendling Estate and St Stephens Close. In total 184 doorstep household surveys were completed by the survey team. This represented:
- 76% of the estate, comprising of:
 - 142 tenants (77% of the sample and 74% of all tenants on the estate)
 - 19 leaseholders (10% of the sample and 73% of all leaseholders on the estate)
 - 14 private tenants (8% of the sample and 64% of those living in properties owned and rented by non-resident leaseholders)
 - 1 RSL resident and 9 residents preferring not to state their tenancy
 - In addition, throughout the estate there were 2 voids and 3 refusals by residents to complete the survey
 - The total completed from the possible sample including voids was 76% of the estate
- 4.3 The survey was undertaken, as the previously reviewed equality data for estate residents was only available, to race, gender, disability and age. In most former data sources, the information was based on the head of household of each property. This survey has provided a more in-depth perspective of the equality profile of all members of the household.

Methodology and Approach

- 4.4 The survey included 25 questions that profiled all 9 protected characteristics of the Equality Act 2010 as well as the characteristics of language, health and social economic equality.
- 4.5 The field work was carried out by experienced interviewers and street/household survey practitioners. Each property was visited and many were revisited on several occasions to secure a completed interview. On the estate, non-responding properties were visited approximately 3-5 times. Residents were asked if they would like to take part in the

survey and the overwhelming majority engaged were willing and able to complete interviews.

- 4.6 This household data is reliant on the respondents fully describing the make-up of their household. It is not an audit that is fully verifiable but it is a reliable account of the household makeup from the respondent's perspective. With this note the findings of the survey are the most detailed and reliable summary of household composition and equality profile.
- 4.7 This data has been summarised and reported below. Full details of the estate's responses including breakdown by tenure type is set out in Appendix 3 of this report.

Key findings

- 4.8 The first question identified the **tenure** of each household.

1. What is the Tenure of this Household?	Frequency	Percent
Council Tenancy	142	77.2
Leaseholder	19	10.3
Private Tenancy	14	7.6
Registered Social Landlord Tenancy	1	.5
Prefer not to say	8	4.3
Total	184	100.0

- 4.9 The second question sought to identify the **number of people that lived in each household**.

2. How many people live in your household?	Frequency	Percent
1	50	27.2
2	43	23.4
3	23	12.5
4	37	20.1
5	14	7.6
6	4	2.2
7	1	.5
8	3	1.6
Prefer not to say	9	4.9
Total	184	100.0

- 4.10 The third question identified the **gender** profile of each household:
- 49% were male
 - 49% were female
 - 2% preferred not to say

4.11 There were slight variations to this gender profile by tenants, leaseholders and those private tenants. However, these variations are not significant to this EqIA.

3. What is the Gender makeup of your household	1. What is the Tenure of this Household?									
	Council Tenancy		Leaseholder		Private Tenancy		Registered Social Landlord Tenancy		Prefer not to say	
	Count	%	Count	%	Count	%	Count	%	Count	%
Male	170	45%	16	35%	21	43%	1	50%	6	40%
Female	203	53%	30	65%	28	57%	1	50%	5	33%
Transgender	0	0%	0	0%	0	0%	0	0%	0	0%
Prefer not to say	7	2%	0	0%	0	0%	0	0%	4	27%
Total	380	100%	46	100%	49	100%	2	100%	15	100%

4.12 Question four asked if anyone in the household had a **disability**:

- 23% have a disability
- 73% didn't
- 4% preferred not to say

4.13 On review, there are slightly more tenants with a disability than leaseholders with 28% and 10% respectively. It should be noted that there are several residents with conditions that would have a significant negative impact particularly in reaction to construction activity and noise.

4.14 Question 5 sought to identify if any of the residents had any **special health and social care needs**. 105 responses identified residents with these special needs. This is set out in the table below:

5. Please could you say which of the following health/care needs members of your household may have.	Total	%
Frail elderly	9	9%
Physical disability	41	39%
Learning disability	3	3%
Mental health problem	14	13%
Vulnerable young people and children/leaving care	1	1%
Sensory Disability	7	7%
Life limiting health condition	16	15%
Severe long-term illness	12	11%
Other	2	2%
Total	105	100%

4.15 There were 9 stated cases of residents who were frail elderly, 41 with physical disabilities, 14 with mental health needs, 16 with life limiting health conditions and 12 with severe long-term illnesses. Clearly in a number of cases these were for the same person and thus within the same household.

4.16 The **age** profile of the population of the estate is set out in the table below:

Q6.What are the ages of those in your Household?	Total	%
--------------------------------------------------	-------	---

0-5 years	45	9.2%
6-11 years	41	8.4%
12-16 years	33	6.8%
17-24 years	63	12.9%
24-34 years	79	16.2%
35-44 years	55	11.3%
45-54 years	62	12.7%
55-64 years	32	6.6%
65-74 years	25	5.1%
75-84 years	22	4.5%
85+ years	6	1.2%
Prefer not to say	24	4.9%
Total	487	100%

4.17 From the responses received, the profile of under 16's on the whole estate is 24.4%. Correspondingly the over 65 population on the estate was 10.7%, Also across the estate 18% of tenant respondents are over 65 and 8% leaseholder respondents are over 65, suggesting a smaller older population proportionately amongst leaseholders.

4.18 The table below sets out the **ethnic** profile of the whole estate. The BAME profile of respondents for the whole estate is 68%. The non-White British population is significantly larger than the data held for Gospel Oak (56% in 2013) and hence the racial profile of the estate shows high levels of diversity.

7. What is the Ethnicity of your household members?	Number	%
White: English/Welsh/Scottish/Northern Irish/British	153	32%
White: Irish	16	3%
White: Travellers and Romany		0%
White: Other White	112	23%
Mixed/multiple ethnic group: White and Black Caribbean	2	0%
Mixed/multiple ethnic group: White and Black African	6	1%
Mixed/multiple ethnic group: White and Asian		0%
Mixed/multiple ethnic group: Other Mixed	3	1%
Asian/Asian British: Indian	1	0%
Asian/Asian British: Pakistani	4	1%
Asian/Asian British: Bangladeshi	47	10%
Asian/Asian British: Chinese	2	0%
Asian/Asian British: Other Asian	33	7%
Black/African/Caribbean/Black British: African	57	12%
Black/African/Caribbean/Black British: Caribbean	10	2%
Black/African/Caribbean/Black British: Other Black	10	2%
Other ethnic group: Arab	4	1%
Other ethnic group: Any other ethnic group	7	1%
Prefer not to say	17	4%
Total	484	100%

4.19 The BAME profile of tenant respondents is 65%, leaseholders 73% and private tenants was 81%. This shows that a higher proportion of tenants are White British (35%), leaseholder (27%) and private tenants (19%). It should be noted that the BAME profile

of Leaseholders and Private Tenants is supported with high proportions of white other residents 51% and 57% respectively.

4.20 The **sexual orientation** profile of respondents is set out in the table below:

8. What is the Sexual Orientation of your household members? (Only applied to those over 16 years old)	Number	%
Heterosexual/Straight	269	85.9%
Gay/Lesbian	1	0.3%
Bisexual	1	0.3%
Other		0.0%
Prefer not to say	42	13.4%
Total	313	100.0%

4.21 The data seems at odds with national normative data for sexual orientation. 0.6% of respondents stated they were gay, lesbian or bisexual. This figure seems very low and only represents 2 people, however some 13.4% had stated that they preferred not to say. This might suggest a real reticence to declare sexual orientation through this survey

4.22 The **faith** profile of the estate is set out below:

9. What is the Religion/Faith of members of your household?	Number	%
Christian	138	32%
Buddhist	1	0%
Hindu		0%
Jewish	1	0%
Muslim	120	27%
Sikh	1	0%
Other		0%
No Religion	139	32%
Atheist	3	1%
Prefer not to say	35	8%
Total	438	100%

4.23 There 32% of respondents said they were Christian and 27% Muslim and 32% stated that they had no religion.

4.24 The profile of those who are either **pregnant or in post-natal pregnancy/paternity** care is set out below. The profile is small with 6 respondent household members from a total cohort of 191.

10. Is there anyone in your household that is either pregnant or undergoing a period of post birth care or maternity/paternity leave?	Number	%
Yes	6	3%
No	166	87%
Prefer not to say	19	10%
Total	191	100%

4.25 The responses to the question about the **legal, marital or same sex civil partnership** status is set out below.

11. What is the legal, marital or same sex civil partnerships status of those who live in your household? (Only applies to household members over 16 years old)	Number	%
Never married and never registered a same sex civil partnership	120	39%
Married	91	29%
Separated	5	2%
Divorced	5	2%
Widowed	13	4%
In a registered same-sex civil partnership		0%
Separated, but still legally in a same sex civil partnership		0%
Formerly in a same-sex civil partnership which is now legally dissolved		0%
Surviving partner from a same-sex civil partnership		0%
Prefer not to Say	76	25%
Total	310	100%

4.26 The high proportion of those that have never married and never registered a same sex civil partnership will mostly be younger people. There are some differences in the marriage or civil partnership status of tenants, leaseholders and private tenants of non-resident leaseholders. This can reflect the different stages people are at with their lives and its relationship to housing tenure. Some widowed people may have potentially higher levels of vulnerability in a regeneration environment particularly if their income and resources are limited.

4.27 The **employment/economic activity** status of respondents is set out below:

12. In terms of Economic activity which of the following applies to members of your household? (Only applies to those over 16 years old)	Number	%
Employed Full Time	128	33%
Employed Part Time	7	2%
Self-employed	2	1%
Self-employed Part Time		0%
On government supported training programme		0%
Full time education	94	25%
Unemployed available for work	11	3%
Permanently sick/disabled	18	5%
Retired	52	14%
Looking after the home	19	5%
Doing something else		0%
Prefer not to say	52	14%
Total	383	100%

4.28 The range of **languages** spoken as a main language in households on the estate is set out below. English is spoken as the main household language in 84% of responding households, however there is a wide range of other languages spoken on the estate.

13. Which of the following, is the main language spoken in your household?	Frequency	Percent
English	154	83.7
Bengali	6	3.3
Somali	3	1.6
Arabic	2	1.1
Chinese (Mandarin)	1	.5
Turkish	2	1.1
Prefer not to say	4	2.2
Other (Please specify)	12	6.5
Total	184	100.0
Other	Frequency	Percent
	172	93.5
Albanian	4	3.1
Amharic	1	.5
Greek	1	.5
Filipino	1	.5
Spanish	4	2.2
Tigrayan	1	.5
Total	184	100.0

- 4.29 Question 14 asked a supplementary question to residents who stated that their main household language was not English. To this end residents were asked to rank out of 5 with five being how their ability to converse in terms of both written and spoken English.

14. If English is not the main language of people living in your home, please rate on a scale of 1 to 5 your household's ability to converse in English? With 1 being low and 5 being high.	1	2	3	4	5	Total	Ranking Score
Spoken English	1		1	7	17	26	4.5
Written English	2	2	2	2	17	25	4.2

- 4.30 The average responses were strong with 4.5 for spoken English and 4.2 for written English. There were some (1-4) households that had a limited level of written and spoken English.
- 4.31 From a household income perspective two questions were asked of residents. Firstly, whether any residents were in receipt of a means tested benefit
- 4.32 The proportion of those on the estate whereby there are members of households in receipt of **means tested benefit** is set out in the table below:

15. Are there any members in your household in receipt of means tested benefit?	Number	%
Yes	72	33%
No	81	37%
Not sure	4	2%
Prefer not to say	60	28%
Total	217	100%

- 4.33 46% of tenant households responding stated they have a household member on a means tested benefit. This was 4% in the case of leaseholders and 17% in the case of

private residents. However, across all tenure types 52 households preferred not to respond to this question.

- 4.34 The second question sought to ask residents to band their annual household incomes. These are set out below:

16. Which of the following bandings does your annual household income fall within?	Frequency	Percent	Valid Percent	Cumulative Percent
Less than £10,000	10	5.4	5.4	5.4
£10,000 - £15,000	24	13.0	13.0	18.5
£15,000 - £20,000	4	2.2	2.2	20.7
£20,000 - £25,000	1	.5	.5	21.2
£25,000 - £30,000	4	2.2	2.2	23.4
£30,000 - £35,000	1	.5	.5	23.9
£35,000 - £40,000	1	.5	.5	24.5
£40,000 - £50,000	1	.5	.5	25.0
More than £50,000	10	5.4	5.4	30.4
Prefer not to say	128	69.6	69.6	100.0
Total	184	100.0	100.0	

- 4.35 Only 30% of respondents answered this question with 70% preferring not to say. Nonetheless of the remaining 30%, 34 (61%) stated that their annual household income was less than £15,000 per annum, which suggests a high level of poverty. This suggests there is likely to be a sizeable number across the estate beneath the poverty line as defined by the DWP⁷.

Perceptions of the regeneration scheme

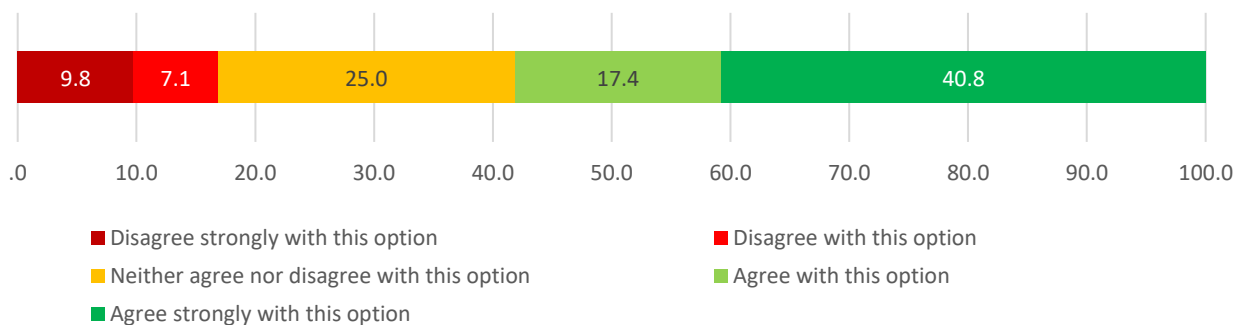
- 4.36 Residents were asked if they agreed strongly, agreed, neither agreed nor disagreed, disagreed or, disagreed strongly with the consultation findings to undertake a full demolition option for the estate.

Q17. Through consultation with residents the council has a proposed full demolition option for the redevelopment of the estate. From the following scale do you?	Frequency	Percent
Disagree strongly with this option	18	9.8
Disagree with this option	13	7.1
Neither agree nor disagree with this option	46	25.0
Agree with this option	32	17.4
Agree strongly with this option	75	40.8
Total	184	100.0

⁷ DWP in 2017 put the level of household incomes beneath the poverty line at a weekly average of £288 per week. This equates to an annual income of £16,128. Annual incomes beneath £15,000 per annum would represent households beneath the UK poverty line.

4.37 This is most graphically set out in the graph below of those that disagreed/agreed with this option.

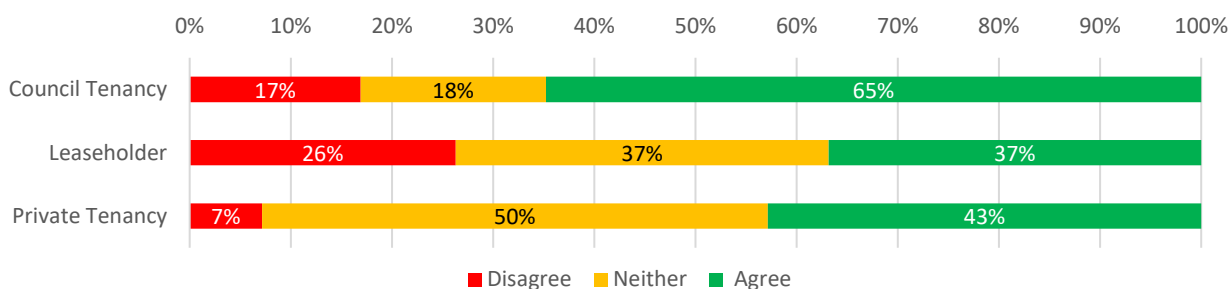
Wendling and St Stephens Close Response to the proposed full demolition option



4.38 Clearly in summary terms 58.2% agreed with this option, 25% neither agreed nor disagreed and 16.8% disagreed with this option.

4.39 This is broken down further between council tenants, leaseholders and private tenants in non-resident leaseholder properties:

Comparative disagreement and agreement to option 3 between tenants, leaseholders and private tenants.



4.40 From a supplementary perspective, residents were asked if they had any concerns around this option. The key responses are summarised by theme below:

Council Tenants.

- There was a significant number of people who did not want to have to move. This was their home which they liked living in *"It's my home, lived here years. Don't want it to come down"*, they had lived there a long time and at their age they were not keen to move *"I'm 92 and I absolutely do not wish to move!!"* and they did not feel that there was any particular need to demolish their property *"Having to move and the upheaval and our block is ok"*. Others were concerned at the loss of what was important to them currently such as neighbours who they were close to, their proximity to the places they valued *"I'm used to this place as it's near church"*, *"Don't want to lose your home, need two bedrooms for daughters who are carers, ground floor, space for scooter, garden for dog"* and the impact that it would have on family members *"Just stress of moving. She's incredibly isolated and hasn't been out of the house for 3 months"*.

- Linked to a reluctance to move were concerns about the upheaval that moving would entail. This related to the time that would be taken up in their lives by a move *"Time moving by"*, the process of moving *"Worried about how I will move my stuff out and who will help me as my kids are far away and I have 37 years' worth of stuff"*, people's previous experience of moving and being rehoused *"Used to live on the Backton estate and was moved out 3.5 years ago. Still waiting to be rehoused. Was updated prior to the move but have never been updated once we were moved out. Stuck in limbo as not sure on timescale. Very disappointed about the communication"* and the way that this upheaval could exacerbate conditions that people are already living with *"Too much upheaval and illnesses will worsen"*.
- People are concerned about the investment that they have made, often recently, in their property *"Spent a lot of money making the flat nice"*, that the building is adequate and does not need to be demolished *"Nothing wrong and have made investment"* and that they might not receive compensation for their investment *"Just privately done up the kitchen and bathroom so would like to be compensated"*.
- There are concerns about the distance that people will be forced to move as part of the redevelopment. This relates to where they might finally end up living and being away from where they are now *"Worried about where you might move to"*, their liking for the area *"Like to stay where I am"* and in particular, the distance from their children's school *"Worried about where they will be moved to as children's school is near"*. People are often keen to remain in the area *"As long as somewhere similar in this area"*.
- These concerns relate both to the final location of the property they will live in but also the temporary accommodation they envisage they will need *"As long as somewhere similar in this area"*, *"Where do we go in meantime"*. Links to family are particularly important *"Family ties close by are critical"*, *"Concern where the temporary housing might be as need to be close to family"*.
- People wanted to know more about the plans *"Need to see proposals"* and had a range of specific worries about the types of properties which were being developed. These focused on:
 - Their quality – *"The quality of the new build"*, *"Worried about overcrowding"*.
 - Where they would be living in terms of the height they would be at *"Being moved into a tower block, husband has COPD, so high rise will not be appropriate"*, *"Concerned to not be too high or on ground floor. Second floor would be best"*, *"Ground floor or lift as disabled"*.
 - The size of the property *"Worried about overcrowding"*, *"House too small"*.
 - The size of the development *"Big blocks would be bad, I would want a small block"*, *"High density could cause problems"*.
 - The amenities of the new development in terms of community facilities and greenery *"Make sure the health centre and nursery are there too, as critical for community"*, *"Not getting like for like and particularly not getting a garden as currently have a big garden"*, *"Please make sure the trees get replanted, have watched them grow since the 70's"*.

Leaseholders

- The leaseholders who commented were concerned about:

- The financial impacts of the changes *"Concern about being able to afford a place in the area", "Worried about how or when I might get the offer for my flat", "It will depend on the offer we receive whether we are pro the decision"*.
- The upheaval that the redevelopment would cause *"Having project hanging over us is a problem"* and the sense of uncertainty that they now have *"Currently a limbo for leaseholders"*.
- A desire for more information and some certainty *"Need more detail and timeline"*.
- The lack of maintenance and care for the estate ahead of any redevelopment *"Feel pushed to be in favour of it through lack of maintenance and cleaning", "Nothing has been done maintenance wise for years and still paying service charge"*.

4.41 This was followed by a question asking residents if they felt there were any positive aspects to this option. The key responses are summarised by theme below:

Council Tenants.

- Council tenant respondents felt that there were a large number of building problems that were of such significance that an estate redevelopment was needed:
 - There were issues around general repair of the buildings *"Current building is in a disgraceful state", "Everything breaking down", "Fixing the broken parts", "The part build isn't suitable, so full rebuild is good"*.
 - There were more specific concerns too such as leaks *"Currently lots of leaks"*, infestation *"Currently the estate outdated so be better if ants didn't infest it", "Current house has cockroaches and falling apart", "Current hallway foxes come in"*, noise and heating *"Noise pollution is bad. Hopefully heating gets better"*.
- There were also views around removing antisocial behaviour that newly designed premises would be able to address *"Improvement in terrible antisocial behaviour, racially abused badly for 4 years in their house", "Lots of littering that will hopefully stop along with other antisocial behaviour", "Remove drug users from building, they lurk in stairs"*.
- There were opportunities to address specific needs that people had for their accommodation:
 - Preferences for where they lived *"Move to a low-rise block and be on the ground floor, don't want to be near the railway"*.
 - Reduce overcrowding *"Potential of members of the house to get their own flat as 6 people in the flat and growing up", "Potential of getting a new flat for my pregnant sister"*.
- More generally, the redevelopment was a way of getting much needed improvements to:
 - Living in the area and improving the amenities *"Better family life, nicer place to live", "Addressing the social concerns locally, make it more modern and disability access. Addressing antisocial behaviour. More sports facilities and lighting", "Needs to be new, so much wasted space, they can use it better"*.

- Key parts of the properties people live in *"Modernisation of bath and kitchen", "More rooms, space and newer"*.
- For some there was an understanding as to why the council was taking this approach *"Can see why they want to do it", "Less concrete and better design", "Better use of space"*.
- More generally, people were attracted by the allure of a new property *"New apartment would be nice and more plug sockets", "New place will be nice"* and attracted by these changes *"Regeneration is a positive"*.

Leaseholders. There were a small number of comments from leaseholders who focused on:

- The need for improvement in the area *"Nice to see how it could be improved"*.
- Addressing problems with the current properties *"Properties are damp"*.
- Addressing antisocial behaviour *"Better design of new estate would avoid antisocial behaviour, sketchy characters in the block, improved security"*.

Other Comments. There were a small number of comments from people with other tenures:

- The potential of new designs to address security concerns and antisocial behaviour *"We are mainly concerned with security and feel that a new design and layout would mean greater security and less space for addicts and antisocial behaviour"* (Registered Social Landlord).
- Better access to green space *"It would also be great to be able to access the green spaces that we can see but not touch"* (Registered Social Landlord).
- A more general sense that rebuilding was required *"Everything is falling down...needs to be rebuilt"* (Private Tenant).

4.42 Question 20 sought to understand whether residents felt there would be positive or negative impacts as a result of different aspects of the regeneration proposals including health and wellbeing, childcare and school provision for young people, employment and skills, elderly care/support, the costs of regeneration to the household and antisocial behaviour on the estate. In part, this data would describe people's sense of concern regarding the proposals.

Regeneration Specific Question asked per household	Variable	Count	%
Q20 a. Overall how would the regeneration of this estate impact on the health and wellbeing needs of your household?	Positive impact	102	56%
	No impact	10	6%
	Negative impact	29	16%
	Not sure	40	22%
Q20 b. How will the regeneration of this estate impact on the childcare and school provision of young people in your household?	Positive impact	93	51%
	No impact	27	15%
	Negative impact	18	10%
	Not sure	43	24%
	Positive impact	93	51%

Q20 c. How will the regeneration of this estate impact on the employment and skills needs of those in your household?	No impact	27	15%
	Negative impact	18	10%
	Not sure	43	24%
Q20 d. How will the regeneration of this estate impact on the elderly care/ support received by members of your household?	Positive impact	94	52%
	No impact	19	10%
	Negative impact	26	14%
	Not sure	42	23%
20 e. How will the regeneration of this estate impact on the cost and expense of the household?	Positive impact	92	51%
	No impact	16	9%
	Negative impact	22	12%
	Not sure	50	28%
20 f. How will the regeneration of this estate impact on anti-social behaviour on the estate?	Positive impact	100	56%
	No impact	15	8%
	Negative impact	22	12%
	Not sure	43	24%

4.43 Clearly from the responses there was a steady and strong reflection of positive impacts identified by residents all of which were over 50%. 'Not sure' averaged 25% and no impacts ranged from 6% to 15%. There were however some that identified negative impacts and these are set out below.

- 16% of respondents felt there would be a negative impact on the health and wellbeing needs of their household.
- 10% felt there would be a negative impact on the childcare school provision of members of their household.
- 10% felt there would be a negative impact on the employment and skill needs of members of their households.
- 14% felt there would be negative impacts on the elderly care and support received by members of their households.
- 14% felt there would be negative impacts on the cost and expense to their households.
- 14% felt there would be negative impacts AntiSocial Behaviour on the estate.

Qualitative resident responses to the assessment of positive and negative impacts

4.44 These questions also gave respondents the opportunity to explain their responses. A summary of these open-ended statements is set out below. NB: Some of these statements are themes emerging from the responses, others are quotes, moreover some detail positive support and others set out people's concerns:

Council Tenants.

- Some expressed the view that change was needed "*Needs to be done*" and that the problems with the buildings were so significant that they needed to be rebuilt "*Everything needs to be done in this property*". Rebuilding rather than refurbishment was felt to be the way to go "*Wouldn't want to waste money on refurb if can rebuild*".
- Security on the estate remained a significant concern "*Security is a big thing*" and that this could be addressed in a new build "*More security on new estate*".
- Others felt strongly that problems are not that great in the area "*Feels safe at the moment*" and they did not wish to move "*I don't want to lose my house*" and that they had much to lose in terms of neighbours and the upheaval of moving "*Stressed about the move. Hoping twins can live together in a two bed or be living very close to each other. Feels like we are being forced out and have no problems, we don't have any issues*".

Leaseholders.

- Leaseholders felt that their position was uncertain "*Not sure whether to wait and sell or to sell now, but in limbo*" and that they were isolated "*Have to act alone as leaseholder*".
- They were concerned at the quality of accommodation that they would receive/be able to afford "*I like where I live in Camden and unless I get another property as good as this I'll be upset*".

Equality Perceptions of the Interview team

- 4.45 The Ottaway interview team interviewed people in 241 homes on the Wendling Estate and St Stephens Close. We feel it is critical to capture their views having interviewed all these households to assess their equality profiles and views of the regeneration process. The table below sets out the team's recorded views:

Protected characteristics and local equality characteristics	Perceptions of the interview team
Race	<ul style="list-style-type: none"> ▪ In general, there was expression of positive impact from ethnic minorities as they see the regeneration offering opportunities for rehousing more people. White British people, however, have expressed negative impact in terms of the potential for increase in ASB and neighbour disputes due to increase in population density, and possibly more vehicles on the estate and less availability of parking spaces. ▪ The team don't believe race will be a characteristic that will have a significant impact, so long as the allocations process and the valuation process for tenants and leaseholders alike are carried out fairly and consistently. ▪ Minority groups hinted at concerns over the potential dismantlement of the local communities, citing loss of local support systems/friendship groups and neighbours.
Gender	<ul style="list-style-type: none"> ▪ There was no expression of either positive or negative impact with regards to gender from the estate therefore it can be assumed that there would be no impact. ▪ Some concerns were raised around 'red spots' on the estate, particularly some stairwells which were avoided at evening and night-time.
Gender re-assignment	<ul style="list-style-type: none"> ▪ The team don't believe gender re-assignment will be a characteristic that will have a significant impact.
Disability	<ul style="list-style-type: none"> ▪ Respondents with disabilities, in general, have expressed a positive impact in that they feel there would be potential for them to obtain better and more suitable accommodation because of the regeneration. Some hoped that they would be able to secure an additional room to have a live-in carer as opposed to their current one bedroom accommodation. ▪ People with disabilities were in general worried about the impacts of the regeneration. This was particularly worrisome for older people with disabilities. There are a lot of carers on the estate who worried about the disruption to the household. ▪ Some residents are already housebound as they can no longer manage stairs

Protected characteristics and local equality characteristics	Perceptions of the interview team
	<ul style="list-style-type: none"> Some households with residents with severe disabilities and health conditions were concerned about the immediate impact of the regeneration particularly with respect to the noise and disruption caused which in some cases would accentuate these conditions.
Age	<ul style="list-style-type: none"> Older residents are fearful and distrust the council and reported that the changes would have a negative impact. The older residents have a high fear of crime and believe that the higher density will lead to an increased crime rate. Older individuals who had been on the estate for a long time also felt it would have a very detrimental effect on the community. Most of the respondents were retirees and have expressed a negative impact in terms of potentially losing the green spaces and the increase in ASB because of the potential increase in population density. A high level of uncertainty was expressed - especially by older people. The stress associated with not knowing especially for older people was palpable. In general, younger people expressed more of a willingness and resilience to change, which was positive.
Sexual orientation	<ul style="list-style-type: none"> The team didn't have a strong opinion and do not think sexual orientation is a characteristic that the regeneration scheme has an impact on.
Religion and belief	<ul style="list-style-type: none"> Approximation to local places of worship wasn't mentioned and no one expressed a limitation on their religion or beliefs due to the regeneration. However, if religion also encompasses community, and an overall worry about community dismantlement was expressed, this could have a negative impact.
Pregnancy and maternity	<ul style="list-style-type: none"> The regeneration could have both a positive and negative impact for the pregnancy and maternity group, negatively in terms of upheaval during a very sensitive period of childbearing/rearing, but also potentially positively if new accommodation was an improvement on the current one.
Marriage and civil partnership	<ul style="list-style-type: none"> Overall, families expressed concern about the changes for their children in terms of school relocation or friendship groups being challenged, but in terms of being positive or negative the responses were quite even.
Socio-economic factors	<ul style="list-style-type: none"> Individuals with higher household income tended to be privately renting and were less concerned about the regeneration, individuals on lower income or benefits were a lot more concerned about the effect of the regeneration.

Protected characteristics and local equality characteristics	Perceptions of the interview team
	<ul style="list-style-type: none"> ▪ Overall concern was expressed about the rise in rents and that the area would become more expensive to live in. ▪ However, some people thought these changes would bring more work and businesses and a better overall living environment. ▪ Some unemployed households wanted the opportunity to find employment, e.g. to work with the contractor.
Language	<ul style="list-style-type: none"> ▪ Individuals who spoke very limited English appeared to be less well informed as to what was going on in with regards to regeneration. ▪ It is likely that not all the households fully understood the information that has been provided to date. ▪ A major worry was the separation of communities.
Health	<ul style="list-style-type: none"> ▪ People expecting a better/newer/larger residence thought the overall regeneration would be positive for them and their health in the long run. ▪ Some residents felt that the disruption caused by the work will have a negative impact on their health due to increased noise levels, particularly where this noise would accentuate their conditions. ▪ Many night workers on the estate worried about the potential harm to their health (due to lack of sleep) during the regeneration. ▪ Mainly, however, disabled, pregnant and vulnerable groups worried about the negative impacts to their health, many concerned about the effects of moving more than once being intolerable to their health.

4.46 In summary, the perceptions of the interview team suggest that the priority characteristics which have the greatest levels of likely equality impacts were: **Disability, Age, Socio-economic, Health and Language.**

Headline Summary of the Primary Research completed

4.47 Implications for the EIA (Wendling Estate and St Stephens Close)

- BAME populations on the Wendling Estate and St Stephens Close are larger than those in Gospel Oak. There is a 32% White British and 68% non-White British population on the estate as captured through the survey and a 44% White British 56% BAME population based on 2013 data for Gospel Oak. There is a significant white other population on the estate (23%), and 12% describe themselves and Black African and 10% as Bangladeshi.

- The gender profile of the estate is comparable with the borough gender profile (50%-50% male-female).
- 23% of respondents on the estate stated they have a disability. This figure is quite high and there are some residents with serious conditions which are likely to be impacted on by the regeneration proposals, particularly in the context of noise, accessibility and the general disturbance that is a by-product of regeneration.
- There are a significant proportion of children and young people under 16 within the estate representing 24.4% of the population
- The over 65 population on the estate accounted for 10.7%.
- 0.6% of respondents stated they were gay, lesbian or bisexual. This figure seems very low and only represents 2 people, however some 13.4% stated that they preferred not to say.
- 32% of respondents said they were Christian, 27% Muslim and 32% stated that they had no religion.
- 3% stated there was someone in their household that is either pregnant or undergoing a period of post birth care or maternity/paternity leave.
- In terms of marriage and civil partnership it is worth noting that in some of these cases the legal status does have an impact when tenure and leaseholder status come into play. 39% have never married or registered a civil partnership, 29% are married and 25% preferred not to say. 4% are widowed.
- English is spoken as a main language in 84% of responding households. There is a wide range of other languages spoken as main languages on the estate including Bengali 3.3%, Somali 1.6% Arabic and Turkish 1.1% each. 6.5% stated other languages including Albanian 2.2% and Spanish 2.2%.
- Households, who had stated that English was not spoken in their home, were asked to rate their spoken and written English out of five. The average responses were strong with 4.5 for spoken English and 4.2 for written English. There were some (2-3) households that had a limited level of written and spoken English.
- 33% of household members over 16 were in full-time employment, 2% in part-time, 25% were in full-time education, 14% retired, 5% unemployed and 14% preferring not to say.
- 33% stated that there was someone in their household on a means tested benefit, 37% stated they were not and 28% preferred not to say.
- With regards to household income, 128 households (69% of the sample) preferred not to engage in this question. Nonetheless of the remaining 31%, 34 (61%) stated that their annual household income was less than £15,000 per annum, which suggests a high level of poverty.
- Residents were asked whether they agreed or disagreed with the option to demolish the estate and redevelop, 'Option 3'. 16.8% disagreed with this option, 25% neither agreed nor disagreed and 58.2% agreed with this option.
- Looking at this response in greater depth 17% of council tenants (142 homes) disagreed with this option, 18% neither agreed nor disagreed and 65% agreed with this option. 26% of leaseholders (19 homes) disagreed with this option,

37% neither agreed nor disagreed and 37% agreed with this option. 7% of private tenants (14 homes) living in non-resident leaseholder units, disagreed with this option, 50% neither agreed nor disagreed and 43% agreed.

- 16% of respondents felt there would be a negative impact on the health and wellbeing needs of their household.
- 10% felt there would be a negative impact on the childcare school provision of members of their household.
- 10% felt there would be a negative impact on the employment and skill needs of members of their households.
- 14% felt there would be negative impacts on the elderly care and support received by members of their households.
- 14% felt there would be negative impacts on the cost and expense to their households.
- 14% felt there would be negative impacts Anti-Social Behaviour on the estate.

Other facilities

4.48 Other facilities impacted on through the regeneration of the Wendling and St Stephens estate include:

- The Gospel Oak Health centre
- The Gospel Oak Nursery
and
- Centre Point Oak House 170 Wendling Estate

Gospel Oak Health Centre

4.49 Gospel Oak Health Centre also houses a range of services including Camden Community Services for:

- Physiotherapy
- District Nurses
- School Nurses
- Podiatry
- Child Health
- Health Visitors
- Sexual Health Services
- Dentistry
- Speech and Language Therapy

4.50 Clearly across all these services there are many Camden residents that will be affected by the regeneration proposals. Not simply from a health and wellbeing perspective but equally from an equality perspective, particularly as these services are targeted at number of specific protected characteristics, and generally will apply to all residents hence will impact on all characteristics. Critically services will need to be sustained

throughout the redevelopment to ensure that there is continuity of care and patient and public engagement is important to ensure that the future proposals for the centre reflect service user needs as well as service provider delivery agencies.

Gospel Oak Nursery

- The nursery provides for up to 73, two to four-year-old children and offers a full day care provision and addresses the needs of children on the Early Years register, the compulsory childcare register and the voluntary childcare register.
- Gospel Oak Nursery registered in 1994. It operates Monday to Friday, from 8am to 6pm for 49 weeks of the year. The nursery receives funding to provide free early education for children aged two, three and four years. The provider employs 20 members of staff to work with the children. All staff hold appropriate early years qualifications, the manager is qualified to level 6 and another staff member holds qualified teacher status.
- In 2018 the nursery was inspected by Ofsted and was awarded an 'outstanding' for the quality and standards of early years provision and was 'outstanding' in all sub criteria of effectiveness of leadership and management, quality of teaching, learning and assessment, personal development, behaviour, and welfare and outcomes for children.
- Children make excellent progress from their individual starting points. This includes children who receive additional funding, those who have special educational needs and/or disabilities, and children who speak English as an additional language.
- Whilst the full equality profile of the nursery and its staff were not available at the point of completing this EqIA it is critical that this resource is factored into the plans for the estate; that through the course of the regeneration programmes the nursery is included in discussions and consultation; that there will be a new facility provided at the end of the regeneration scheme, and that there is continuity of provision throughout the regeneration period.

Centre Point Oak House 170 Wendling Estate

- This facility is for young, single, homeless people aged 16-21 with low-medium support needs and a local connection to LB Camden.
- It consists of 19-bed housing/hostel unit supporting young people, who in many cases have been cast out of their family settings. The service provides for a minimum of 1-night stays and a maximum of 1-year stays.
- The centre is resourced with 10 staff, 24-hour waking cover. Providing keywork system with meetings at least weekly. Residents draw up action plans with keyworker. Plans reviewed monthly. Advice on benefits, education, training, employment and life skills.

- At the time of this EqIA there was no available equalities data about the residents of the centre save to say that it is set up for young people, male and female between the ages of 16 and 21.
- Camden are committed that this facility is maintained and that it is still in place at the end of the regeneration process. Camden is also committed to the continuity of provision throughout the regeneration programme.
- Camden were not able to provide specific data for 170 Wendling however, it was able to provide data for those young people that are described as being 'looked after children' (LAC). It is assumed that this profile is reflective of those that live or have lived in 170 Wendling. Between 2014 and 2018 the numbers of LACs have dropped from 225 to 199. In 2018 94, (47%) of LAC were 16+ and many of these young people resided at 170 Wendling. Across all LACs in 2018 32% were female and 68% were male; 34% were White, 33% Black, 13% Mixed, 11% other and 9.5% Asian.

Equality Impact Assessment

- 4.51 This section incorporates both data and analysis to assess the regeneration proposals and their associated decisions in the light of the ways in which they may affect residents that fall under the protected characteristics and the local characteristics which are important to Camden (language, health and socio-economic factors).

Aims of the proposal

- 4.52 The borough's ambition is to ensure that all residents in Camden have the opportunity to live in a good quality home that is affordable and suitable for their needs. The council is committed to delivering 1,000 extra homes at council rent levels to deliver a new generation of homes for Camden's residents. These new homes will be delivered over the next 4 years through a combination of initiatives, including estate regeneration, small site developments and specific housing projects. The council also needs to look forward to future demand beyond this time horizon, where it is predicted that the council will need to enable and deliver more than 1,559 new homes per annum until 2025.
- 4.53 The Wendling Estate and St Stephens Close has been included within the council's estate regeneration programme because there is considerable potential to provide additional new homes. The housing stock is in poor quality and housing assessment has recommended the demolition and rebuilding of units rather than the upgrading and refurbishment of units. There is also the potential to improve the quality of open space, provide a community area under Wimborne House and create a more traditional street layout, which will make the estate easier to navigate.
- 4.54 The Wendling Estate and St Stephens Close currently consists of 241 properties, (192 tenanted properties, 26 leasehold properties and 22 privately rented by non-resident leaseholds) in mix of deck access, low-rise blocks with walkways and one large 8 floor lift accessed unit. There are also a set of 11 units in a separate block on St Stephens Close.

Regeneration rationale

- 4.55 Camden, like other London boroughs, continues to face massive housing challenges, and a shortage of housing has resulted in an increase in house prices and overall rent levels. Over the last decade house prices have more than doubled - in 2001-2007 the average house price in the borough was £170,000, in 2014 this was over £455,000⁸. The average rent for a two-bed flat in Camden in 2015 was £450 per week⁹. This level of rent compares with gross monthly incomes (based on 40-hour working weeks) of around

⁸ LB Camden Strategic Housing Market Assessment 2016

⁹ LB Camden Strategic Housing Market Assessment 2016 Median Monthly Rent Values (Source: Valuation Office Agency 2011 -2015)

£260 per week at the national minimum wage and about £360 on the London living wage.

- 4.56 All this leads to huge demands being placed on the council for affordable housing; there are currently 5628 applicants on the council's housing register.
- 4.57 In addition to increasing the supply of genuinely affordable housing, most of the low-rise buildings on the Wendling Estate and St Stephens Close are approaching the end of their lifespan and the condition of many homes on the estate is poor with issues around damp, mould and leaks.

Context of this EIA

- 4.58 The regeneration of the Wendling Estate and St Stephens Close has been designed to address the needs of a wide range of people with protected characteristics. Regeneration by its very nature is a disturbing period particularly for residents directly affected. Across regeneration schemes there are inevitably a range of winners and losers.
- 4.59 What is critical in this EIA is the need to ensure that any detriment experienced by residents is not as a result of their protected characteristic. Indeed, there will be consequences of the unsettling and disturbing nature of the regeneration, which will include elements that have a direct impact on people on the estate and in some cases, these direct/indirect impacts will be felt with more force by some people rather than others.
- 4.60 A clear differentiation is the ownership of each unit, and whilst the regeneration offer for tenants is one thing, the offer for leaseholders is something quite different. However, whether these impacts are a matter of equality and human rights is contentious - in most cases, various impacts that are a direct result of the regeneration process are universally relevant to tenants and some others are universally related to leaseholders. Nonetheless, some of these impacts may be disproportional to some tenants and to some leaseholders as a result of their respective protected characteristics. This may be subject to different interpretation; however, the EIA will seek to identify options that the council can consider to minimise/mitigate these regeneration impacts.
- 4.61 To this end the EIA will review the regeneration proposals under consideration and seek to assess plans in terms of their:
- Likely and actual benefits for the regeneration proposals
 - Recognition of the negative impacts of the regeneration process
 - An appraisal of impacts on people with protected characteristics

- Assessment of the direct and indirect impacts of the regeneration programme and their proportional or disproportional distribution between different protected characteristics
- Assessment of the specific impacts placed on tenants and leaseholders and those within and outside the development red line area and where different protected characteristics of either have a likely proportional or disproportional negative impact

Mapping Impacts

- 4.62 A central process within this EIA is to establish the proposed activity set out in the Cabinet Report and to assess the likely impacts for residents in general. It also aims to highlight, where relevant, how these impacts can be assessed as having an equality component or, at the very least, where some protected characteristics may face a differential impact from others on the estate.
- 4.63 The table below sets out the key components of the regeneration programme as described in the Cabinet Report. It seeks to describe **generic impacts of the regeneration programme and to draw from that likely equality impacts.**

Regeneration activity, programme rationale, regeneration impacts and likely equality impacts. With likely negative impacts highlighted in bold.

Activity planned	Programme Rationale	Regeneration impacts	Likely Equality impacts (Positive and Negative)
Reducing the borough housing waiting lists	Council-wide commitment to increase social housing	<ul style="list-style-type: none"> ▪ Increasing opportunities for those on the housing waiting list to access social housing in the borough ▪ Benefits of enabling more people to access social housing. The waiting list is highly diverse with higher levels of BAME people on the housing waiting list ▪ A number of residents are keen to see a new property which is built to lifetime homes standards, more energy efficient and with potentially less problems 	<ul style="list-style-type: none"> ▪ The housing needs of people with a wider range of protected characteristics will be positively enhanced through the development of these new units ▪ More homes designed to lifetime homes standards and with disability access ▪ Improving the housing stock will provide homes to higher standards and hence improve the quality of accommodation for residents currently on the estate

Activity planned	Programme Rationale	Regeneration impacts	Likely Equality impacts (Positive and Negative)
Demarcation of CPO area	Central to assemble the development site to commence construction	<ul style="list-style-type: none"> ▪ Highlight which units are due included within the development red line area ▪ Confirm those units that are due for demolition and re-build ▪ Raises potential concerns for residents, particularly those with leasehold interest in their property ▪ Demolition places a strain on residents within the development red line area, with the realisation of the 'clock ticking' before they need to leave their old homes 	<ul style="list-style-type: none"> ▪ Perception that leaseholders are being 'forced' to have to sell and leave or stay and port their mortgage to a new property ▪ May have disproportionately negative impact on leaseholders who are less able to afford their new home thus 'forcing' them to sell and move off the estate ▪ General sense of stress, anxiety and disturbance for residents within the development red line area
Design	New energy efficient homes built to Part M Building Regulations Equivalent to Lifetime homes standards	<ul style="list-style-type: none"> ▪ Transferring tenants/leaseholders will have access to the specification and designs of their new homes ▪ Improved housing - better insulated, more energy efficient and removing current housing maintenance shortfalls 	<ul style="list-style-type: none"> ▪ The needs of older people and people with disabilities will be enhanced by the development of properties built to lifetime homes standards ▪ Families will have units that are in much better condition than currently
Planning	Planning applications to release the development process	<ul style="list-style-type: none"> ▪ The planning of the scheme sets out the project master plan, unit design and compliance with local and national planning regulations 	<ul style="list-style-type: none"> ▪ The planning process itself should be equalities positive ▪ Residents of new homes will have engagement in the design of elements of their new homes
Development programme	The construction programme itself	<ul style="list-style-type: none"> ▪ Impact on residents within the development red line as well as those outside it ▪ Impact of development for properties outside the development red line but immediately adjacent to the regeneration itself include: <ul style="list-style-type: none"> - Disruption, noise, dust and construction disturbance - Potential parking issues on site during the period of the regeneration 	<ul style="list-style-type: none"> ▪ Potential negative health impacts of the construction process including noise, dust, construction debris and environmental impacts negatively impacting on health and disability ▪ Households with children and older people may find the regeneration process and construction harder to live with

Activity planned	Programme Rationale	Regeneration impacts	Likely Equality impacts (Positive and Negative)
Decant	Decanting of those in phase one into the new homes built on open land	<ul style="list-style-type: none"> ▪ Aim for most people to have a single decant ▪ Some however may have to or chose to move twice; these house moves will need to be supported and managed and equality implications will need to be addressed for these households ▪ House move and settling into the new unit with its associated disturbance ▪ People may feel they do not know what's going to happen to them ▪ Some residents with gardens want to retain them, yet it is unclear if this is feasible as priority for gardens may be given to those with disabilities, older people and those with children ▪ Some residents with gardens currently might not have them in the future ▪ Residents may lose near neighbours in the transfer and some were concerned that they may be in a different location to their previous neighbours and fear the perceived need to have to start over again 	<ul style="list-style-type: none"> ▪ The decant process needs to address the equality needs of residents. Those who are most likely to be affected negatively are those who are older, disabled and or who have health conditions ▪ Wellbeing is a critical factor, as is the support network previously available pre-regeneration ▪ Some residents may lose immediate neighbours in the transfer to new accommodation which may have negative impacts on residents reliant on a local/neighbour care network ▪ This needs to be addressed to support households who need care/support which disproportionately is more likely to impact on older people, disabled and those with health conditions

Activity planned	Programme Rationale	Regeneration impacts	Likely Equality impacts (Positive and Negative)
Allocations of new housing	An amended housing allocations policy is being drafted for the regeneration scheme but will not be available until after this EIA is completed	<ul style="list-style-type: none"> ▪ Whilst effort will be made to ensure there is as close to a 'like for like' replacement of their homes, there are clearly going to be some residents that will not get what they had before. ▪ Gardens are a point of concern, as may be the location within the new development and the proximity to their previous neighbours, all of which are concerns raised by residents that have been engaged 	<ul style="list-style-type: none"> ▪ Effort is needed to ensure that the regeneration implications do not affect certain protected characteristics disproportionately, but also and quite critically it is important that the key needs of these protected characteristics are considered in the reallocation process, and there may be need for specialist OT and support staff ▪ Equally those who are negotiating with leaseholders need to address the equality needs of these people
Transfer to new housing	Based on the allocation policy, the transfer will - in the majority of cases - be the new home that the resident will be moving into	<ul style="list-style-type: none"> ▪ New homes to high standards ▪ Good quality homes with improved energy efficiency, design and built to lifetime homes standards ▪ Differential rent levels for tenants and private lets ▪ Concerns that there may be increasing rent levels for tenants 	<ul style="list-style-type: none"> ▪ Transfers to new homes and the allocations/negotiation process needs to be set against the resident's equality needs ▪ Staff undertaking this work need to recognise these equality implications ▪ Affordability of the new homes and the offers for the relocation costs and setting up the new property will be an impact that will have greater impact on those with less disposable income than others
Phasing	The phasing of each estate will have impacts on residents	<ul style="list-style-type: none"> ▪ The development process has identified clear first phases to allow residents of future phases to move only once into new homes - where requested ▪ Creating opportunity to move (in a single move) residents to new properties to free up their previous unit/block to commence second and third phases of the development process ▪ Minimising the number of moves is part of the aims of the regeneration programme 	<ul style="list-style-type: none"> ▪ Clarity and communication of the phasing process is critical, and residents have stated their concerns, frustration and the associated stress and anxiety this causes ▪ Some residents may need to move more than once in the regeneration process. This needs to be mitigated where possible

Activity planned	Programme Rationale	Regeneration impacts	Likely Equality impacts (Positive and Negative)
Tenants Offer	Offers set out the commitment of the borough to address the needs of tenants through the regeneration process	<ul style="list-style-type: none"> ▪ Transfer from secure tenant to assured lifetime tenancy ▪ Option to remain on your estate or to move to another council or housing association home in Camden ▪ The new home meets the tenants housing needs and if applicable will meet the design requirements of people with disability ▪ Rent will be set in the same way as council rents are now ▪ Compensation for having to move. A home loss payment will be paid plus reasonable disturbance costs ▪ Support to enable your move, with additional support if the tenant has special needs or a disability ▪ Provision of advice and information to help the tenant to make informed decisions about their housing ▪ Involvement in the design of the new homes and the estate, and influence decisions around the phasing of building new homes and the construction work 	<ul style="list-style-type: none"> ▪ Nonetheless whilst, these offers seem to be equality neutral; they may have slightly different impacts for people with different equality characteristics ▪ Many of the potential impacts will become visible once residents of all tenures are in detailed discussions with Camden teams about their own personal circumstances including financial, physical and social as they explore the options available to them

Activity planned	Programme Rationale	Regeneration impacts	Likely Equality impacts (Positive and Negative)
Leaseholder offer	Offers set out the commitment of the borough to address the needs of Leaseholders	<ul style="list-style-type: none"> ▪ The CPO process forces leaseholders to have to sell but they have options to purchase an alternative unit or enter into a shared ownership/equity arrangement on the estate ▪ Cost impact for those retired ▪ Cost impact for those with low disposable incomes ▪ Home loss payments impact on those who have divorced or separated ▪ Focus on home modifications for people with disabilities ▪ Focus of language and understanding the deal and the negotiations associated with it ▪ Difficulties experienced by families that have older children 	<ul style="list-style-type: none"> ▪ Some leaseholders, due to their circumstances may experience different degrees of difficulty through the regeneration proposals, especially if they speak English as a second language ▪ The key equality implications relate to older people, particularly those who are no longer earning, this may place a burden of financial hardships on those needing to raise further mortgage ▪ Some burden may arise from households where their married status has changed since the property has been purchased and this may cause legal costs to clarify ownership and to agree the way forward for that household

Equality Impact analysis in summary

For each characteristic please indicate the type of impact (i.e. positive, negative, positive and negative, none, or unknown), and please explain how you justify your claims around impacts. Please include any data and evidence that you have collected including from surveys, performance data or complaints to support your proposed changes. Please indicate sources of data and the date it relates to/was produced

WENDLING ESTATE and ST STEPHENS CLOSE

Equality impact analysis of each Protected characteristics and local equality characteristics assessing Impact in terms of **positive, negative, positive and negative, none, or unknown**

Race: EIA Finding: **None**

Context:

4.63.1 Camden has one of the highest BAME populations in the country (43.7% in 2013 compared to 20% in England in 2011). The borough has an Asian British population of 16% compared to England at 8%, A Black, African/Caribbean/Black British population of 8.2% compared to England at 3% and a 3.9% other ethnic group compared to England at 1% and a mixed ethnic group of 5.6% compared to 2% in England. Gospel Oak has a higher level again and the Wendling Estate and St Stephens close has a larger BAME population in total and across all categories.

Race profile of the estate

4.63.2 Based on the primary research carried out the Race Profile of the estate, the BAME profile of respondents for the whole estate is 68. Clearly the non-White British population is high and hence the racial profile of the estate shows significant levels of diversity.

4.63.3 The BAME profile of tenant respondents is 65%, leaseholders 73% and private tenants and temporary accommodation licensees was 81%. This shows that there is a higher proportion of Tenants that are White British (35%) compared to leaseholders (27%) and private tenants (19%).

Assessment

4.63.4 The positive regeneration impacts for this group relate to the same impacts that secure a successful regeneration of the estate. It is Camden's plans to ensure that houses will be available to all communities in the same way and thus fulfilling their commitment to the Equality Act 2010.

4.63.5 The primary research indicated that residents did not raise the issue of race as a concern.

- 4.63.6 The diversity of the estate is significant. Nonetheless the critical factor is the need to enable those wanting to stay on the estate to do so and to work to ensure that the relocation of residents is consistent and fair, and not influenced by someone's racial make-up.
- 4.63.7 From the evidence gathered there are no stated negative impacts from a race equality perspective, regeneration plans are therefore equality neutral from a race equality perspective.
- 4.63.8 It should be noted that there will be other protected characteristics where negative impacts will be felt, which will be proportionally higher for BAME groups given the estate's diversity.

Gender: EIA Finding: None

Context

- 4.63.9 Camden's gender split is 50% female and 50% male, the split in Camden's housing applicants is 66% female and 34% male.
- 4.63.10 Single women applying for housing are more likely to have dependent children and therefore require family-sized homes, whilst men applying for housing more likely to require studio or 1-bedroom homes. The gender split therefore correlates to the profile of different property sizes.

Gender profile of the estate is a marginal majority of women.

- 4.63.11 Gender profile of the estate: showed a 49% male population and a 49% female population (2% preferring not to say).

Assessment

- 4.63.12 There is a relatively high level of respondents to the survey that indicated they were single parent families. The vast majority of these are households headed up by women.
- 4.63.13 Most households and hence most genders demonstrated a strong sense that the improvement to housing stock and the provision of new homes would be a strong positive of the regeneration process.
- 4.63.14 A critical factor is the need to enable those wanting to stay on the estate to do so and to work to ensure that the relocation of residents is consistent and fair and not influenced by someone's gender.

- 4.63.15 From the evidence gathered there are no stated negative impacts from a gender perspective and plans are broadly positive from a gender perspective.

Gender re-assignment: EIA Finding: None

Context:

- 4.63.16 Borough wide housing data is not available. Applicants are given priority according to the scheme criteria, not gender. Services are customer-focused and there is discretion within the proposed scheme to respond to individual circumstances if necessary.

Gender re-assignment profile of the estate

- 4.63.17 Based on the primary research carried out the Gender Reassignment Profile of the estate shows no respondents that have stated they have undergone or are undergoing a gender transition.

Assessment

- 4.63.18 There were no residents that were described as having undergone or are undergoing a gender transition/reassignment process.
- 4.63.19 From the evidence gathered there are no stated negative impacts from a gender re-assignment perspective and the estate's regeneration plans are seemingly positive from a gender re-assignment perspective.

Disability: EIA Finding: Positive & Negative

Context:

- 4.63.20 At the time of the 2011 census 14.4% of Camden's working age population classed themselves as have a disability that affected their day-to-day activities either a lot or a little. This figure was higher in Gospel Oak at 18.3%. Camden's Housing allocation policy gives higher priority to those who are severely overcrowded or have urgent need to move due to health or disability reasons. The regeneration scheme is committed to supporting residents with a disability and this will include a medical and OT assessments to inform adaptations needed for units prior to residents with needs that are moving in.

Disability profile of the estate

- 4.63.21 Based on the **primary research** carried out, the Disability Profile of the estate shows:
- 23% have a disability, 73% didn't, 4% preferred not to say

- 4.63.22 On review, 28% of tenants stated they or members of their households had a disability, this was 10% in Leaseholder households and 3% in private households.
- 4.63.23 Several respondents to the open-ended health and age questions referenced members of their households with levels of disability. The levels of disability, especially when linked to long terms health conditions, will be more than the borough average of 14.4% quoted above.
- 4.63.24 A more detailed response of the types of perceived special needs of residents is set out in the following table:

5. Please could you say which of the following health/care needs members of your household may have.	Total	%
Frail elderly	9	9%
Physical disability	41	39%
Learning disability	3	3%
Mental health problem	14	13%
Vulnerable young people and children/leaving care	1	1%
Sensory Disability	7	7%
Life limiting health condition	16	15%
Severe long-term illness	12	11%
Other	2	2%
Total	105	100%

- 4.63.25 Assessment suggests that there are some equality impacts that are both negative and positive for people with disabilities. These include:

Potential negative impacts:

- The disturbance of moving may have a disproportionately greater impact on disabled residents.
- Quality of life will be affected by the construction, particularly if their disability is accompanied with any breathing condition.
- Sensory impairment will also be affected, particularly those that are affected by loud noise or construction machinery.
- Some households with a disability and nervous system health related condition are likely to experience significant negative impact through the implication of construction activity, particularly noise.
- New physical layout of the estates will be challenging to those with visual impairment, there were 7 households with a resident with a sensory impairment.
- It would be important to move people with a disability only once in the process and critically into homes with adaptations already in place.
- People with learning difficulties, subject to the intensity of their condition, will also be affected by the construction process and may

need separate forms of communication and engagement to enable their understanding of the reality of their situation.

Potential Positive Impacts

- All new homes will be built to Part M of the Building regulations (equivalent to lifetime homes standards).
- Camden are prepared to build specific properties for disabled people and will have relevant adaptations and equipment built in where recommended by assessment.
- Access and egress from the new homes will be supported with lifts and dedicated disabled parking supported by secure design principles.
- Greater choice to disabled people who cannot achieve independent living due to lack of suitable housing in the borough's housing stock.
- Application of Considerate Contractor requirements to minimise negative impact during construction period.

Age: EIA Finding: Positive & Negative

Context:

4.63.26 Camden is a relatively young borough with a high percentage of residents in the 0 to 24 age categories (30% of the population). Gospel Oak has a slightly higher 55+ population at 22% compared to 20% in the borough and 30% nationally.

Age profile of the estate

4.63.27 The table below, presents the age profile of the estate based on the survey analysis undertaken, it shows that 37% of the estate is made up of people under 25 years of age.

Q6.What are the ages of those in your household?	Total	%
0-5 years	45	9%
6-11 years	41	8%
12-16 years	33	7%
17-24 years	63	13%
24-34 years	79	16%
35-44 years	55	11%
45-54 years	62	13%
55-64 years	32	7%
65-74 years	25	5%
75-84 years	22	5%
85+ years	6	1%
Prefer not to say	24	5%
Total	487	100%

- 24% of the estate's population is under 18. 27% of tenant households have people in them aged under 18, this is 15% for leaseholders and 14% for private tenants.

- 11% of the whole estate is over 65, 13% of tenants are over 65, 4% of leaseholders are over 65 and 2% of private tenants. Data provided by the borough shows that by 2024, over 27% of the estate will be over the age of 60.

4.63.28 The assessment suggests that there are some equality impacts that are both negative and positive for different age groups particularly children and young people, and older people.

Potential negative impacts:

- Older people with disabilities will have varying negative impacts potentially because of this regeneration programme.
- Older people have generally been living on the estate for a longer period than other residents and will be more settled and would require support when moving.
- For people of all ages quality of life will be affected by the construction and decant process, particularly older people if they are on their own, frail and vulnerable.
- There is also likely to be disruption to school life particularly for young people trying to study at home during the construction and decant period itself.
- There may be an impact on childcare arrangements. particularly if there are informal arrangements with other residents who may be moving off the estate. Access to childcare, nurseries, creches and schools will need to be reviewed to minimise any disruption. This is particularly the case for any child with a nursery place at the Gospel Oak nursery.

Specific issues for older Leaseholders

- Older leaseholders may find it difficult to raise any additional mortgage on their new properties. The shared ownership/equity option seeks to address this but this still may cause older leaseholders to feel their aspirations of owning 100% their own home is being undermined although they will own an asset of the same value as that previously owned.
- All these aspects will cause leaseholders, particularly older leaseholders greater levels of anxiety, stress, even depression and possibly ill health.

Potential Positive Impacts

- All new homes will be built to Part M of the Building regulations (equivalent to lifetime homes standards).
- Specific properties are being built for disabled people and will have relevant adaptations and equipment as per medical/OT assessment; many of these disabled people are also older people and this would benefit this protected characteristic too.

- The supply of additional homes built to Part M of the Building regulations (equivalent to lifetime homes standards) will benefit the older population of the borough.
- Resident Offer provide options to maintain both tenants and residential leaseholders to relocate into new homes on the estate.
- Application of Considerate Contractor requirements to minimise negative impact during construction period.
- Quality and design of provision for future amenity space will be positive for young people providing a variety of play opportunities to a wider age range.

Sexual Orientation: EIA Finding: **None**

Context:

4.63.29 There is only a limited amount of information on sexual orientation available. Guidance from the Equality and Human Rights Commission states to collect it where relevant and sexual orientation is not relevant to much of housing services, with the exception of tackling harassment.

Sexual orientation profile of the estate:

4.63.30 The table below show a very small proportion of the estate to have declared their sexual orientation as either Gay/Lesbian or Bisexual. This does seem very low, possibly artificially so, and thus there may be a real sense of reluctance of LGBTQ residents to declare their sexuality.

8. What is the Sexual Orientation of your household members? (Only applied to those over 16 years old)	Number	%
Heterosexual/Straight	269	85.9%
Gay/Lesbian	1	0.3%
Bisexual	1	0.3%
Other		0.0%
Prefer not to say	42	13.4%
Total	313	100.0%

Assessment:

- 4.63.31 However, from a regeneration perspective and the options for tenants and leaseholders and private residents there are no discernible negative impacts identified for LGBTQ people.
- 4.63.32 On a positive note the estate will be secure by design and this should afford greater levels of safety. The design of the new homes and spaces will create a place that is secure by design and can be policed more easily. The public realm will offer a greater level of security to all, which may be

relevant to LGBT residents who are more likely to be subject to hate crime and harassment.

4.63.33 Through the course of the engagement interviews with 184 householders on the estate (76% of all households) there were no raised concerns regarding sexual orientation and the regeneration process.

Religion and belief: EIA Finding: **None**

Context:

4.63.34 Data for religion in Camden is sourced from the 2011 Census and the Camden profile 2015. This shows that at the time of the 2015 profile, 61% of the population of Gospel Oak Ward had a religion, larger than the proportion of the population across Camden in 2011 (54%) and lower in comparison to England (68%). Compared to England, a lower proportion of the Gospel Oak Ward population (21%) and Camden (26%) reported no religion (28% - England). Most of the population of Gospel Oak Ward reported being Christian (39%). The proportion of Muslims in Gospel Oak were just under four times higher than that of Muslims in England (19% - Gospel Oak Ward and 5% - England).

4.63.35 There 32% of respondents to the survey said they were Christian and 27% Muslim and 32% stated that they had no religion.

Religion and belief profile of the estate:

9. What is the religion/faith of members of your household?	Number	%
Christian	138	32%
Buddhist	1	0%
Hindu		0%
Jewish	1	0%
Muslim	120	27%
Sikh	1	0%
Other		0%
No Religion	139	32%
Atheist	3	1%
Prefer not to say	35	8%
Total	438	100%

Assessment:

4.63.36 There were no discernible negative impacts, raised by residents in the engagement process, which were seen to be a result of their religion and beliefs. Indeed, there are few aspects of regeneration that would be

negative on the grounds of religion or faith unless residents were prevented from practicing their religion/faith.

- 4.63.37 To this end, the council will consider people’s ability to practice their faith through the different stages of the project. The rehousing team should ask people about their use of places of worship to see the extent to which disruption to their lives can be minimised.

Pregnancy and maternity: EIA Finding: Positive and negative

Context:

- 4.63.38 Pregnancy provides new family formation and a need to secure independent self-contained housing. 5.3% of people on Camden’s current housing waiting list were women in maternity.
- 4.63.39 Through the research carried out there were 6 households on the estate where there was someone that was either pregnant or undergoing a period of post birth care or maternity/paternity leave.

Pregnancy and maternity profile of the estate:

10. Is there anyone in your household that is either pregnant or undergoing a period of post birth care or maternity/paternity leave?	Number	%
Yes	6	3%
No	166	87%
Prefer not to say	19	10%
Total	191	100%

- 4.63.40 At the time of this survey there were 6 household members of 184 households identified by respondents as being pregnant or within their 12-month period of maternity/paternity leave.
- 4.63.41 There is potential for both negative and positive impacts for expectant mothers and those who are in their first 6 months of maternity. As can be seen, there are likely to be greater positive impacts through the design that aim to mitigate any negative impacts.

Assessment:

Negative impacts

- There will be disruption during the construction period and the council will provide access routes through the estate during this time. This may negatively impact on pregnant mothers or families with new-born children.
- Efforts to address this disruption will be universal to the whole population of the estate.

Positive Impacts

- New housing will have greater accessibility and will support parents of newborn babies or mothers in periods of pregnancy and maternity.
- The layout of the new homes will consider access, lift and stairs so that larger family homes are either accessible by lift or not above four storeys high without a lift. The design of the public realm will consider accessibility for people moving around the estate, pushing buggies etc.
- There is no specific **Mitigation activity** required, although Camden may wish to consider that affected tenants who are pregnant at the time of re-housing would be considered for a larger property as per the allocations policy.

Marriage & Civil Partnership: EIA Finding: None

Context:

4.63.42 The council recognises gay relationships and civil partnerships with respect to household composition. There are no known negative impacts on these groups.

4.63.43 Nonetheless there are other married or legal partnership statuses that will have some implications particularly where property ownership and tenure matters are concerned.

Marriage and civil partnership profile of the estate:

11. What is the legal, marital or same-sex civil partnerships status of those who live in your household? (Only applies to household members over 16 years old)	Number	%
Never married and never registered a same-sex civil partnership	120	39%
Married	91	29%
Separated	5	2%
Divorced	5	2%
Widowed	13	4%
In a registered same-sex civil partnership		0%
Separated, but still legally in a same sex civil partnership		0%
Formerly in a same-sex civil partnership which is now legally dissolved		0%
Surviving partner from a same-sex civil partnership		0%
Prefer not to Say	76	25%
Total	310	100%

Assessment

4.63.44 It is worth noting that in some of these cases the legal status does have an impact when tenure and leaseholder status come into play. Moreover, some widowed people may have higher levels of vulnerability in a regeneration environment.

4.63.45 Support and advice may be required for tenants and leaseholders who have undergone either a divorce or bereavement to enable them to adequately

understand the implication of the regeneration process on their housing ownership and tenure rights.

- 4.63.46 Nonetheless there are no discernible variations in the marriage/civil partnership profile of those in the development area, and those respondents that are tenants, leaseholders and private tenants of non-resident leaseholders/temporary accommodation licensees.

Socio Economic Inequality: EIA Finding: Positive and negative

Context:

- 4.63.47 Housing problems, such as overcrowding and homelessness disproportionately affects those less financially or socially resilient who are unable to resolve housing related problems or secure alternative accommodation in the private sector. The profile of housing applicants for low-rent social housing therefore closely relates to socio-economic deprivation.

Socio-economic profile of the estate:

12. In terms of economic activity which of the following applies to members of your household? (Only applies to those over 16 years old)	Number	%
Employed Full Time	128	33%
Employed Part Time	7	2%
Self-employed	2	1%
Self-employed Part Time		0%
On government supported training programme		0%
Full-time education	94	25%
Unemployed available for work	11	3%
Permanently sick/disabled	18	5%
Retired	52	14%
Looking after the home	19	5%
Doing something else		0%
Prefer not to say	52	14%
Total	383	100%

15. Are there any members in your household in receipt of means tested benefit?	Number	%
Yes	72	33%
No	81	37%
Not sure	4	2%
Prefer not to say	60	28%
Total	217	100%

16. Which of the following bandings does your annual household income fall within?	Frequency	Percent
Less than £10,000	10	5.4
£10,000 - £15,000	24	13.0
£15,000 - £20,000	4	2.2

16. Which of the following bandings does your annual household income fall within?	Frequency	Percent
£20,000 - £25,000	1	.5
£25,000 - £30,000	4	2.2
£30,000 - £35,000	1	.5
£35,000 - £40,000	1	.5
£40,000 - £50,000	1	.5
More than £50,000	10	5.4
Prefer not to say	128	69.6
Total	184	100.0

4.63.48 Only 30.4% of respondents answered this question, with 69.6% preferring not to say. Of those that responded, 18.4% had incomes less than £15,000 which is beneath the DWP's poverty line.

Assessment

4.63.49 The regeneration programme will have impacts on residents, tenants and leaseholders alike, which might incur greater costs and hence become a burden for those residents unable to afford the associated costs, for example there may be a consequential rise in the value of the new properties in terms of real value and cost of living. Many of these direct costs are being addressed including legal costs, disturbance and moving costs. Nonetheless there may be specific protected characteristics that may have a disproportionately higher level of impact. The points below highlight some of these potential negative impacts.

Negative impacts

- Perception of increasing cost and affordability of living on the new development.
- Particularly focusing on the cost impacts for older people and those financially vulnerable.
- Higher proportion of estate residents on means tested benefit.
- Older people with less earning capability.
- Non-resident leaseholders are not provided with new properties and currently no properties are for private sale. Non-residents are awarded 7.5% above market value as outlined in the leaseholders offer. Resident leaseholders are offered options within the leaseholders offer to stay on the estate in a shared ownership arrangement or choose to leave if they wish.
- Some private tenants of non-resident leaseholders may be on benefits and some may be working, this will make a difference to their future housing options.
- For resident leaseholders wishing to remain on the estate, it is recognised that the value of similar size new homes would be more than their current home and therefore it could be difficult for them to

buy a new home on the estate outright, however shared ownership is offered. Leaseholders may need support with financial advice to ensure they are best placed to make the right decision for themselves.

- It is recognised that there may be some leaseholders who may have remortgaged their homes, spent the money from equity release and may also be unemployed. In these circumstances, it may be difficult for these leaseholders to remain on the estate. The leaseholder offer does cater for these circumstances, where the council will work with individuals to explore all available options.

Positive impacts

- The acute shortage of homes and rising population is adding extra pressure on the need to provide affordable and social rented homes in the borough, which this regeneration programme - to a limited extent - seeks to achieve.
- Regeneration of the estate and increasing supply of council housing stock will benefit the increasing number of Camden's residents who cannot afford to buy or rent in the private sector.
- Improved energy efficiency of homes and use of sustainable technologies should lead to lower running costs.

Language: EIA Finding: None

Context:

4.63.50 The impact of the regeneration proposals on people who do not speak English as a primary language is unknown.

4.63.51 Alternative formats of the proposals are available upon request (such as audible copies for blind people) as well as being made available in different languages. At every stage of the regeneration, the council has sought to use plain English and avoid jargon.

Language profile of the estate:

13. Which of the following, is the main language spoken in your household?	Frequency	Percent
English	154	83.7
Bengali	6	3.3
Somali	3	1.6
Arabic	2	1.1
Chinese (Mandarin)	1	.5
Turkish	2	1.1
Prefer not to say	4	2.2
Other (Please specify)	12	6.5
Total	184	100.0

Other	Frequency	Percent
	172	93.5
Albanian	1	.5

Albanian	3	1.6
Amharic	1	.5
Greek	1	.5
Filipino	1	.5
Spanish	4	2.2
Tigrayan	1	.5
Total	184	100.0

Assessment

4.63.52 Language, on its own, is not likely to have any significant equality impacts from the regeneration programme itself other than the ability to communicate and understand the implications of the regeneration process as it applies to different households. Most households have someone who does speak English although English is, in many cases, a second language in the homes.

4.63.53 Indeed, of those residents who stated that their main household language was not English, their average ranking of these household's spoken and written English were strong with 4.5 out of 5 for spoken English and 4.2 out of 5 for written English. Nonetheless, there were some (1-4) households that had a limited level of written and spoken English.

Negative impacts

- Awareness of the proposals and language capability to negotiate the right outcome for tenants and leaseholders.
- Capacity and capability to understand is not always about language, it may also be connected to issues of mental health, learning disability and age.

Positive Impacts

- Robust engagement with residents through the scheme design process via the Resident Estate Steering Group, newsletters, events, visits to other schemes, presentations.
- Input from residents into the scheme proposals and design and eventual planning submission.

Health: EIA Finding: Positive and negative

Context:

4.63.54 Health and housing are closely linked. Poor quality housing and homelessness can affect a person's health and wellbeing. As noted above with respect to disability, the reduction in priority given to homelessness leads to a corresponding increase in priority to those who need to move due to illness or disability.

Assessment

4.63.55 The regeneration programme is likely to have both positive and negative implications for people's health and wellbeing. This will affect households equally across the estate.

Negative impacts

- Negative health and wellbeing outcomes would be associated with disruptions to existing households on the estate and the inevitable mental stress this causes.
- Impacts in the short-term associated with the disruption of moving home and uncertainty about the future stress, anxiety and depression are issues residents have stated that will impact negatively on their health.
- Construction environment can exacerbate existing health conditions and may for some be the cause of new health conditions.
- Relatively high levels of Limiting Long Term Illness and Long-term conditions present on the estate.
- Poor Health may be impacted because of the development environment through noise affecting nervous conditions, breathing and circulatory disease, asthma etc..
- The interview team uncovered those residents with self-declared health needs describing ailments/pain associated with their legs, feet, neck and backs suggesting that that would be a need to address physical mobility/access as priorities in the regeneration design of walkways and pathways.

Positive impacts

- Longer term, positive impacts can be expected from providing much better-quality homes and reducing overcrowding.
- Quality homes designed according to best practice in urban design, producing a high-quality home and urban environment and a safe and secure new neighbourhood, contributing positively to quality of life.
- Application of Considerate Contractor requirements to minimise negative impact during construction period.
- Lifetime homes standards and modern-day building regulations will improve accessibility throughout the estate from homes to amenity space.

The EqIAs Evidence Base

- 4.64 A comprehensive survey of residents was completed on Wendling Estate and St Stephens Close and hence there are no identified data gaps, from a protected characteristic perspective. In addition, further evidence was gathered in terms of socio-economic, health and language perspectives, which, whilst not protected characteristics under the Equality Act 2010, are seen as a good practice approach to assessing equality impacts.
- 4.65 A full evidence-based report is attached in the appendices of this EqIA. Non-resident leaseholders were less likely to respond to the survey. Equalities data will be captured in the buy-back process to understand and inform any mitigation actions required for any protected characteristic within this group.
- 4.66 There was engagement through this EIA, with:
- The Community Liaison Advisors on the estate.
 - The Estate Regeneration Steering Group
 - Direct engagement with 184 households through the household equality survey

Human Rights Impacts

Context

- 4.67 The issues raised in the 2017 CPO challenge in Southwark's Aylesbury estate; where the Secretary of State cited negative Human Rights Act impacts (i.e. where leaseholders are forced to move and/or face financial hardship) need to be considered. This decision raises a dilemma for councils as developers seeking CPO powers and particularly the decant demands of estate regeneration and the limitations of market value assessments that are capped by Government guidelines.
- 4.68 On 21st April 2017, the then Secretary of State for Communities and Local Government, Mr. Javid, notified Southwark Council that he would consent to judgment and ask the court to quash his decision not to confirm the Compulsory Purchase Order for the remaining properties in Phase 1 of the regeneration.
- 4.69 A Consent Order was agreed with the Secretary of State's lawyers and was forwarded to the interested parties (Aylesbury leaseholders, their legal representatives and the 35% Campaign) for their agreement. The court decided to quash the decision, and in accordance with the terms of the Consent Order the Secretary of State arranged a new public inquiry to decide the merits of the Compulsory Purchase Order.
- 4.70 Human rights are the basic rights and freedoms that belong to every person in the world, from birth until death. The Human Rights Act came into force on 2nd October

2000 and incorporates into UK law certain rights and freedoms set out in the European Convention on Human Rights. The articles of the Human Rights Act are set out below:

- Article 1 States one must have the rights of the convention in their own jurisdiction. This includes peaceful enjoyment of possession and general protection of property rights
- Article 2 Right to life
- Article 3 Freedom from torture and inhuman or degrading treatment
- Article 4 Freedom from slavery and forced labour
- Article 5 Right to liberty and security
- Article 6 Right to a fair trial
- Article 7 No punishment without law
- Article 8 Respect for your private and family life, home and correspondence
- Article 9 Freedom of thought, belief and religion
- Article 10 Freedom of expression
- Article 11 Freedom of assembly and association
- Article 12 Right to marry and start a family
- Article 13 Right to that access effective remedy if people's rights are violated
- Article 14 Protection from discrimination in respect of these rights and freedoms
- Protocol 1, Article 1 Right to peaceful enjoyment of your property
- Protocol 1, Article 2 Right to education
- Protocol 1, Article 3 Right to participate in free elections
- Protocol 13, Article 1 Abolition of the death penalty

4.71 There are four Human Rights Articles that are most applicable to housing. The Equality and Human Rights Commission in its Guidance for Social Housing states that these Articles are 1, 6, 8 and 14. We enclose some additional information about these four below:

Article 1: Peaceful enjoyment of possession and general protection of property rights.

4.72 This imposes an obligation on the State not to:

- Interfere with peaceful enjoyment of property;
- Deprive a person of their possessions; or
- Subject a person's possession to control.

4.73 However, there will be no violation of this right if such interference, deprivation or control is carried out lawfully and in the public interest.

Article 6: A Right to a Fair Trial - is an absolute right.

4.74 Article 6 is an absolute right. For example, a person who is subject to a decision-making process in relation to a possible eviction should have access to an interpreter, if

necessary. Decisions should be given with reasons. Article 6 is likely to be particularly relevant in review or appeal proceedings, which would determine a tenant's rights.

Article 8: Which includes the right to respect for a home.

- 4.75 Does not normally give anyone a right to a home or to any particular form of accommodation; it contains a right to respect for a home that a person already has;
- Does not contain an absolute right. Even accommodation that has been a person's home for all of their life can be taken away in the circumstances provided for by the Article itself. The Article stipulates that the right to 'respect' can be qualified by lawful action taken by a public authority which is in pursuit of a prescribed legitimate aim, is necessary, and is proportionately taken, and;
 - Only applies to something properly called a 'home'. That term may not embrace very short-term accommodation such as a hotel room or transient accommodation such as an unauthorised encampment onto which a traveller has recently moved.

Article 14: Prohibition of discrimination - is an absolute right.

- 4.76 For example, the Human Rights Act means that a gay couple has to be treated in the same ways as a heterosexual couple in relation to the right to succeed to a tenancy. A difference in treatment can only be justified if there is a good reason for the treatment and if it is proportionate in the light of that reason. Article 14 does not list the 'legitimate reasons' that would justify a difference in treatment.
- 4.77 The purpose of providing the Equality & Human Rights Guidance for this report is to recognise that the quality of social housing provision makes a huge impact on the well-being of its tenants and the housing communities that they are an integral part of. Human rights are about treating people with dignity and respect. These values should be basic standards for any public service. Human rights have special significance in relation to social housing.
- 4.78 Lisa Harker, in her book called '*Chance of a Lifetime*', written for Shelter in September 2006, on page 8 says:

"Taking human rights into account when designing and delivering your services is also good for business. It is likely to improve the quality of your service and improve your organisation's reputation. Making sure you comply with human rights can also improve your organisation's performance during inspection and regulation".

- 4.79 It is the view of this report that Camden will benefit enormously by complying with the Human Rights Act by:
- Minimising customer complaints
 - Achieving best practice from the relevant regulator
 - Minimising legal proceedings initiated by your customers and partners

- Being held up as a beacon employer by the Equality and Human Rights Commission

4.80 We would also suggest that the 'specific guidance and recommendation' supplied by the Equality & Human Rights Commission in their Guidance for Social Housing Providers, is followed, see:

<https://www.equalityhumanrights.com/en/advice-and-guidance/guidance-social-housing-providers>

4.81 This guidance offers Homes for Camden as a particularly useful reference for the following important housing services, namely:

- Aids and adaptations
- Antisocial behaviour
- Termination of tenancy and eviction
- A checklist for Housing Staff to ensure that they deliver 'equity and fairness' as an integral part of their service delivery.

5 Key Findings

- 5.1 The regeneration of Wendling Estate and St Stephens Close Estate is a major undertaking, which will have a range of impacts that will apply to all the people living on the estate. In several cases these regeneration impacts will have a potentially greater impact on certain equality groups. The protected characteristics of disability, age (particularly older and younger people), health, socio-economic inequality and language have been highlighted throughout the EIA as having the greatest significance of impact.
- 5.2 It is clear that the council and its housing regeneration team have been working to address these equality impacts and have sought to build in safeguards and mitigation activity in the programmes they have designed. Nonetheless in conclusion, the key equality findings which are important to note through this EIA are described below:

Generic mitigation activity

- Identification of appropriate actions to mitigate identified impacts
- An EIA review programme to be adopted alongside predicted key milestones in the project lifetime
- Equality training/briefings for staff undertaking one-to-one liaison with residents currently on and moving within, and onto the new estate
- Translation or offer of translations for all residents who do not speak English as their main language in the home

Disability Mitigation activity

- Operationally it would make sense to have early engagement with those residents and households that have a member with a stated disability. This is particularly relevant to the households who identified sensory impairments and of much importance considering the challenges associated with moving disabled families. Consulting then engaging with disabled residents before, during and after to check effects, outcomes and results is a requirement under the Equality Act 2010.
- In some cases, residents (particularly leaseholders) may need to have suitable and affordable alternative accommodation provided during the regeneration period where the impact of that work might negatively impact on their health and wellbeing, and where they would like to return to the estate.
- In terms of formal adaptations for disability - some engaged have felt that they have previously sought social services assessment for adaptations and equipment. In some cases, these assessments have yet to be carried out and this would suggest a need to ensure that Adult Social Care and Children's Services are engaged to support this process. Assurances are required and resources put in place to ensure that these activities are carried out in a timely manner as part of the regeneration process.

- Retainment of dedicated regeneration based occupational therapist / social support worker to assess the disability needs of residents.
- If leaseholders are seeking to leave the estate, referrals onto other Social Care Services should be made to mitigate any possible negative impact that disabled people may experience.
- Support with adaptations in units on the new estate, designed specifically for the disabled person's needs should be a prerequisite, together with careful consideration about location of homes through the allocation process.
- Disability grants reviewed and accessed for residents in specific need, to support the funding of adaptations.

Age Mitigation activity

Children and Young People

- Secure amenity space both during and after the regeneration programme.
- C&YP should be engaged in the design of these future facilities.

Older People

- Ensure that tenants, particularly those who are older, only move once into their new homes.
- Support for and recognition of the financial restraints that many older people will experience; with an aim to support them to come to terms with the transition to a new home (if a tenant or leaseholder is staying on the estate) and to support older people (tenants and leaseholders) who are moving away from the estate.
- To support older leaseholders to access the right options for them and to ensure that their support is maintained through to the conclusion of the development process and the allocation of new homes.
- To work with older people from the BAME community to ensure that they are fully supported in understanding the implications of the scheme and to ensure that they have any language needs addressed.
- Social services support for any adaptations to new homes for older people, particularly those with a disability / health conditions as part of the decant process.
- Ensure that the shared ownership option for older people will allow them to transfer the equity of their estate, should they pass away, to their relatives/spouses.

Socio-Economic Mitigation issues

- More information and support is required to help leaseholders (especially resident leaseholders) understand the options available to them and to provide them with sufficient support and advice to help them make the best choice.
- The regeneration programme will have impacts on residents, tenants and leaseholders alike, which might incur greater costs and hence become a burden for those residents unable to afford these additional costs. The council will need to monitor the potential for a consequential rise in the costs of the

new properties both in term of property values and in terms of rent and living costs.

- The council will need to carefully monitor how the proposals affect older leaseholders or leaseholders with reduced financial capacity and to provide sufficient support and advice to ensure that they are not negatively impacted.
- Consideration needs to be given on how to make sure that failure to renew a mortgage does not automatically lead to a loss of leaseholder status.

Language Mitigation

- Ensure the availability of translation and interpretation services for residents and leaseholders, when specific tenant engagement and leaseholder negotiation is being undertaken.

Health Mitigation issues

- Needs Assessments will need to be carried out where required and dedicated rehousing support provided by the council, including access to mental health support.
- Serious conditions should be prioritised, but progressive conditions may need to be addressed as well. This information via the research that has been carried out is available to the council.
- Particular conditions that are heightened by the ramification of the development process will need to be reviewed including noise, dust, construction waste and construction traffic.
- OT Care assessment may need to be established to mitigate negative impacts.
- A more detailed strategy will be required in due course to provide suitable facilities (such as respite rooms) away from construction activity.

Intersectionality

- When you analyse what different groups are saying, like the young and old, families, disabled people and more vulnerable groups are asking for: a key priority is to restore the communities that they value and that they are part of now. Rebuilding houses and people's lives must be accompanied by enrichment activities that place communities in control of designing their future communities with all the values and commonality they shared in the past. This needs to be an explicit part of the physical regeneration strategy.
- Whilst it is desirable to help the local community stay together and improve coherence, where there are vulnerable residents (especially elderly and disabled) who wish to use the opportunity to move away from Camden, then it is good practice under safeguarding arrangements for the council to liaise with social services in the places to which such residents choose to move.

Conclusions

- 5.3 The regeneration of the estate will have regeneration impacts for the whole community. However, specific equality impacts are likely to be concentrated through the protected characteristics of disability, age, health, socio-economic inequality and language.
- 5.4 Most significantly the implications of the regeneration on older and younger people on the estate is likely to be the most significant, both in terms of health and access to amenity provision. Cost implications of the regeneration have also been highlighted and these are mainly to do with the cost of moving from the old property and resettlement in the new home.
- 5.5 Given the absolute commitment to re-house secure tenants in new homes that meet their needs, the impact of the regeneration process will likely have greater impact on leaseholders both resident and non-resident. This will require the compulsory purchase of their properties if voluntary settlements cannot be reached. In some cases, those with less disposable income may have difficulty with maintaining their leaseholder status if they decide to stay on the estate. This has been partially addressed through the Resident Offer to leaseholders. But this needs as a minimum to be supplemented with further information and support to help leaseholders make the best choices available to them.
- 5.6 Moreover, the borough should consider how to address the housing needs of private tenants displaced by the repurchase of leaseholder properties, some of whom may be made more vulnerable and potentially homeless through the regeneration process.
- 5.7 Whilst the council is committed to involving residents in the design process for the new estate, this should not be assumed in itself to ensure that equalities issues are addressed. An explicit on-going process is required during design development to ensure the final form of the estate will fairly address equalities issues for all existing and future residents, including but not limited to: accessibility in the urban environment, car parking, open space (design, location and accessibility), distribution of tenure types and housing types (i.e. location of wheelchair homes), etc.

Positive Impacts

- 5.8 There is a counterbalance to these negative impacts as the regeneration programme has several positive impacts which many residents have bought into, these include:

Equality specific positive impacts:

- New and better housing that responds to the needs of a wider range of protected characteristics will be provided.
- There will be more homes designed to Part M of Building Regulations (lifetime homes or equivalent standards) and with disability access.
- Improving the housing stock will provide more homes for more people, to higher standards and in turn improve the quality of accommodation for residents currently on the estate.
- Camden's environmental commitment will secure an approach that will provide better insulated homes and use sustainable forms of energy such as centralized

heating and hot water, and photovoltaics to generate electricity. This should mean lower running costs and reduce fuel poverty.

- There will be an expansion of housing offer (with some additional units) for those on the waiting list, many of whom come from protected characteristics.
- The needs of older people and those with disabilities will be enhanced by the development of properties built to Part M of Building Regulations (lifetime homes or equivalent standards) and by improving the accessibility of the local urban environment.
- Families will have units that are in much better condition than they are currently and have better access to amenity and play space.

6 Mitigation Recommendations

Recommended Action

6.1 Set out below are the key recommended mitigation actions as identified by EIA.

Generic Actions

- Establish support structures/resources to enable Leaseholders to get appropriate financial advice.
- Run EIA briefing sessions, review training needs, and establish training where appropriate for housing and regeneration staff.
- Establish training where appropriate Equality training / briefing / workshops for housing regeneration liaising teams.
- Employ/identify dedicated Social Support /Occupational Health practitioners to work with the Regeneration team and ensure specialisms in including sensory impairments where appropriate.

Disability Mitigation Actions

- Arrange relevant Occupational Therapy/Social Services assessments for residents where identified.
- Liaison with social care teams in other authorities where residents are seeking to move to.
- Highlight residents with complex disability and/or health needs and provide services accordingly.
- Support with adaptations in new units on the new estate.
- Commission handyman service to support additional fixtures and fittings.
- Ensure reasonable adaptations are implemented within the new homes in line with OT assessments in line with the Residents Offer.

Age Mitigation Actions

- Engage young people in the design of the future amenity space within the new estate. Ensure existing amenity space is secure during the regeneration and construction.
- Provide opportunity for independent financial advice for any resident needing it.
- Commission handyman service to support additional fixtures and fittings.
- Support older leaseholders to access the right options.
- Ensure that the shared ownership option for older people will allow them to transfer the equity from their property, should they die, to their relatives/spouse.

Socio-Economic Mitigation Actions

- The council to monitor the potential for a consequential rise in the costs associated with the new properties both in terms of living costs and in terms of rent/mortgages.
- Review Regeneration policy and identify ways to support private tenants made vulnerable.

- The council to monitor how the proposals affect older leaseholders or leaseholders with reduced financial capacity.
- Facilitate access to independent financial advisors for all residents.

Language Mitigation Actions

- Make translation and interpretation provision available when specific tenant engagement and leaseholder negotiation is being undertaken.

Health mitigation actions

- Undertake health and medical assessment or OT assessments where required.

Intersectionality Mitigation Actions

- Develop enrichment activities for residents of the estate designed to rebuild communities.

7 Action Plan

7.1 The key mitigation activity set out in section 8 below detailing when and by whom actions should be undertaken to mitigate any highlighted negative impacts of the regeneration scheme.

Mitigation Issue	Actions	Outcome	Stage	Responsibility
Generic Mitigation				
Establish support structures/resources to enable Leaseholders to get appropriate financial advice.	Research available advice and support provision and particularly independent financial advisors familiar with housing regeneration proposals.	Leaseholders better supported to make the appropriate decision about their future housing on the estate.		
Ensure all frontline staff and contractors are briefed on the findings of the EIA and where appropriate undertake equality training.	Run EIA briefing sessions Review training needs Establish training where appropriate.	All frontline staff able to address and identify the priorities to equality as set out in the EIA.		
Ensure staff liaising with residents understand the equality impacts of the scheme.	Equality training / briefing / workshops for housing regeneration liaising teams.	Recognition and understanding of equality impacts and issues as highlighted in this EIA.		
Demonstrable need for a dedicated Social Support Worker/ Occupational Health practitioner	Employ/identify dedicated Social Support /Occupational Health practitioners to work with the Regeneration team and ensure specialisms in sensory impairments where appropriate	Older people and people with disabilities supported through the engagement of health and social care.		
Disability Mitigation Activity				
Early engagement with people with a disability on the estate between the decant team and specialist social care staff (see above).	Arrange relevant Occupational Therapy/social services assessments for residents where identified. Where necessary consideration should be given to residents that may as a result of their disability	Reasonable adjustments identified in new and future properties.		

Mitigation Issue	Actions	Outcome	Stage	Responsibility
	need to be moved from the estate during the construction period.			
Ensure disability needs are picked up for residents that may opt to leave the estate under the residents offer.	Liaison with social care teams in other authorities where residents are seeking to move to.	Disabled residents leaving the estate are supported and are flagged to the relevant authorities.		
Ensure that all disability needs are picked up where reasonable adjustments are identified.	Support with adaptations in new units on the new estate. Commission handyman service to support additional fixtures and fittings.	Disability issues built into home designs on the new estate.		
Ensure that the cost of adjustments and needs of disabled people are addressed.	Ensure reasonable adaptations are implemented within the new homes in line with OT assessments in line with the residents offer.	Required adaptations are carried out by the council in line with OT Assessment.		
Age Mitigation Activity				
Address age impacts of regeneration as they apply to young people.	Engage young people in the design of the future amenity space within the new estate. Ensure existing amenity space is secure during the regeneration and construction.	Young people engaged in the design of amenity space within the new estate.		
Need to address age impacts of regeneration as they apply to older people.	Provide opportunity for independent financial advice for any resident needing it.	Residents enabled to make informed financial decisions.		
Need to support older people through their move and settling into their new home.	Retain handyman service to support additional fixtures and fittings.	Older residents given support in settling into their new homes.		
Need to support older leaseholders through the regeneration process.	Support older leaseholders to access the right options.	Direct engagement with older leaseholders.		
Need for social support services for any adaptation to new homes for	Employ dedicated Social Support Worker/Occupational Health	Older people and people with disabilities supported through		

Mitigation Issue	Actions	Outcome	Stage	Responsibility
older people and those with a disability / health conditions.	practitioners to work with Regeneration team.	the engagement of health and social care.		
Address older homeowners concerns about the ability to leave property to their children.	Ensure that the shared ownership option for older people will allow them to transfer the equity from their property, should they die, to their relatives/spouse.	Future leases ensure appropriate transfer of equity value.		
Socio-economic Mitigation Activity				
Recognise and understand the cost impacts for individual households within the regeneration programme.	The council to monitor the potential for a consequential rise in the costs associated with the new properties both in terms of living costs and in terms of rent/mortgages.	Robust estimates of future costs and values for new and existing properties provided to enable informed decision making.		
Assess the potential impacts on Private tenants living in properties which is due for development	Review Regeneration policy and identify ways to support private tenants made vulnerable.	Consideration of options for private tenants		
Recognise and understand the cost impacts for individual households within the regeneration programme.	The council to monitor how the proposals affect older leaseholders or leaseholders with reduced financial capacity. Facilitate access to independent financial advisors for all residents.	Robust estimates of future costs and values for new and existing properties provided allowing informed discussions about financial options under the Resident Offer with each homeowner.		
Language Mitigation Activity				
Ensure residents have adequate translation provision as part of the negotiation phase of the regeneration programme.	Make translation and interpretation provision available when specific tenant engagement and leaseholder negotiation is being undertaken.	Translation and interpretation identified and readily available.		

Mitigation Issue	Actions	Outcome	Stage	Responsibility
Health Mitigation Activity				
Address the presented health needs of residents transferring from their property to any other as part of the Regeneration	Undertake health and medical assessment or OT assessments where required. Where necessary consideration should be given to residents that may as a result of their health condition need to be moved from the estate during the construction period.	Implement recommendations of assessments and prioritisation of serious / progressive conditions.		
Intersectionality Mitigation Action				
Support to restore communities and support networks on the estate during and post regeneration.	Develop enrichment activities for residents of the estate designed to build communities.	Empower residents; promote, celebrate and harness community cohesion and shared values.		

7.2 Suggested Future EIAs

EIA Subject	Date	Responsible Body
Regeneration phasing and housing transfer / allocation plans		
Construction management plan		
Post Development EIA and evaluation		

EVIDENCE BASE and APPENDICIES

LB CAMDEN EQUALITY IMPACT ASSESSMENT WENDLING ESTATE AND ST STEPHENS REGENERATION PROGRAMME

8 Appendix 1: Key Definitions

Key Definitions

8.1 **Diversity** equals difference:

The concept of diversity encompasses acceptance and respect. This means understanding that every person, family and group in the Camden Estates Regeneration project is unique and has specific needs. The skill when offering services to individuals and groups is to take account of these characteristics sensitively and positively throughout this project.

8.2 **Equality** is the concept of knowing when to 'treat people the same' in this regeneration project and when to 'treat them differently'.

Often, we have policies, guarantees and standards which guide us to treat people the 'same' so that they receive their entitlements. But regularly in 2019 we are also faced with challenges to deliver individualised and tailored housing services to individuals, families and groups. The skill is to know when 'sameness or difference' applies and having a rationale to explain your actions.

8.3 **Inclusion** has been described as a sense of belonging.

A feeling of being respected, valued for who you are; feeling a level of support and commitment from others who consult and negotiate with you over important matters, so that your voice is heard as a tenant, leaseholder or owner of a property and you can then help, shape and make important decisions.

8.4 **Human Rights** are the basic rights and freedoms that belong to all of us from birth until death. Our right to live, eat, be clothed and to be respected for private and family life.

The act protects ordinary people's freedom, safety and dignity and helps us hold authorities to account when things go wrong. In Britain, these important international rights are protected by the Human Rights Act of 1998, which is now enshrined as part of UK domestic laws.

9 Appendix 2: Data Sets Held by LB Camden reviewed

Gospel Oak Ward Data

9.1 The tables below review equalities (age, gender, ethnicity, religion, marital and civil partnership status), economic activity and health/disability data of the population of Gospel Oak Ward in comparison to the profile of the whole population of Camden and England (where available).

Age

9.2 Age and gender profile of Gospel Oak Ward population is set out in the table below (ONS mid-2017 population estimates table SAPE20DT8¹⁰).

Age (all persons)	All Persons		Male		Female	
	(n)	(%)	(n)	(%)	(n)	(%)
0-4 years old	786	6%	389	6%	397	6%
5-9 years old	849	7%	430	7%	419	6%
10-14 years old	778	6%	409	6%	369	6%
15-19 years old	729	6%	395	6%	334	5%
20-24 years old	656	5%	331	5%	325	5%
25-29 years old	1,210	9%	577	9%	633	10%
30-34	1,229	10%	656	10%	573	9%
35-39	1,008	8%	529	8%	479	7%
40-44	962	7%	454	7%	508	8%
45-49	937	7%	473	7%	464	7%
50-54	868	7%	430	7%	438	7%
55-59	680	5%	349	5%	331	5%
60-64	512	4%	235	4%	277	4%
65+	1,684	13%	773	12%	911	14%
Total number	12,888	100%	6,430	100%	6,458	100%

¹⁰ Table SAPE20DT8: Mid-2017 Population Estimates for 2017 Wards in England and Wales by Single Year of Age and Sex, Persons - Experimental Statistics
<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/Wardlevelmidyearpopulationestimatesexperimental>

9.3 Age profile of Gospel Oak Ward compared to Camden and England populations is set out in the table below (ONS mid-2017 population estimates¹¹ and table SAPE20DT8).

Key information:

9.4 The age profile of the Gospel Oak Ward population is broadly consistent to the profile of the overall population of Camden, except there is a higher proportion of the Gospel Oak Ward population aged over 55 years (22% - Gospel Oak and 20% - Camden).

9.5 Compared to the population profile of England a higher proportion of the population from Gospel Oak Ward and Camden are younger (aged between 25 and 54 years), especially those aged between 25 and 44 years (36% - Gospel Oak, 37% Camden and 27% - England). Consequently, there are almost half the proportion of people aged over 55 years in the population of Gospel Oak Ward and Camden compared to England, this difference is largest in the population aged 65 and over (13% - Gospel Oak Ward, 12% Camden, and 18% - England).

	Gospel Oak		Camden	England
Age (all persons)	(n)	(%)	(%)	(%)
Aged under 25	3,798	29%	30%	30%
0-4 years old	786	6%	6%	6%
5-9 years old	849	7%	6%	6%
10-14 years old	778	6%	5%	6%
15-19 years old	729	6%	5%	6%
20-24 years old	656	5%	8%	6%
Aged between 25-54	6,214	48%	49%	40%
25-29 years old	1210	9%	11%	7%
30-34	1229	10%	10%	7%
35-39	1008	8%	9%	7%
40-44	962	7%	7%	6%
45-49	937	7%	6%	7%
50-54	868	7%	6%	7%

¹¹ Tables ME2: Population estimates: Persons by single year of age and sex for local authorities in the UK, mid-2017
<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland>

Aged over 55	2,876	22%	20%	30%
55-59	680	5%	5%	6%
60-64	512	4%	4%	5%
65+	1684	13%	12%	18%
Total	12888	100%		

Gender

9.6 Gender profile of Gospel Oak Ward compared to Camden and England populations is set out in the table below (ONS table SAPE20DT8).

Key information:

9.7 The gender profile of the Gospel Oak Ward population is equally split between male and female (50% each), the same as the overall population of Camden and a slight difference compared to the population of England (49% male and 51% female).

	Gospel Oak		Camden	England
Gender (all persons)	(n)	(%)	(%)	(%)
Male	6,430	50%	50%	49%
Female	6,458	50%	50%	51%
Total	12,888			

Ethnicity

9.8 Ethnicity profile of Gospel Oak Ward compared to Camden and England populations is set out in the table below (Census 2011 – table KS201EW¹² and table QS201EW¹³ and Neighbourhood Profile: Gospel Oak (2015)¹⁴)

Key information:

- 9.9 At the time of the census, the ethnic profile of the population of Gospel Oak Ward showed a higher proportion of the population being from Black or Minority Ethnic (BME) groups, 30% population compared to BME groups representing 33% of the population of Camden population and significantly higher than the BME population in England (15%).
- 9.10 Data from the Neighbourhood Profiles report (2015), shows the proportion of people that live in Gospel Oak from BME groups has since the Census 2011 figures increased and in 2013 represented 40%. The growth of BME groups in Gospel Oak has been at a faster rate than experienced in Camden overall (4% increase in the population from BME groups between 2011 and 2013 in Camden).
- 9.11 Based on the 2013 data, most BME people in Gospel Oak Ward are from Asian/Asian British ethnic groups (16%) followed by Black/African/Caribbean/Black British ethnic groups (13%) and collectively representing 29%. The BME profile of the population of Gospel Oak Ward is different to the BME profile of the population of Camden. The difference is mostly with a higher proportion of people in Gospel Oak Ward from Black/African/Caribbean/Black British ethnic groups compared to the overall ethnic group representation in the population of Camden (8%).

Ethnic group (all persons)	Gospel Oak 2013		Gospel Oak 2011		Camden 2013	Camden 2011	England 2011
	(n)	(%)	(n)	(%)		(%)	(%)
White	5195	60.0%	7,869	70%	66.3%	66%	85%
English/Welsh/Scottish/Northern Irish/British	3847	44.4%	5,633	50%	44.0%	44%	80%
Irish	342	3.9%	405	4%	3.2%	3%	1%
Gypsy or Irish Traveller	7	0.1%	14	0%	0.1%	0%	0%
Other White	999	11.5%	1,817	16%	19.0%	19%	5%
Mixed/multiple ethnic groups	565	6.5%	738	7%	5.6%	6%	2%

¹² Table KS201EW Ethnic group (Camden, England): Census 2011, NOMIS <https://www.nomisweb.co.uk/census/2011/KS201EW>

¹³ Table QS201EW Ethnic group (Gospel Oak Ward): Census 2011, NOMIS <https://www.nomisweb.co.uk/query/construct/summary.asp?reset=yes&mode=construct&dataset=522&version=0&anal=1&initset=>

¹⁴ Camden, Neighbourhood Profile: Gospel Oak, 2015 <https://opendata.camden.gov.uk/Community/Camden-Neighbourhood-Profile-Gospel-Oak/n3r5-kxuq>

Ethnic group (all persons)	Gospel Oak 2013		Gospel Oak 2011		Camden 2013	Camden 2011	England 2011
	(n)	(%)	(n)	(%)		(%)	(%)
White and Black Caribbean	154	1.8%	183	2%	1.1%	1%	1%
White and Black African	124	1.4%	130	1%	0.8%	1%	0%
White and Asian	113	1.3%	185	2%	1.8%	2%	1%
Other Mixed	174	2.0%	240	2%	1.9%	2%	1%
Asian/Asian British	1376	15.9%	1,324	12%	16.1%	16%	8%
Indian	69	0.8%	152	1%	2.8%	3%	3%
Pakistani	50	0.6%	38	0%	0.7%	1%	2%
Bangladeshi	846	9.8%	680	6%	5.7%	6%	1%
Chinese	150	1.7%	148	1%	2.9%	3%	1%
Other Asian	261	3.0%	306	3%	4.0%	4%	2%
Black/African/Caribbean/Black British	1153	13.3%	944	8%	8.2%	8%	3%
African	688	7.9%	545	5%	4.9%	5%	2%
Caribbean	225	2.6%	218	2%	1.6%	2%	1%
Other Black	240	2.8%	181	2%	1.7%	2%	1%
Other ethnic group	374	4.3%	389	3%	3.9%	4%	1%
Arab	135	1.6%	108	1%	1.6%	2%	0%
Any other ethnic group	239	2.8%	281	2%	2.3%	2%	1%
Total	8663		11,264				

Religion

9.12 Religious profile of the population of Gospel Oak Ward compared to the populations of Camden and England is set out in the table below (Census 2011 – table KS209EW ¹⁵ and Neighbourhood Profile: Gospel Oak (2015)¹⁶)

Key information:

- 9.13 At the time of the Census, 54% of the population of Gospel Oak Ward had a religion, the same as the proportion of the population across Camden (54%) and lower in comparison to England (68%). Compared to England, a higher proportion of the Gospel Oak Ward population (26%) and Camden (26%) reported no religion (28% - England). Most of the population of Gospel Oak Ward reported being Christian (38%). The proportion of Muslims in Gospel Oak were double that of Muslims in England (12% - Gospel Oak Ward and 5% - England).
- 9.14 Data from the Neighbourhood Profiles report (2015), shows the proportion of people from Gospel Oak Ward that have a religion has since the Census 2011 figures increased to 61%, whilst in Camden to proportion of the population that have a religion has remained the same at 54%. The growth has been with the increase proportion of Muslims which now represent 19% of the population of Gospel Oak Ward.

	Gospel Oak (2015)		Gospel Oak 2011		Camden 2013	Camden 2011	England 2011
Religion (all persons)			(n)	(%)	(%)	(%)	(%)
Has religion	5267	61%	6130	54%	54%	54%	68%
Christian	3396	39%	4267	38%	34%	38%	59%
Buddhist	59	1%	114	1%	1%	1%	1%
Hindu	53	1%	84	1%	1%	1%	2%
Jewish	81	1%	276	2%	4%	2%	1%
Muslim	1634	19%	1321	12%	12%	12%	5%
Sikh	6	0%	12	0%	0%	0%	1%
Other religion	38	0%	56	0%	1%	0%	0%
No religion	1790	21%	2954	26%	25%	26%	28%
Religion not stated	1606	19%	2180	19%	21%	19%	9%
Total	8663	100%	11264				

¹⁵ Table KS209EW Religion: Census 2011, NOMIS <https://www.nomisweb.co.uk/census/2011/ks209ew>

¹⁶ Camden, Neighbourhood Profile: Gospel Oak, 2015 <https://opendata.camden.gov.uk/Community/Camden-Neighbourhood-Profile-Gospel-Oak/n3r5-kxuq>

Marital and civil partnership status

9.15 Marital and civil partnership status profile of households by age in Gospel Oak Ward (Census 2011 – table LC1101EW¹⁷)

Gospel Oak	Age 24 and under		Age 25 to 34		Age 35 to 49		Age 50 to 64		Age 65 and over	
	(n)	(%)	(n)	(%)	(n)	(%)	(n)	(%)	(n)	(%)
Marital or civil partnership status (all households)										
Single (never married or never registered a same-sex civil partnership)	159	96%	703	74%	757	47%	405	33%	174	18%
Married	5	3%	172	18%	586	36%	355	29%	272	28%
In a registered same-sex civil partnership	0	0%	12	1%	7	0%	10	1%	7	1%
Separated (but still legally married or still legally in a same-sex civil partnership)	0	0%	24	3%	90	6%	78	6%	38	4%
Divorced or formerly in a same-sex civil partnership which is now legally dissolved	1	1%	31	3%	168	10%	310	25%	169	18%
Widowed or surviving partner from a same-sex civil partnership	0	0%	4	0%	16	1%	63	5%	296	31%
Total	165		946		1,624		1,221		956	

9.16 Marital and civil partnership status profile of households in Gospel Oak Ward compared to Camden and England households is set out in the table below (NOMIS Marital and civil partnership status, Census 2011 – table LC1101EW)

Key information:

9.17 At the time of the Census, the marital and civil partnership status of households in Gospel Oak Ward shows just under half (45%) are single and have never been married or in a same-sex civil partnership, similar to the overall profile of households in Camden (49%) but almost double that of the profile of households in England (26%).

9.18 Less households are married in Gospel Oak Ward (26%) compared the proportion of married households in Camden (28%) and significantly less compared to England (45%).

9.19 The proportion of households in Gospel Oak Ward with either separated or divorce status (19%) are consistent with households in England (18%) and higher compared to households across Camden (16%).

9.20 1% of households were in registered same-sex civil partnerships.

¹⁷ Table LC1101EW Marital and civil partnership status: Census 2011, NOMIS <https://www.nomisweb.co.uk/census/2011/lc1101ew>

Marital or civil partnership status (households)	Gospel Oak		Camden	England
	(n)	(%)	(%)	(%)
Single (never married or never registered a same-sex civil partnership)	2,198	45%	49%	26%
Married	1,390	28%	28%	45%
In a registered same-sex civil partnership	36	1%	1%	0%
Separated (but still legally married or still legally in a same-sex civil partnership)	230	5%	4%	4%
Divorced or formerly in a same-sex civil partnership which is now legally dissolved	679	14%	12%	14%
Widowed or surviving partner from a same-sex civil partnership	379	8%	6%	11%
Total	4,912			

Economic activity

9.21 Economic Activity of people aged 16 and over in the population of Camden compared to England is set out in the table below (NOMIS Marital and civil partnership status, NOMIS Annual Population Survey¹⁸)

Key information:

- 9.22 People that are considered economically active are people that are in employment or unemployed. People that are considered economically inactive are people that are studying, looking after family, retired or long-term sick. These individuals are not part of the supply of labour but are important, as they are a potential labour supply in the future.
- 9.23 As of September 2018, 73% of the population of Camden aged 16-64 were economically active, lower in comparison to England (79%). Unemployment rates were the same compared to England (3% each). Economic inactivity was recorded for 27% of the population of Camden compared with 21% in England.
- 9.24 The proportion of people recorded as students in Camden was higher than England (9% - Camden and 6% - England) as was the proportion of people recorded as long-term sick (7% - Camden and 5% - England). Lower levels of people were recorded as retired (1%) compared to England (3%).

¹⁸ Annual Population Survey, Economic Activity: NOMIS September 2018 <https://www.nomisweb.co.uk/sources/aps>

Economic Activity (all persons aged 16-64)	Camden		England
Economically active	(n)	(%)	(%)
Employees	99,000	54%	64%
Self-employed	26,000	14%	11%
All in employment	127,200	70%	75%
Unemployed	6,000	3%	3%
Total (economically active people)	133,200	73%	79%
Economically inactive	(n)	(%)	(%)
Student	16,400	9%	6%
Looking after family/home	9,700	5%	5%
Temporarily sick	1,900	0%	0%
Long-term sick	12,300	7%	5%
Discouraged	-	0%	0%
Retired	2,400	1%	3%
Other	6,900	4%	2%
Total (economically inactive people)	49,600	27%	21%
All people aged 16-64	182,800		

Health and provision of unpaid care

9.25 Long-term health conditions or disability profile of the population of Gospel Oak Ward compared to Camden and England populations is set out in the table below (Census 2011 – table KS301EW¹⁹).

Key information:

9.26 At the time of the Census, 19% of the population of Gospel Oak Ward considered they had a long-term health problem or disability. Of this 10% felt their long-term health condition or disability caused their day-to-day activities to be limited a lot and 9% a little. This is

¹⁹ Table KS301EW Health and provision of unpaid care: Census 2011, NOMIS <https://www.nomisweb.co.uk/census/2011/ks301ew>

higher in both categories, compared to Camden (7% day-to-day activities limited a lot and 7% a little) Compared to England a higher proportion of people reported their day-to-day activities were limited a lot (8% - England).

Long-term health problems or disability (all persons)	Gospel Oak		Camden	England
	(n)	(%)	(%)	(%)
Day-to-day activities limited a lot	1,076	9.6%	7.0%	8%
Day-to-day activities limited a little	977	8.7%	7.4%	9%
Day-to-day activities not limited	9,211	81.8%	85.6%	82%
Total (Long-term health problems/disability)	11264			

9.27 General health profile of the population of Gospel Oak Ward compared to Camden and England populations is set out in the table below is set out in the table below (Census 2011 – table KS301EW).

Key information:

9.28 At the time of the Census 2011, 80% of the population of Gospel Oak Ward considered themselves to be in good or very good health, lower compared to the population across Camden (84%) and England (81%). A slightly higher proportion of the population of Gospel Oak Ward considered their health to be bad or very bad (8%) compared to Camden and England (5% each).

Health (all persons)	Gospel Oak		Camden	England
	(n)	(%)	(%)	(%)
Very good health	5,625	50%	53%	47%
Good health	3,402	30%	31%	34%
Fair health	1,332	12%	10%	13%
Bad health	664	6%	4%	4%
Very bad health	241	2%	1%	1%
Total	11264			

9.29 Provision of unpaid care of the population of Gospel Oak Ward compared to Camden and England populations is set out in the table below is set out in the table below (Census 2011 – table KS301EW).

Key information:

9.30 At the time of the Census, 10% of the population of Gospel Oak Ward were providing between 1 to 50 hours per week of unpaid care, less compared to the proportion of the population across Camden and the same in comparison to the population of England (10%).

	Gospel Oak		Camden	England
Provision of unpaid care (all persons)	(n)	(%)	(%)	(%)
Provides 1 to 19 hours unpaid care a week	697	6%	5%	7%
Provides 20 to 49 hours unpaid care a week	177	2%	1%	1%
Provides 50 or more hours unpaid care a week	228	2%	2%	2%
<i>Provides no unpaid care</i>	10,162	90%	92%	90%
Total	11264			

10 Appendix 3: EIA Survey 2019 Findings

10.1 The data below sets out the findings of the Household Survey carried out in April 2019. The survey team carried out 184 face-to-face household doorstep surveys. This represented 76% of the estate, which in turn represents 142 tenants (77% of the sample and 74% of all tenants on the estate), 19 leaseholders (10% of the sample and 73% of all leaseholders on the estate), 14 private tenants (8% of the sample and 64% of those living in properties owned and rented by nonresident leaseholders), 1 RSL resident and 9 residents preferring not to state their tenancy. In addition, throughout the estate there were 2 voids and 3 refusals by residents to complete the survey.

1. What is the Tenure of this Household?										
2. How many people live in your household?:	Council Tenancy		Leaseholder		Private Tenancy		Registered Social Landlord Tenancy		Prefer not to say	
	Count	%	Count	%	Count	%	Count	%	Count	%
1	43	30%	5	26%	2	14%	0	0%	0	0%
2	34	24%	6	32%	1	7%	1	100%	1	13%
3	18	13%	3	16%	2	14%	0	0%	0	0%
4	26	18%	5	26%	6	43%	0	0%	0	0%
5	11	8%	0	0%	3	21%	0	0%	0	0%
6	3	2%	0	0%	0	0%	0	0%	1	13%
7	1	1%	0	0%	0	0%	0	0%	0	0%
8	3	2%	0	0%	0	0%	0	0%	0	0%
Prefer not to say	3	2%	0	0%	0	0%	0	0%	6	75%
	142	100%	19	100%	14	100%	1	100%	8	100%

1. What is the Tenure of this Household?										
3. What is the Gender makeup of your household	Council Tenancy		Leaseholder		Private Tenancy		Registered Social Landlord		Prefer not to say	
	Count	%	Count	%	Count	%	Count	%	Count	%
Male	170	45%	16	35%	21	43%	1	50%	6	40%
Female	203	53%	30	65%	28	57%	1	50%	5	33%
Transgender	0	0%	0	0%	0	0%	0	0%	0	0%
Prefer not to say	7	2%	0	0%	0	0%	0	0%	4	27%
Total	380	100%	46	100%	49	100%	2	100%	15	100%

1. What is the Tenure of this Household?										
4. Do any of your household have a disability?	Council Tenancy		Leaseholder		Private Tenancy		Registered Social Landlord		Prefer not to say	
	Count	%	Count	%	Count	%	Count	%	Count	%
Yes	71	28%	3	10%	1	3%	1	50%	0	0%
No	170	68%	28	90%	38	97%	1	50%	3	38%
Prefer not to say	9	4%	0	0%	0	0%	0	0%	5	63%
Total	250	100%	31	100%	39	100%	2	100%	8	100%

4. Do any of your household have a disability?5. Please could you say which of the following health/care needs members of your household may have?	1. What is the Tenure of this Household?									
	Council Tenancy		Leaseholder		Private Tenancy		Registered Social Landlord Tenancy		Prefer not to say	
	Count	%	Count	%	Count	%	Count	%	Count	%
Frail elderly	8	8%	1	25%	1	33%	0	0%	0	#DIV/0!
Physical disability	39	40%	1	25%	1	33%	0	0%	0	#DIV/0!
Learning disability	3	3%	0	0%	0	0%	0	0%	0	#DIV/0!
Mental health problem	13	13%	1	25%	0	0%	0	0%	0	#DIV/0!
Vulnerable young people and children/leaving care	1	1%	0	0%	0	0%	0	0%	0	#DIV/0!
Sensory Disability	6	6%	0	0%	1	33%	0	0%	0	#DIV/0!
Life limiting health condition	15	15%	0	0%	0	0%	1	100%	0	#DIV/0!
Severe long term illness	12	12%	0	0%	0	0%	0	0%	0	#DIV/0!
Other	1	1%	1	25%	0	0%	0	0%	0	#DIV/0!
Total	98	100%	4	100%	3	100%	1	100%	0	#DIV/0!
6. What are the Ages of those in your Household?	1. What is the Tenure of this Household?									
	Council Tenancy		Leaseholder		Private Tenancy		Registered Social Landlord		Prefer not to say	
	Count	%	Count	%	Count	%	Count	%	Count	%
0-5 years	36	10%	4	9%	4	8%	0	0%	1	7%
6-11 years	38	10%	0	0%	2	4%	0	0%	1	7%
12-16 years	26	7%	3	6%	1	2%	0	0%	3	21%
17-24 years	46	12%	5	11%	11	22%	0	0%	1	7%
24-34 years	38	10%	16	34%	25	51%	0	0%	0	0%
35-44 years	43	11%	7	15%	3	6%	0	0%	2	14%
45-54 years	52	14%	6	13%	2	4%	0	0%	2	14%
55-64 years	30	8%	2	4%	0	0%	0	0%	0	0%
65-74 years	23	6%	0	0%	0	0%	2	100%	0	0%
75-84 years	19	5%	2	4%	1	2%	0	0%	0	0%
85+ years	6	2%	0	0%	0	0%	0	0%	0	0%
Prefer not to say	18	5%	2	4%	0	0%	0	0%	4	29%
Total	375	100%	47	100%	49	100%	2	100%	14	100%

7. What is the Ethnicity of your household members?	1. What is the Tenure of this Household?											
	Council Tenancy		Leaseholder		Private Tenancy		Registered Social Landlord		Prefer not to say			
	Count	%	Count	%	Count	%	Count	%	Count	%		
White: English/Welsh/Scottish/Northern Irish/British	130	35%	12	27%	9	19%	2	100%	0	0%		
White: Irish	11	3%	5	11%	0	0%	0	0%	0	0%		
White: Travellers and Romany	0	0%	0	0%	0	0%	0	0%	0	0%		
White: Other White	56	15%	23	51%	27	57%	0	0%	6	32%		
Mixed/multiple ethnic group: White and Black Caribbean	1	0%	0	0%	1	2%	0	0%	0	0%		
Mixed/multiple ethnic group: White and Black African	4	1%	1	2%	1	2%	0	0%	0	0%		
Mixed/multiple ethnic group: White and Asian	0	0%	0	0%	0	0%	0	0%	0	0%		
Mixed/multiple ethnic group: Other Mixed	0	0%	0	0%	0	0%	0	0%	3	16%		
Asian/Asian British: Indian	1	0%	0	0%	0	0%	0	0%	0	0%		
Asian/Asian British: Pakistani	4	1%	0	0%	0	0%	0	0%	0	0%		
Asian/Asian British: Bangladeshi	47	13%	0	0%	0	0%	0	0%	0	0%		
Asian/Asian British: Chinese	3	1%	0	0%	0	0%	0	0%	0	0%		
Asian/Asian British: Other Asian	26	7%	1	2%	0	0%	0	0%	6	32%		
Black/African/Caribbean/Black British: African	55	15%	1	2%	1	2%	0	0%	0	0%		
Black/African/Caribbean/Black British: Caribbean	9	2%	1	2%	0	0%	0	0%	0	0%		
Black/African/Caribbean/Black British: Other Black	9	2%	0	0%	0	0%	0	0%	1	5%		
Other ethnic group: Arab	4	1%	0	0%	0	0%	0	0%	0	0%		
Other ethnic group: Any other ethnic group	2	1%	0	0%	5	11%	0	0%	0	0%		
Prefer not to say	10	3%	1	2%	3	6%	0	0%	3	16%		
Total	372	100%	45	100%	47	100%	2	100%	19	100%		
BAME		65%		73%		81%		0%		100%		

9. What is the Religion/Faith of members of your household?	1. What is the Tenure of this Household?											
	Council Tenancy		Leaseholder		Private Tenancy		Registered Social Landlord		Prefer not to say			
	Count	%	Count	%	Count	%	Count	%	Count	%		
Heterosexual/Straight	201	86%	29	85%	33	94%	2	100%	4	44%		
Gay/Lesbian	1	0%	0	0%	0	0%	0	0%	0	0%		
Bisexual	0	0%	1	3%	0	0%	0	0%	0	0%		
Other	0	0%	0	0%	0	0%	0	0%	0	0%		
Prefer not to say	31	13%	4	12%	2	6%	0	0%	5	56%		
Total	233	100%	34	100%	35	100%	2	100%	9	100%		

1. What is the Tenure of this Household?										
10. Is there anyone in your household that is either pregnant or undergoing a period of post birth care or maternity/paternity leave?	Council Tenancy		Leaseholder		Private Tenancy		Registered Social Landlord Tenancy		Prefer not to say	
	Count	%	Count	%	Count	%	Count	%	Count	%
Yes	4	3%	2	11%	0	0%	0	0%	0	0%
No	131	89%	16	84%	14	100%	2	100%	3	38%
Prefer not to say	13	9%	1	5%	0	0%	0	0%	5	63%
Total	148	100%	19	100%	14	100%	2	100%	8	100%

1. What is the Tenure of this Household?										
11. What is the legal, marital or same sex civil partnerships status of those who live in your household? (Only applies to household members over 16 years old)	Council Tenancy		Leaseholder		Private Tenancy		Registered Social Landlord Tenancy		Prefer not to say	
	Count	%	Count	%	Count	%	Count	%	Count	%
Never married and never registered a same sex civil partnership	73	32%	17	50%	30	83%	0	0%	0	0%
Married	81	35%	6	18%	2	6%	2	100%	0	0%
Separated	5	2%	0	0%	0	0%	0	0%	0	0%
Divorced	5	2%	0	0%	0	0%	0	0%	0	0%
Widowed	10	4%	3	9%	0	0%	0	0%	0	0%
In a registered same-sex civil partnership	0	0%	0	0%	0	0%	0	0%	0	0%
Separated, but still legally in a same sex civil partnership	0	0%	0	0%	0	0%	0	0%	0	0%
Formerly in a same-sex civil partnership which is now legally disso	0	0%	0	0%	0	0%	0	0%	0	0%
Surviving partner from a same-sex civil partnership	0	0%	0	0%	0	0%	0	0%	0	0%
Prefer not to Say	56	24%	8	24%	4	11%	0	0%	8	100%
Total	230	100%	34	100%	36	100%	2	100%	8	100%

1. What is the Tenure of this Household?										
12. In terms of Economic activity which of the following applies to members of your household? (Only applies to those over 16 years old)	Council Tenancy		Leaseholder		Private Tenancy		Registered Social Landlord Tenancy		Prefer not to say	
	Count	%	Count	%	Count	%	Count	%	Count	%
Employed Full Time	77	26%	24	56%	27	60%	0	0%	0	0%
Employed Part Time	18	6%	2	5%	1	2%	0	0%	0	0%
Self-employed	0	0%	2	5%	0	0%	0	0%	0	0%
Self-employed Part Time	0	0%	0	0%	0	0%	0	0%	0	0%
On government supported training programme	0	0%	0	0%	0	0%	0	0%	0	0%
Full time education	69	23%	9	21%	13	29%	0	0%	3	25%
Unemployed available for work	11	4%	0	0%	0	0%	0	0%	0	0%
Permanently sick/disabled	18	6%	0	0%	0	0%	0	0%	0	0%
Retired	46	16%	3	7%	1	2%	2	100%	0	0%
Looking after the home	16	5%	0	0%	3	7%	0	0%	0	0%
Doing something else	0	0%	0	0%	0	0%	0	0%	0	0%
Prefer not to say	40	14%	3	7%	0	0%	0	0%	9	75%
Total	295	100%	43	100%	45	100%	2	100%	12	100%

1. What is the Tenure of this Household?										
13. Which of the following, is the main language spoken in your household?	Council Tenancy		Leaseholder		Private Tenancy		Registered Social Landlord Tenancy		Prefer not to say	
	Count	%	Count	%	Count	%	Count	%	Count	%
English	117	82%	18	95%	12	86%	1	100%	6	75%
Bengali	6	4%	0	0%	0	0%	0	0%	0	0%
Somali	3	2%	0	0%	0	0%	0	0%	0	0%
Arabic	1	1%	0	0%	1	7%	0	0%	0	0%
Chinese (Mandarin)	1	1%	0	0%	0	0%	0	0%	0	0%
Turkish	2	1%	0	0%	0	0%	0	0%	0	0%
Prefer not to say	2	1%	0	0%	0	0%	0	0%	2	25%
Other (Please specify)	10	7%	1	5%	1	7%	0	0%	0	0%
Total	142	100%	19	100%	14	100%	1	100%	8	100%

1. What is the Tenure of this Household?					
Other please specify	Council	Leaseholder	Private	Registered	Prefer not to
	Count	Count	Count	Count	Count
	132	18	13	1	8
Albanian	0	1	0	0	0
Albanian	3	0	0	0	0
Amaric	0	0	1	0	0
Greek	1	0	0	0	0
Philipino	1	0	0	0	0
Spanish	4	0	0	0	0
Tigraina	1	0	0	0	0

1. What is the Tenure of this Household?										
13. Which of the following, is the main language spoken in your household?	Council Tenancy		Leaseholder		Private		Registered Social Landlord		Prefer not to say	
	Count	%	Count	%	Count	%	Count	%	Count	%
Spoken English : 1	1	4%	0	0%	0	0%		#DIV/0!		#DIV/0!
Spoken English : 2	0	0%	0	0%	0	0%		#DIV/0!		#DIV/0!
Spoken English : 3	1	4%	0	0%	0	0%		#DIV/0!		#DIV/0!
Spoken English : 4	7	30%	0	0%	0	0%		#DIV/0!		#DIV/0!
Spoken English : 5	14	61%	1	100%	2	100%		#DIV/0!		#DIV/0!
Total	23	100%	1	100%	2	100%	0	#DIV/0!	0	#DIV/0!
Written English : 1	2	9%	0	0%	0	0%		#DIV/0!		#DIV/0!
Written English : 2	2	9%	0	0%	0	0%		#DIV/0!		#DIV/0!
Written English : 3	2	9%	0	0%	0	0%		#DIV/0!		#DIV/0!
Written English : 4	2	9%	0	0%	0	0%		#DIV/0!		#DIV/0!
Written English : 5	14	64%	1	100%	2	100%		#DIV/0!		#DIV/0!
Total	22	100%	1	100%	2	100%	0	#DIV/0!	#DIV/0!	#DIV/0!

		1. What is the Tenure of this Household?									
15. Are there any members in your household in receipt of means tested benefit?		Council Tenancy		Leaseholder		Private Tenancy		Registered Social Landlord		Prefer not to say	
		Count	%	Count	%	Count	%	Count	%	Count	%
Yes		77	46%	1	4%	4	17%	0	#DIV/0!	0	0%
No		42	25%	22	81%	17	74%	0	#DIV/0!	0	0%
Not Sure		3	2%	1	4%	0	0%	0	#DIV/0!	0	0%
Prefer not to say		47	28%	3	11%	2	9%	0	#DIV/0!	8	100%
Total		169	100%	27	100%	23	100%	0	#DIV/0!	8	100%
		1. What is the Tenure of this Household?									
16. Which of the following bandings does your annual household income fall within?		Council Tenancy		Leaseholder		Private		Registered Social Landlord		Prefer not to say	
		Count	%	Count	%	Count	%	Count	%	Count	%
Less than £10,000		9	6%	0	0%	1	7%	0	0%	0	0%
£10,000 - £15,000		22	15%	2	11%	0	0%	0	0%	0	0%
£15,000 - £20,000		4	3%	0	0%	0	0%	0	0%	0	0%
£20,000 - £25,000		1	1%	0	0%	0	0%	0	0%	0	0%
£25,000 - £30,000		3	2%	0	0%	1	7%	0	0%	0	0%
£30,000 - £35,000		1	1%	0	0%	0	0%	0	0%	0	0%
£35,000 - £40,000		1	1%	0	0%	0	0%	0	0%	0	0%
£40,000 - £50,000		1	1%	0	0%	0	0%	0	0%	0	0%
More than £50,000		1	1%	7	37%	2	14%	0	0%	0	0%
Prefer not to say		99	70%	10	53%	10	71%	1	100%	8	100%
Total		142	100%	19	100%	14	100%	1	100%	8	100%
		1. What is the Tenure of this Household?									
Q17. Through consultation with residents the council has a		Council Tenancy		Leaseholder		Private		Registered Social Landlord		Prefer not to say	
		Count	%	Count	%	Count	%	Count	%	Count	%
Disagree strongly with this option		15	11%	3	16%	0	0%	0	0%	0	0%
Disagree with this option		9	6%	2	11%	1	7%	0	0%	1	13%
Neither agree nor disagree with this option		26	18%	7	37%	7	50%	0	0%	6	75%
Agree with this option		27	19%	2	11%	3	21%	0	0%	0	0%
Agree strongly with this option		65	46%	5	26%	3	21%	1	100%	1	13%
Total		142	100%	19	100%	14	100%	1	100%	8	100%

		1. What is the Tenure of this Household?									
		Council Tenancy		Leaseholder		Private		Registered Social Landlord		Prefer not to say	
20. We would like to gauge other possible impacts on your household and family. A list of possible impacts is set out below do you feel they will have a positive impact, no impact or negative impact?		Count	%	Count	%	Count	%	Count	%	Count	%
The health and wellbeing needs of your household?	Positive Impact	89	63%	7	37%	4	29%	1	100%	1	17%
	No Impact	4	3%	0	0%	4	29%	0	0%	2	33%
	Negative	22	16%	5	26%	1	7%	0	0%	1	17%
	Not sure	26	18%	7	37%	5	36%	0	0%	2	33%
	Total	141	100%	19	100%	14	100%	1	100%	6	100%
The child care and school provision of young people in your household?	Positive	82	58%	6	32%	4	29%	0	0%	1	17%
	No Impact	18	13%	2	11%	4	29%	1	100%	2	33%
	Negative	13	9%	3	16%	1	7%	0	0%	1	17%
	Not sure	28	20%	8	42%	5	36%	0	0%	2	33%
	Total	141	100%	19	100%	14	100%	1	100%	6	100%
The employment of those in your household?	Positive	82	58%	6	32%	4	29%	0	0%	1	17%
	No Impact	18	13%	2	11%	4	29%	1	100%	2	33%
	Negative	13	9%	3	16%	1	7%	0	0%	1	17%
	Not sure	28	20%	8	42%	5	36%	0	0%	2	33%
	Total	141	100%	19	100%	14	100%	1	100%	6	100%
The elderly care/ support received by members of your household?	Positive	83	59%	6	32%	4	29%	0	0%	1	17%
	No Impact	10	7%	2	11%	4	29%	1	100%	2	33%
	Negative	21	15%	3	16%	1	7%	0	0%	1	17%
	Not sure	27	19%	8	42%	5	36%	0	0%	2	33%
	Total	141	100%	19	100%	14	100%	1	100%	6	100%
The costs and expense of the household?	Positive	81	57%	6	32%	4	29%	0	0%	1	17%
	No Impact	10	7%	0	0%	4	29%	0	0%	2	33%
	Negative	16	11%	4	21%	1	7%	0	0%	1	17%
	Not sure	33	23%	9	47%	5	36%	1	100%	2	33%
	Total	140	99%	19	100%	14	100%	1	100%	6	100%
Anti-Social Behaviour on the estate?	Positive	87	62%	7	37%	4	29%	1	100%	1	17%
	No Impact	8	6%	1	5%	4	29%	0	0%	2	33%
	Negative	17	12%	3	16%	1	7%	0	0%	1	17%
	Not sure	28	20%	8	42%	5	36%	0	0%	2	33%
	Total	140	99%	19	100%	14	100%	1	100%	6	100%

11 Appendix 4: Policy Backdrop.

- 11.1 This appendix of the EIA sets the legislative and policy context of the Equalities Impact Assessments for London Borough of Camden's Estate Regeneration Programme. Of central importance is the Equality Act 2010, which sets out the duty of the public sector, reproduced fully below.
- 11.2 The section looks at legislation and policy directly relevant to housing regeneration and the following is a summary of desk research setting the context for the Equality Impact Assessments:
- Equality Act 2010
 - Public Sector Equality Duty
 - Camden's equality objectives
 - Camden's equality policy
 - London Borough of Camden Strategic Housing Market Assessment Household Survey Results May 2017
 - Homelessness and Rough Sleeping Strategy 2019-2024 DRAFT – NOVEMBER 2018

Public Sector Equality Duty

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- (2) A person who is not a public authority but who exercises public functions must, in the exercise of those functions, have due regard to the matters mentioned in subsection (1).
- (3) Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard to the need to—
- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 - (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;

(c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

(4) The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.

(5) Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—

(a) tackle prejudice, and

(b) promote understanding.

(6) Compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.

(7) The relevant protected characteristics are: age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation.

(8) A reference to conduct that is prohibited by or under this Act includes a reference to:

(a) a breach of an equality clause or rule;

(b) a breach of a non-discrimination rule.

(9) Schedule 18 (exceptions) has effect.

Camden's equality objectives:

11.3 Camden is one of the most diverse places in the country and communities of people with different identities, pride, cultures and abilities that are part of the neighbourhoods in London. We are home to some of the poorest and some of the wealthiest; some enjoy a good quality of life while others face hardships.

11.4 Reducing inequality while preserving the diverse culture is part of our goals for Camden to reflect community cultural pride, distinctiveness and disability as part of the Camden Plan. The aim is to build resilience within communities of individuals and the council itself.

Camden's equality policy

- 11.5 Camden has an ambitious agenda to address the needs of people who are faced with disadvantage or inequalities e.g. treated less favourably because of race, sex, disability, age, gender, reassignment, marriage and civil partnership, pregnancy and maternity / paternity, sexual orientation, transgender, religion / belief. We are committed to making sure that:
- Our services give satisfaction to all
 - Our policies and methods don't have any unintended adverse impacts
 - Our workforce is representative at all levels

Equality information and objectives

- 11.6 The borough developed its equality objectives alongside those in the Camden Plan. The borough also publishes a wide range of [information](#) illustrating our approach to meeting the requirements of the Public Sector Equality Duty and tackling inequality.

Equality taskforce

- 11.7 To help the council achieve its aims they have set up an equality taskforce aimed at exploring our role in challenging inequality in Camden. The taskforce explored how local public services can help tackle inequality in the borough, taking a fresh look at what influences inequality locally and exploring how it can best be tackled.

London Borough of Camden Strategic Housing Market Assessment Household Survey Results May 2017

Demography and Tenure

- 11.8 The Census 2011 showed a total population of 220,338 in Camden, of which: » 49% were male, 51% female; » 16.1% were aged under 16, 68.8% aged between 16 and 59, and 15.1% aged 60 or over » 47.3% were White British, Irish, or Gypsy/Traveller, 52.8% BAME or White Other. (Source: Census 2011)
- 11.9 The Census showed 97,534 households in Camden, of which: » 32.9% were owner occupied; » 34.0% were private rent; » 33.1% were social rent. (Source: Census 2011)

Market Signals

- 11.10 The SHMA has considered the Market Signals for Camden and compared these to other areas which have similar demographic and economic characteristics (Hammersmith & Fulham, Kensington & Chelsea, Tower Hamlets and Wandsworth), as suggested in the Planning Practice Guidance. These Market Signals provide a

context to the survey results by summarising housing costs and affordability, overcrowding and delivery:

- 11.11 House Prices: lower quartile prices are higher than the national average, with a lower quartile price of £351,600, compared to England's £126,200 (based on 2012-13 values). The current price in Camden is similar to Hammersmith and Fulham, but higher than Tower Hamlets and Wandsworth;
- 11.12 Rents: for average private sector rents in 2014-15, Camden is above the national average. The rents are also higher when compared with three of the four comparator areas, with only Kensington and Chelsea being more expensive;
- 11.13 Affordability: (in terms of the ratio between lower quartile house prices and lower quartile earnings) is currently 'worse' in Camden than across England as a whole (13.6x cf. 6.5x), but is similar to Hammersmith and Fulham and Wandsworth. However, it is significantly higher than Tower Hamlets;
- 11.14 Rate of development: (in terms of increase in dwelling stock over the last 10 years) shows that development has increased the stock size by 7.2%, which is lower than England (8.3%). This rate for Camden is much higher than Kensington and Chelsea, but much lower than Tower Hamlets. Of course, these figures will inevitably be influenced by local constraints as well as individual policies;
- 11.15 Overcrowding: (in terms of Census occupancy rates) shows that 32.5% of households in the study area are overcrowded based on an objective measure, which is much higher than England (8.7%). However, Tower Hamlets has a higher rate of overcrowding while other comparators are slightly lower. Also, the proportion of overcrowded households has increased over the last 10 years at a lower rate to the national average (9% cf. 23%).

Homelessness and Rough Sleeping Strategy 2019-2024 DRAFT – NOVEMBER 2018

11.16 Priorities:

- Preventing: We want to stop people from becoming homeless.
- Supporting: We will support those experiencing the crisis of homelessness, helping them to recover and regain their independence.
- Tackling the root causes of homelessness: We will address the long-term root causes of homelessness in Camden.
- Campaigning: We will use our voice to fight for a national response to the challenges of chronic housing shortage, instability and homelessness.

12 Resident Survey

12.1 This sets out below the resident survey carried out on the Wendling Estate and St Stephens Close.

Survey Name:	Copy of Copy of Wendling and St Stephens Close Estate Household Equalities Profile EQIA April 2019
Description:	
Introduction:	Camden Council has commissioned an independent team from Ottaway Strategic Management Ltd to carry out an Equality Impact Assessment in light of the regeneration of the estate. The Equality Impact Assessment will review practices and processes associated with the regeneration to ensure that they are fair and do not discriminate against different people. The council wants to identify different impacts on different people and seeks to ensure fairness and equality for residents throughout the regeneration process. This survey seeks to establish the equality and diversity make up of your household. It will help inform the regeneration programme and ensure that specific needs of each household are understood and where possible reduce any negative impacts. The survey will ask questions about the whole household. Please try to answer the survey as accurately as possible. If there are aspects of the surveys you do not want to discuss please state that you would 'prefer not to say'
Conclusion:	Thank you for completing the survey
Survey Created on:	5/7/2019 7:10:55 PM

Q 1 Single Select	
Question Text	Answers
1. What is the Tenure of this Household?	A 1 Council Tenancy
	A 2 Leaseholder
	A 3 Private Tenancy
	A 4 Registered Social Landlord Tenancy
	A 5 Prefer not to say
	Next: Q 2

Q 2 Single Select	
Question Text	Answers
2. How many people live in your household?:	A 1 1
	A 2 2
	A 3 3
	A 4 4
	A 5 5
	A 6 6
	A 7 7
	A 8 8
	A 9 Prefer not to say
	Next: Q 3

Q 3 Grid - Multi Select		
Question Text	Statements	Answers
3. What is the Gender makeup of your household (Starting with yourself then the eldest to the youngest):	\$ 1 Male	A 1 person 1
	\$ 2 Female	A 2 person 2
	\$ 3 Transgender	A 3 person 3
	\$ 4 Prefer not to say	A 4 person 4
		A 5 person 5
		A 6 person 6
		A 7 person 7
		A 8 person 8
		Next: Q 4

Q 4 Grid - Multi Select		
Question Text	Statements	Answers
4. Do any of your household have a disability? (Starting with yourself then the eldest to the youngest)	\$ 1 Yes	A 1 person 1
	\$ 2 No	A 2 person 2
	\$ 3 Prefer not to say	A 3 person 3
		A 4 person 4
		A 5 person 5
		A 6 person 6
		A 7 person 7
		A 8 person 8
		Next: Q 5

Q 5 Grid - Multi Select		
Question Text	Statements	Answers
5. Please could you say which of the following health/care needs members of your household may have. (Starting with yourself then the eldest to the youngest) (Note to team: this is a multi select option and if people have numerous needs please include all multiple responses).	\$ 1 Frail elderly	A 1 person 1
	\$ 2 Physical disability	A 2 person 2
	\$ 3 Learning disability	A 3 person 3
	\$ 4 Mental health problem	A 4 person 4
	\$ 5 Vulnerable young people and children leaving care	A 5 person 5
	\$ 6 Sensory disability	A 6 person 6
	\$ 7 Life limiting health condition	A 7 person 7
	\$ 8 Severe long term illness	A 8 person 8
	\$ 9 Other	
		Next: Q 6

Q 6 Grid - Multi Select

Question Text

6. What are the Ages of those In your Household? (I.e. the individual Age at date of their last birthday for each household member - starting with yourself then the eldest to the youngest)

Statements

- S 1** 0-5

- S 2** 6-11

- S 3** 12-16

- S 4** 17-24

- S 5** 25-34

- S 6** 35-44

- S 7** 45-54

- S 8** 55-64

- S 9** 65-74

- S 10** 75-84

- S 11** 85+

- S 12** Prefer not to say

Answers

- A 1** person 1

- A 2** person 2

- A 3** person 3

- A 4** person 4

- A 5** person 5

- A 6** person 6

- A 7** person 7

- A 8** person 8

Next: Q 7

Q 7 Grid - Multi Select

Question Text

7. What is the Ethnicity of your household members?
(Starting with yourself then the eldest to the youngest)

Statements

- \$ 1 White: English/Welsh/Scottish/Northern Irish/British

- \$ 2 White: Irish

- \$ 3 White: Travellers and Romany

- \$ 4 White: Other White

- \$ 5 Mixed/multiple ethnic group: White and Black Caribbean

- \$ 6 Mixed/multiple ethnic group: White and Black African

- \$ 7 Mixed/multiple ethnic group: White and Asian

- \$ 8 Mixed/multiple ethnic group: Other Mixed

- \$ 9 Asian/Asian British: Indian

- \$ 10 Asian/Asian British: Pakistani

- \$ 11 Asian/Asian British: Bangladeshi

- \$ 12 Asian/Asian British: Chinese

- \$ 13 Asian/Asian British: Other Asian

- \$ 14 Black/African/Caribbean/Black British: African Caribbean

- \$ 16 Black/African/Caribbean/Black British: Other Black

- \$ 17 Other ethnic group: Arab

- \$ 18 Other ethnic group: Any other ethnic group

- \$ 19 Prefer not to say

Answers

- A 1 person 1

- A 2 person 2

- A 3 person 3

- A 4 person 4

- A 5 person 5

- A 6 person 6

- A 7 person 7

- A 8 person 8

Next: Q 8

Q 8 Grid - Multi Select

Question Text

8. What is the Sexual Orientation of your household members? (Only applied to those over 16 years old - Starting with yourself then the eldest to the youngest)

Statements

- \$ 1 Heterosexual/Straight

- \$ 2 Gay/Lesbian

- \$ 3 Bisexual

- \$ 4 Other

- \$ 5 Prefer not to say

Answers

- A 1 person 1

- A 2 person 2

- A 3 person 3

- A 4 person 4

- A 5 person 5

- A 6 person 6

- A 7 person 7

- A 8 person 8

Next: Q 9

Q 9 Grid - Multi Select

Question Text	Statements	Answers
9. What is the Religion/Faith of members of your household? (Starting with yourself then the eldest to the youngest)	\$ 1 Christian	A 1 person 1
	\$ 2 Buddhist	A 2 person 2
	\$ 3 Hindu	A 3 person 3
	\$ 4 Jewish	A 4 person 4
	\$ 5 Muslim	A 5 person 5
	\$ 6 Sikh	A 6 person 6
	\$ 7 Other	A 7 person 7
	\$ 8 No Religion	A 8 person 8
	\$ 9 Atheist	
	\$ 10 Prefer not to say	

Next: Q 10

Q 10 Grid - Multi Select

Question Text	Statements	Answers
10. Is there anyone in your household that is either pregnant or undergoing a period of post birth care or maternity/paternity leave? (Starting with yourself then the eldest to the youngest)	\$ 1 Yes	A 1 person 1
	\$ 2 No	A 2 person 2
	\$ 3 Prefer not to say	A 3 person 3
		A 4 person 4
		A 5 person 5
		A 6 person 6
		A 7 person 7
		A 8 person 8

Next: Q 11

Q 11 Grid - Multi Select

Question Text

11. What is the legal, marital or same sex civil partnerships status of those who live in your household? (Only applies to household members over 16 years old - Starting with yourself then the eldest to the youngest)

Statements

- § 1 Never married and never registered a same sex civil partnership
- § 2 Married
- § 3 Separated, but still legally married
- § 4 Divorced
- § 5 Widowed
- § 6 In a registered same-sex civil partnership
- § 7 Separated, but still legally in a same sex civil partnership
- § 8 Formerly in a same-sex civil partnership which is now legally dissolved
- § 9 Surviving partner from a same-sex civil partnership
- § 10 Prefer not to say

Answers

- A 1 person 1
- A 2 person 2
- A 3 person 3
- A 4 person 4
- A 5 person 5
- A 6 person 6
- A 7 person 7
- A 8 person 8

Next: Q 12

Q 12 Grid - Multi Select

Question Text

12. In terms of Economic activity which of the following applies to members of your household? (Only applies to those over 16 years old - Starting with yourself then the eldest to the youngest)

Statements

- § 1 Employed Full Time
- § 2 Employed Part Time
- § 3 Self-employed Full Time
- § 4 Self-employed Part Time
- § 5 On government supported training programme
- § 6 Full time education
- § 7 Unemployed available for work
- § 8 Permanently sick/disabled
- § 9 Retired
- § 10 Looking after the home
- § 11 Doing something else (please specify?)
- § 12 Prefer not to say

Answers

- A 1 person 1
- A 2 person 2
- A 3 person 3
- A 4 person 4
- A 5 person 5
- A 6 person 6
- A 7 person 7
- A 8 person 8

Next: Q 13

Q 13 Single Select

Question Text
13. Which of the following, is the main language spoken in your household?

Answers

A 1 English Next: Q 15

A 2 Bengali

A 3 Somali

A 4 Arabic

A 5 Chinese (Mandarin)

A 6 Turkish

A 7 Prefer not to say Next: Q 15

A 8 Other (Please specify)

Next: Q 14

Q 14 Grid - Multi Select

Question Text
Q14. If English is not the main language of people living in your home, please rate on a scale of 1 to 5 your household's ability to converse in English? With 1 being low and 5 being high.

Statements

\$ 1 Spoken English

\$ 2 Written English

Answers

A 1 1

A 2 2

A 3 3

A 4 4

A 5 5

Next: Q 15

Q 15 Grid - Multi Select

Question Text
15. Are there any members in your household in receipt of means tested benefit?

Statements

\$ 1 Yes

\$ 2 No

\$ 3 Not sure

\$ 4 Prefer not to say

Answers

A 1 person 1

A 2 person 2

A 3 person 3

A 4 person 4

A 5 person 5

A 6 person 6

A 7 person 7

A 8 person 8

Next: Q 16

Q 16 Single Select

Question Text

16. Which of the following bandings does your annual household Income fall within?

Answers

A 1 Less than £10,000

A 2 £10,000 - £15,000

A 3 £15,000 - £20,000

A 4 £20,000 - £25,000

A 5 £25,000 - £30,000

A 6 £30,000 - £35,000

A 7 £35,000 - £40,000

A 8 £40,000 - £50,000

A 9 More than £50,000

A 10 Prefer not to say

Next: Q 17

Q 17 Single Select

Question Text

Q17. Through consultation with residents the council has a proposed the full demolition option for the redevelopment of the estate. From the following scale do you?

Answers

A 1 Disagree strongly with this option

A 2 Disagree with this option

A 3 Neither agree nor disagree with this option

A 4 Agree with this option

A 5 Agree strongly with this option

Next: Q 18

Q 18 Text

Question Text

Q18. With regards to you and your family are there any concerns you have about this option?

Next: Q 19

Q 19 Text

Question Text

Q19. With regards to you and your family what are the positive aspects of this option?

Next: Q 20

Q 20 Grid - Multi Select

Question Text

20. We would like to gauge other possible Impacts on your household and family. A list of possible Impacts is set out below do you feel they will have a positive Impact, no Impact or negative impact?

Statements	Answers
§ 1 The health and wellbeing needs of your household?	A 1 Positive Impact
§ 2 The child care and school provision of young people in your household?	A 2 No Impact
§ 3 The employment of those in your household?	A 3 Negative Impact
§ 4 The elderly care/ support received by members of your household?	A 4 Not sure
§ 5 The costs and expense of the household?	
§ 6 Anti-Social Behaviour on the estate?	

Next: Q 21

Q 21 Text

Question Text

21. What are the reasons you answered in the way you did?

Next: Q 22

Q 22 Single Select

Question Text

Thank you for your response. Would you like to provided with more information about the regeneration proposals.

Answers
A 1 Yes
A 2 No

Next: Q 23

Q 23 Text

Question Text

Name of Respondent:

Next: Q 24

Q 24 Signature

Question Text

Householder consent - Information recorded about you will be held securely in-line with the General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679). It may be shared with the council to support your needs in the regeneration of the estate, but will not be disclosed to any other party, unless for legal reasons. By signing this disclosure, you are providing consent that this data transfer, for the purpose of referrals to services can be made under General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679), you have the right to request access to any personal information held by the LB of Camden.

Next: Q 25

Q 25 Text

Question Text

Block and house number e.g. Crown House 42

Next: Conclusion

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WENDLING & ST STEPHENS



INTRODUCTION

Metropolitan Workshop were appointed by Camden to develop three options for the potential redevelopment of the estate, with varying degrees of intervention, to establish with residents a preferred and viable option to take forward to a residents ballot as described in new GLA guidelines.

The scope of our work was to develop these three options in conjunction with residents, Camden, viability and cost consultants, as well as buildability and construction logistics consultants. The output would be a proposed option which had the support of the residents that Camden could then take to their Cabinet for approval to develop the designs to a level that was suitable to allow a residents ballot.

To clarify, the scope of this document and this commission was to develop a preferred strategic option for the estate. At that stage that option would not be in sufficient detail to hold a ballot and would require further design development work that is outside of the scope of this commission.

The three options were broadly titled Low, Medium and High. 'Low' would involve no demolition of any existing homes, with the insertion of infill homes where possible and some new-build, where possible. 'Medium' would involve some demolition of existing homes and a combination of infill and new-build. 'High' would involve full demolition of the estate and a new-build scheme.

These three options were developed and presented to residents at resident exhibitions and workshops, culminating in a wider-community exhibition with a proposed option.



CONTENTS

This document collates the work prepared in the process of developing the three options and the accompanying consultation material. Preliminary site analysis and the development of a resident's brief are also collected here, along with design development work and buildability appraisals of the more complex options, the low and the medium options.

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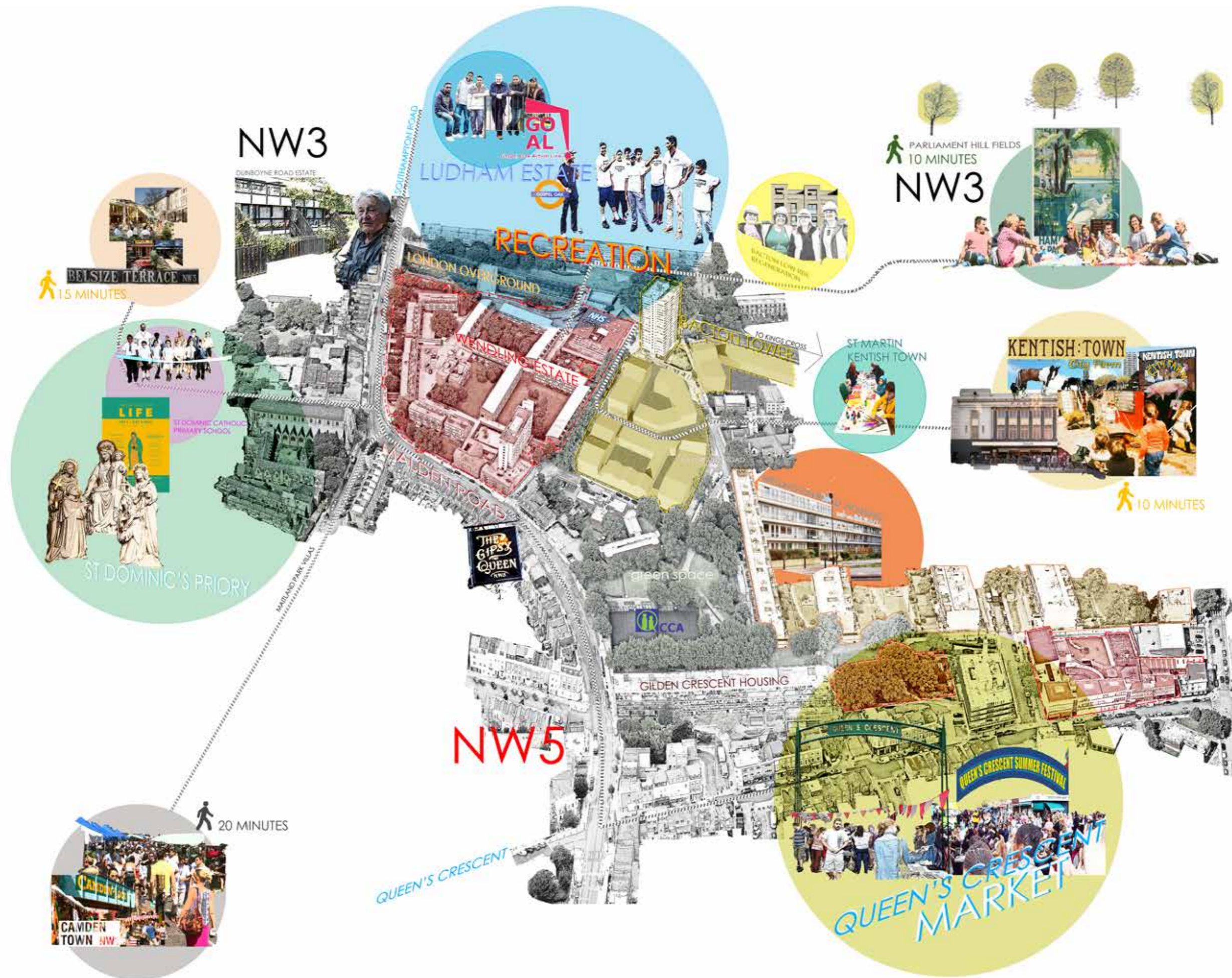






THE SITE





Above: Social map of Wending and the wider area

WENDLING, ST. STEPHENS AND THE LOCAL NEIGHBOURHOOD

Wendling is one of a number of large housing estates in the Gospel Oak area, originally part of the wider Lismore Circus Estate, along with Bacton, Waxham and Ludham estates created in the 1970s for the London Borough of St Pancras (until 1965) and subsequently Camden. The estates centre on Lismore Circus bounded by Mansfield Road to the north, Southampton Road to the west, Grafton Road to the east and Queen's Crescent, with its street market, to the south.

The development of the Lismore Circus Estate in the 1970s, created 4819 flats in addition to community facilities spread over 15 hectares, and involved widespread demolition and re-planning of the urban grain, which had already been fundamentally altered following the introduction of the railway creating a barrier between Gospel Oak to the south, and the wealth and open space of Hampstead to the north.

Design approach

Our design ethos on estate regeneration projects always comes from a close engagement with the residents, social context and the site. It also comes from a detailed understanding of the physical, cultural and economic context – the nature of place.

We create an open and iterative process using tested means of engaging clients – models, analysis drawings, sketches, workshops, optioneering – that is enjoyable, stimulating, and adds value. Working in this way produces solutions that exceed expectations and provides integrity in our masterplanning work.

We will work together with residents, Camden Council and other consultants to define what aspects of design quality are important. We want the residents to feel proud of their part of London and what they will achieve through participating in the project.

Place-making

Regeneration presents an opportunity to invest in and transform Wendling Estate and the wider neighbourhood to improve the quality of homes and quality of life for existing residents and build additional homes for future residents.

The design should be drawn from the residents' needs and aspirations and an in-depth understanding of the strengths and qualities of the existing community and place. It should provide high quality but not high cost new homes and pay careful attention to the daily activities within a home and to the changing needs of individuals and households over a lifetime.

It should improve connections into the wider neighbourhood and set out a series of thoughtfully designed private, communal and public amenity spaces to enhance quality of life of individual people and support communal life of a mix of people - young and old, from different cultures and backgrounds and different housing tenures.





Above: Historic photos of the podium after completion

HISTORY OF THE ESTATE

Wendling Estate is found in Gospel Oak, a suburban area of North London situated as it is in the southern part of Hampstead Heath. In the mid-1800s Lord Mansfield, Lord Southampton and Lord Lisburne began developing plans for a residential neighbourhood, envisioning Victorian streets radiating from Lismore Circus. This was stopped by the development of the railway lines (currently used by TfL for Overground trains) which resulted in the construction of only a few cottages.

Further developments came in the early 20th century, in conjunction with nearby projects such as Mansfield Conservation Area. This resulted in the construction of new terraced houses around Gospel Oak Grove and Rochford Street.

WW2 Bombings damaged the area severely, which led to the Victorian rows being torn down. Wendling Estate was built to replace these. Whilst Wendling and St Stephen's Close were built between 1960-1970's, 7 of the Wendling blocks underwent refurbishment with new lightweight roofs in 2005.

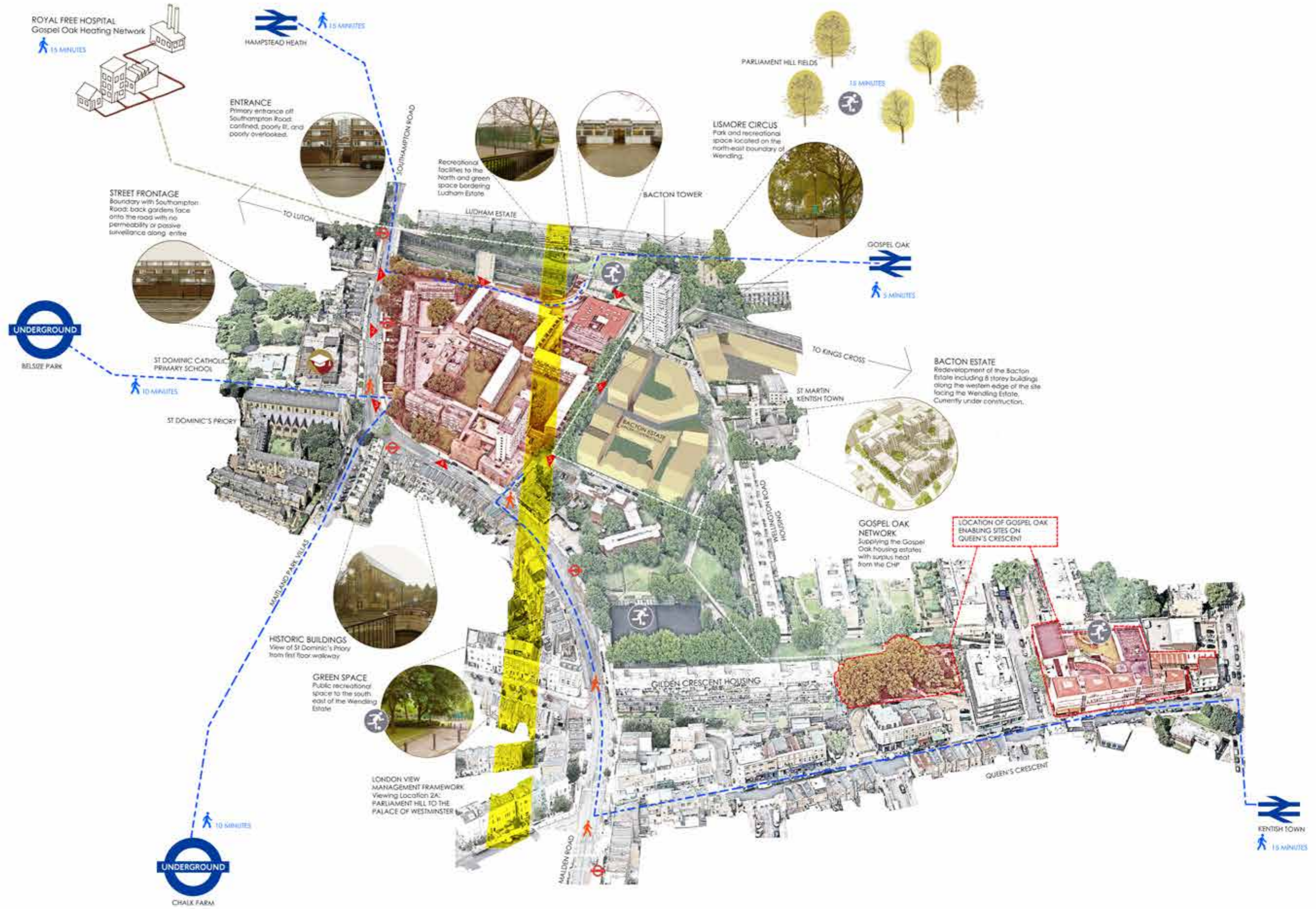


Above: Aerial views of the estate soon after it was built



Above: Aerial views of the estate soon after it was built

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Above: Context map of Wendling with nearest transport links

WIDER CONSIDERATIONS

The issues of impenetrability created by the estate's detachment from neighbouring areas remain apparent. Wendling is bordered by Southampton Road to the west, Malden Road to the south, the Bacton Estate to the east – currently in the process of being redeveloped – and the railway to the north. It is within walking distance of affluent inner London suburbs Belsize Park, Hampstead and Kentish Town however the reconfigured road layout and the barrier formed by the railway makes these geographically short journeys inefficient.

The neighbourhood is centred on the retail and community facilities of Queen's Crescent, a 5 minute walk to the south east, which include a public library, community centre, post office and sports facilities, with further retail on Southampton Road and Malden Road. Bus connections to central London are well located directly outside the estate, and several rail and underground stations are within 1km. The green spaces and recreational facilities of Parliament Hill Fields are also a short walk away.

Gospel Oak has many diverse community organisations who play a significant role in local politics, youth action, activities and events.

The local neighbourhood covers a wide range of local interest groups including two large churches, schools, community groups, and an active street market.

We recognise residents of the Wendling Estate have been consulted about regeneration options in the past. We are committed to a community-led design approach that will support residents to re-engage with the design and development process, following potential past disappointment, to build a shared vision that is achievable with wider social ambitions of the CIP and meaningful for the important residents of this special part of London. Engagement will be designed to meet the following objectives:

To build trust and to clearly communicate the Council's vision and aspirations for the estate;

To identify local need and demonstrate how the regeneration proposals benefit local people;

To engage every resident and ensure on-going dialogue to shape and optimise the scheme;

To maintain support for the project to ensure its delivery;

To deliver the evidence of community consultation required for Cabinet to take a decision;

To capture the ongoing conversations with residents and stakeholders which are reflected in the project brief;

To undertake activities that enhance the project's positive benefits for the local community;

To measure the social impact of the project to improve future projects.

Above: Wendling is characterised by an abundance of walkways and bridges connecting the residential blocks, surrounding a series of green spaces which are currently not accessible by residents

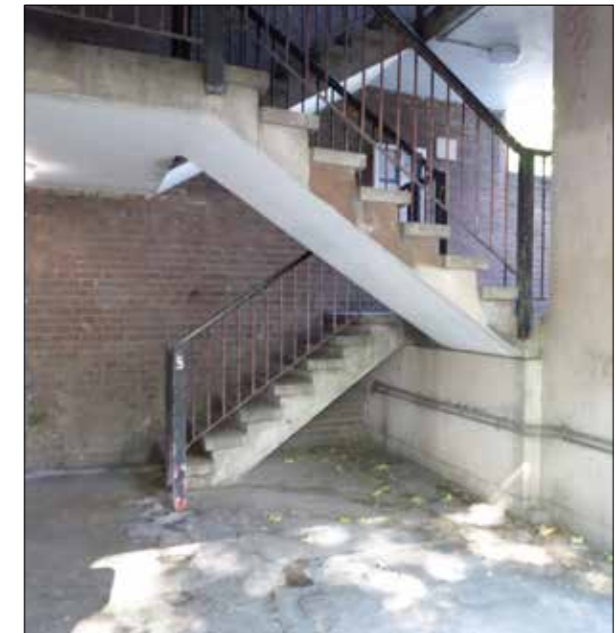




Above: Whilst there is an abundance of green spaces most of them are currently inaccessible. The photos are taken from the units in block I and J.

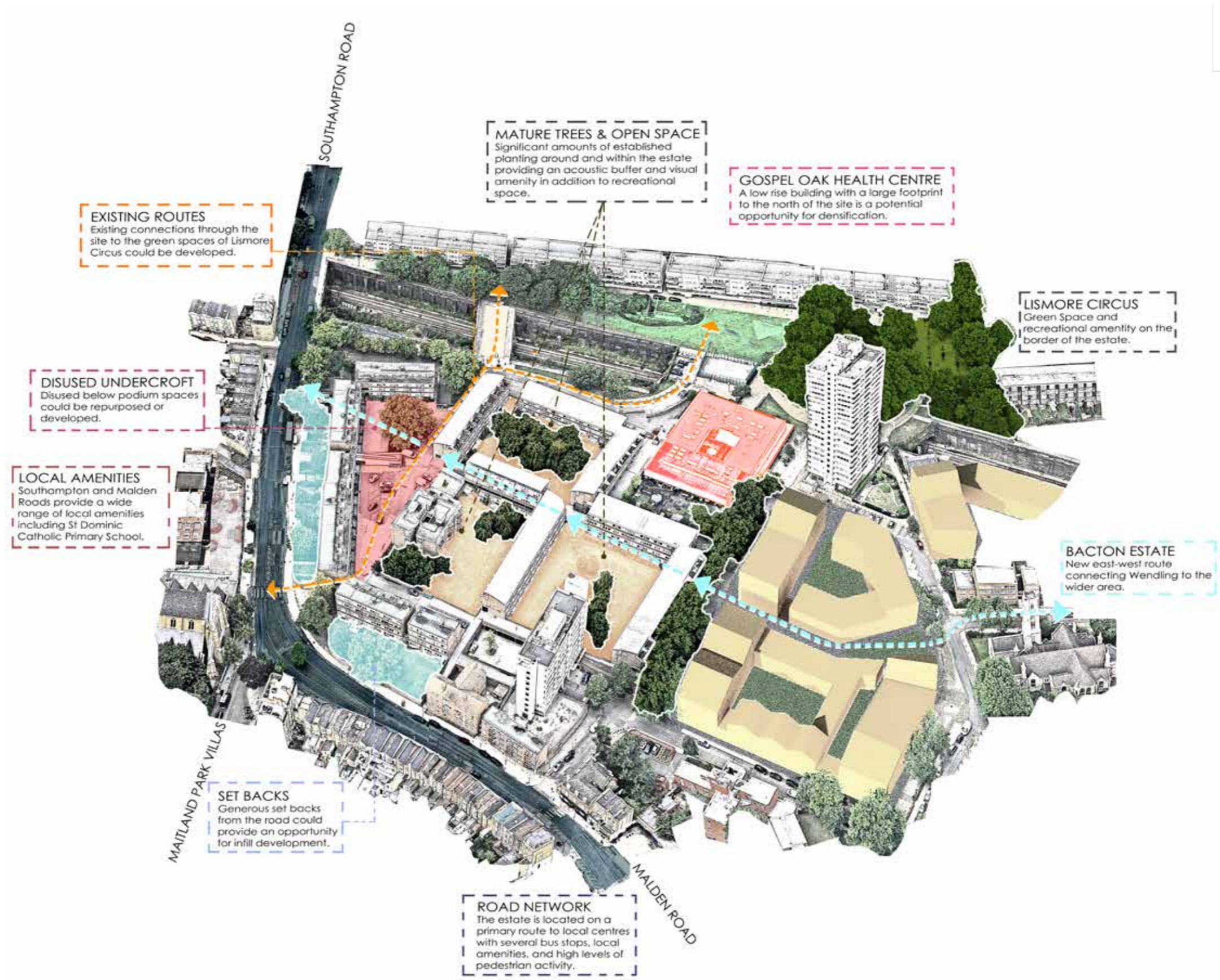
CURRENT CONDITIONS

Below: Photos of the existing estate showing the continuous change in level, alternating between street level, podium and walkways. This result in a lack of hierarchy between the spaces and unclear legibility of the site.



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Above: this map shows the different opportunities and strengths in and around Wendling

OPPORTUNITIES

The regeneration of the neighbouring Bacton Low-Rise provides the opportunity to open up a new route between Grafton Road to the east, and Southampton Road to the west, tying the estate into the urban fabric of the surrounding streets, greatly improving permeability and beginning to address the issue of short but inefficient journeys caused by the impenetrability of the estate.

There are two pedestrian links across the railway to the green space of Lismore Circus. However they connect only into the raised walkways that lead into Wendling and not directly into the wider street network. The opportunity to form new east-west and north-south routes would be highly beneficial in improving the permeability of the estate and its integration into the wider area, and the quality of the existing public space within the estate.

Buildings within the estate are generally low rise with most four storeys with generous interiors that are popular with occupants. To the south east of the site is a taller ten storey residential building set back from Haverstock Road, and at the north eastern corner the two storey Gospel Oak Health Centre. This allows good solar penetration to the interior, and avoids the London View Management Corridor from Parliament Hill to the Palace of Westminster which runs north-south through the eastern half of the estate.

The height datum sits comfortably within the surrounding context which is predominantly four storeys with the notable exception of Bacton Tower. However given that the proposals for the replacement buildings on the Bacton Low Rise site vary between

four and eight storeys, there is scope to increase the height of buildings on the site, increasing the density of dwellings whilst preserving the open space.

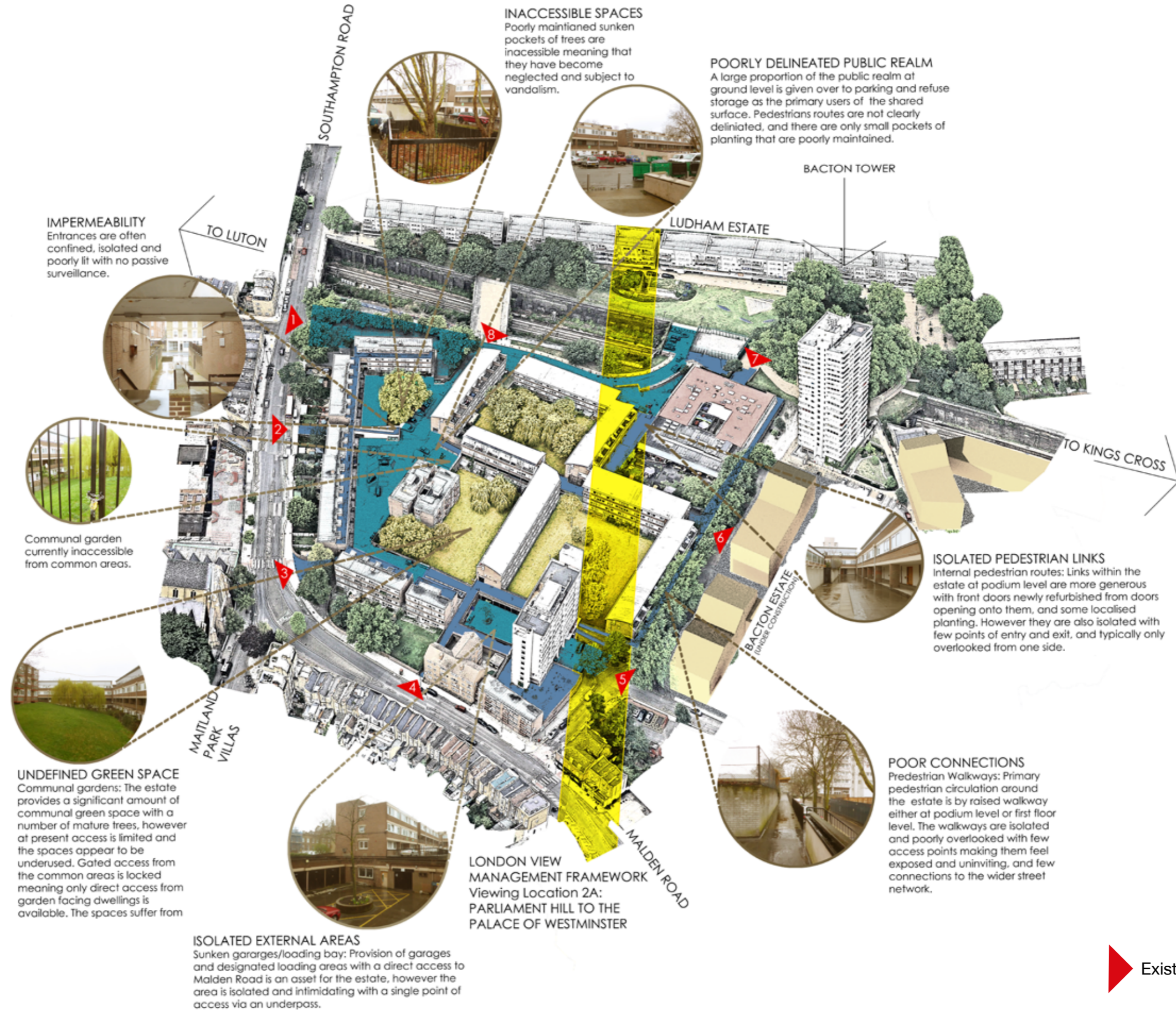
Lismore Circus provides valuable green space along the railway, acting as a visual and acoustic buffer of the dwellings, and providing public realm and play space between Ludham and Wendling.

With the improvement of links through the site there is an opportunity to increase the provision of green space, which is too small for most recreation, to the south of the railway and create a more generous park that opens the estate up to its neighbours and encourages non-residents to use the routes through the estate rather than bypassing it.

The inaccessibility of the undercroft highlighted in the Design Brief provides an opportunity to explore a restructuring of the public realm without compromising usable space. The potential to return pedestrian routes to ground level and link them with the surrounding infrastructure and readdress the relationship between hard and soft landscaping.

Below: the ongoing regeneration of estates nearby and the its location make Wendling an exciting opportunity to create new high quality housing





Above: this map shows several problematic aspects of the estate that contribute to its isolation

CONSTRAINTS

Wendling Estate is inward looking, turning its back on the surrounding roads and railway. There are no vehicular routes across the site. Connectivity from one side to the other is poor leading to wider issues of dead ends, poor passive surveillance and anti-social behaviour.

The four-storey buildings along Southampton road are separated from the street by 10m-long back gardens presenting the public realm with a continuous 2m high blank brick wall. Two narrow breaks in its length form the primary entrances for pedestrians. They are both confined, poorly lit, and in the case of the entrance opposite St Dominic's Priory, inaccessible to residents that are not fully ambulant. The set-back has a negative impact on Southampton Road where the blank unbroken street elevation prevents overlooking and active frontage.

Pedestrian routes are almost exclusively raised up to podium level separating them from vehicles, creating a distinct disconnect with ground level. They form the primary internal structure of the site, providing entrances to front doors and enclosing the three internal courtyard gardens and areas of hard landscape which is currently car dominated.

These spaces are generous and provide good solar penetration into dwellings and the public realm, good face-to-face distances between dwellings, valuable green space with a number of mature trees within the estate and good visual amenity, front and back, for the dwellings adjacent. However, they also feel unwelcoming, both exposed and at the same time enclosed and isolated. The courtyard gardens are

currently inaccessible from communal areas and with only a small areas of the perimeter demised to individual dwellings the majority of the space is unused.

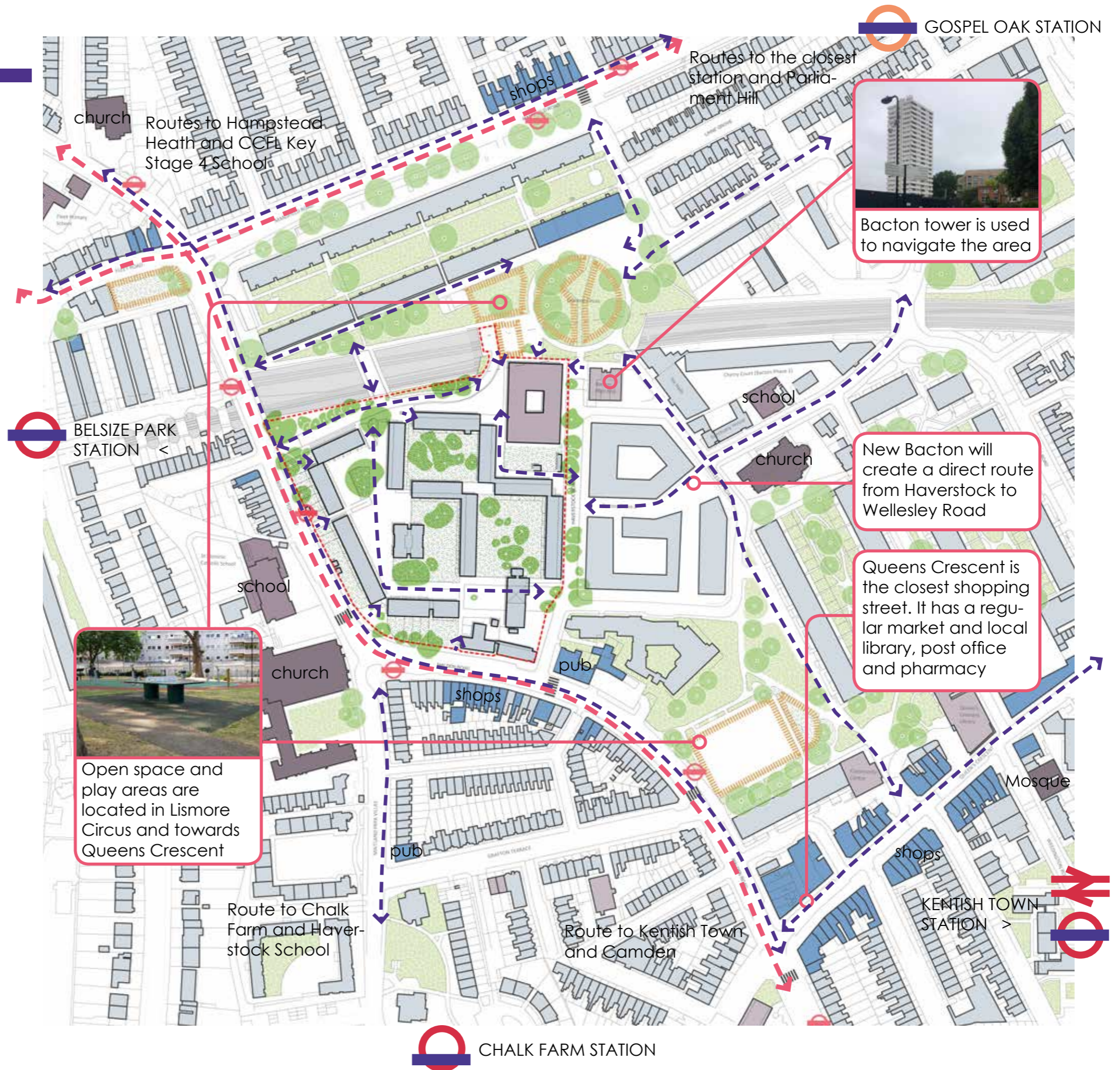
The raised nature of the pedestrian routes across the site mean that links with surrounding areas are poor. Narrow walkways bound the eastern edge of the estate bordering Haverstock Road, and the northern edge facing Lismore Circus, enclosed by a railing with few connections to street level. This lack of permeability to surrounding streets reinforces the insular nature of the estate and in turn makes it seemingly impenetrable and intimidating especially for non-residents.

Below: Wendling from Southampton Road. The front gardens and inactive spaces along the main road contribute to the inward-looking character of the estate.



ROUTES

The estate currently has very circuitous routes through it and poor connections to the surrounding streets. Although there are multiple entry and exit points to the estate, they are not clear or legible and routes into and out of the estate are confusing and unwelcoming.





Existing greens host multiple species of mature trees



London Plane trees line Haverstock Road



TREES LOCATION

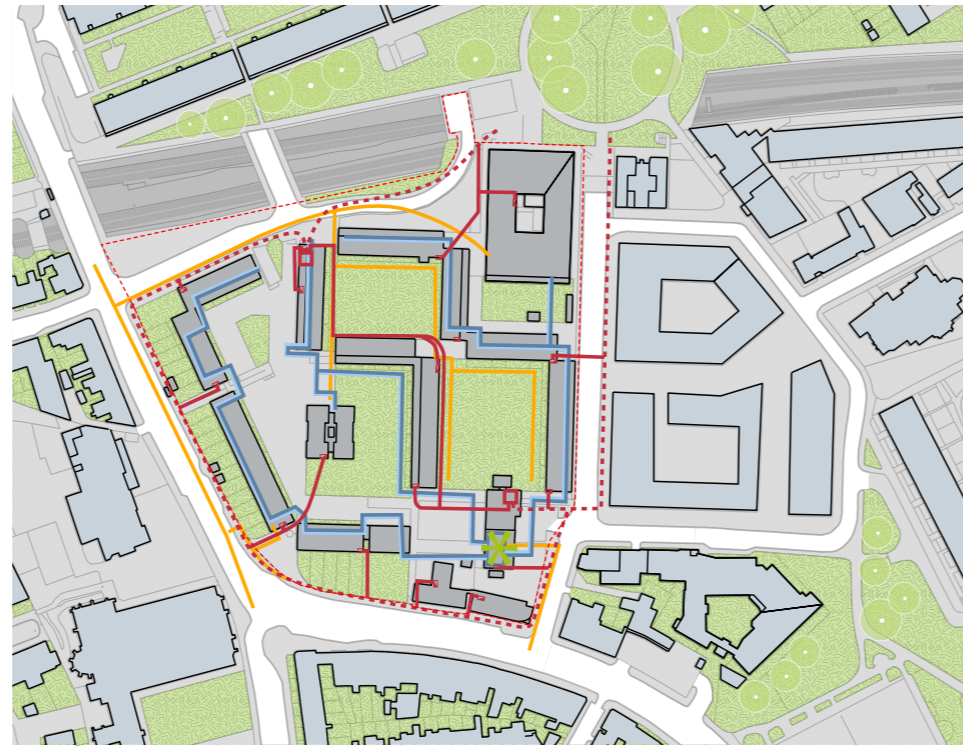
The estate has a number of existing mature trees of varying character and quality, which are at present an under-utilised asset. The lack of access to these green spaces is a cause of frustration to residents.

UTILITIES, ASSETS AND LEASEHOLDERS

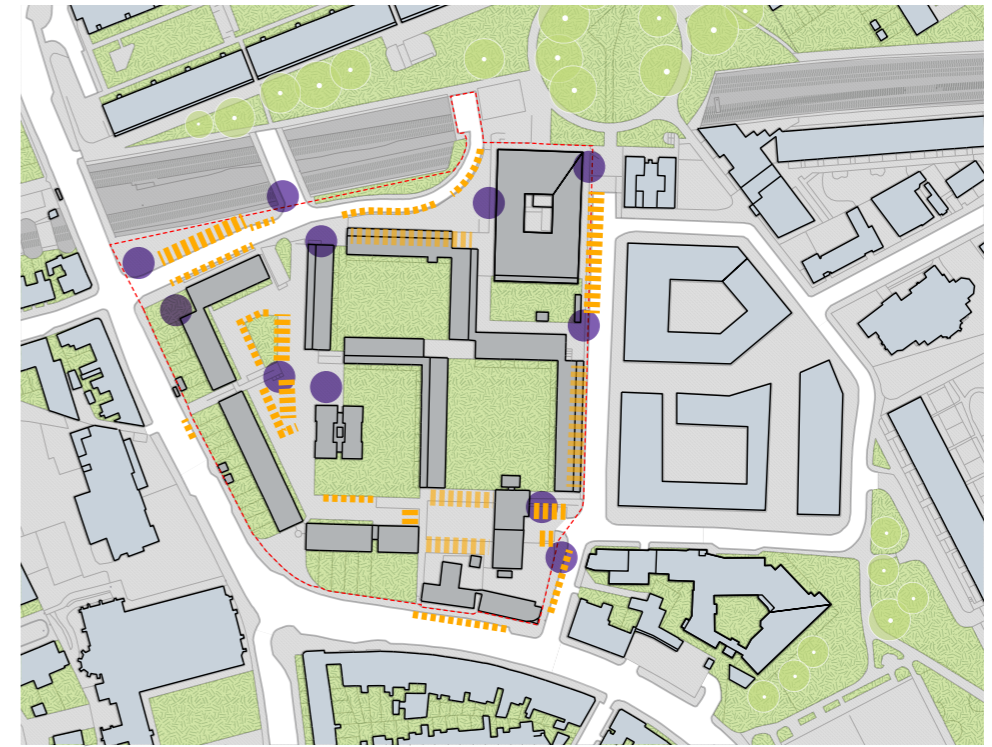
The estate has all the usual services distributed across the site. Of particular note is the location of district heating plant located at the base of the tower. This connects into the Royal Free heat network.

Car parking is generally at street level and on top of the podium. The parking podium itself is not used, other than as long-term storage. There is currently 65 garages and 71 hard standing bays either on the estate or around the estate perimeter.

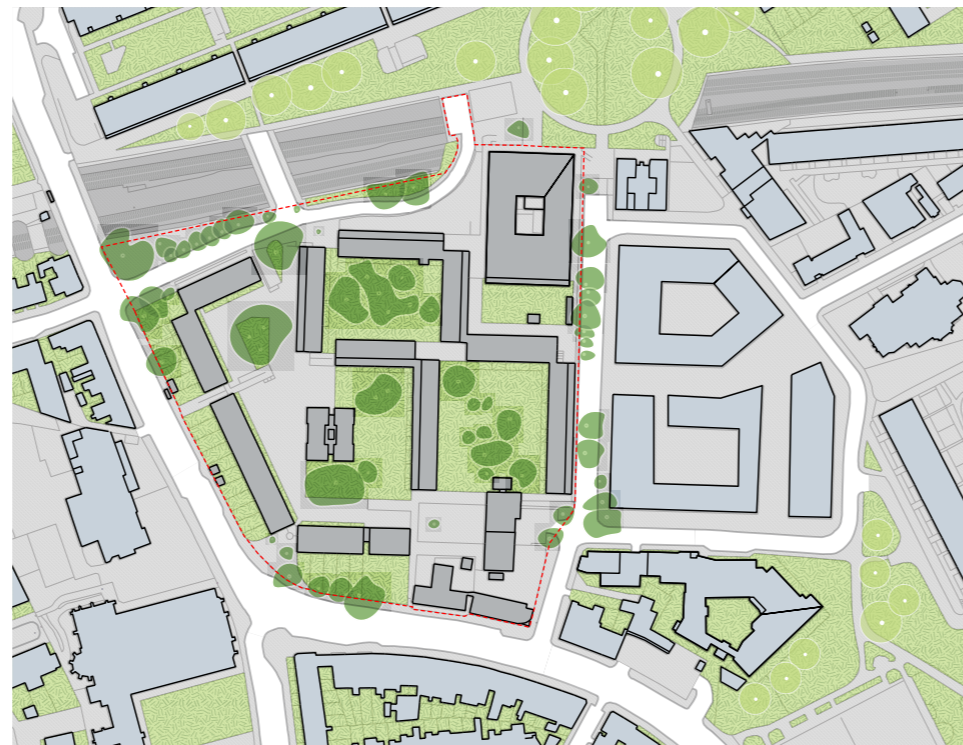
There are 47 leasehold properties on the estate, the diagram here shows the approximate areas where these are concentrated.



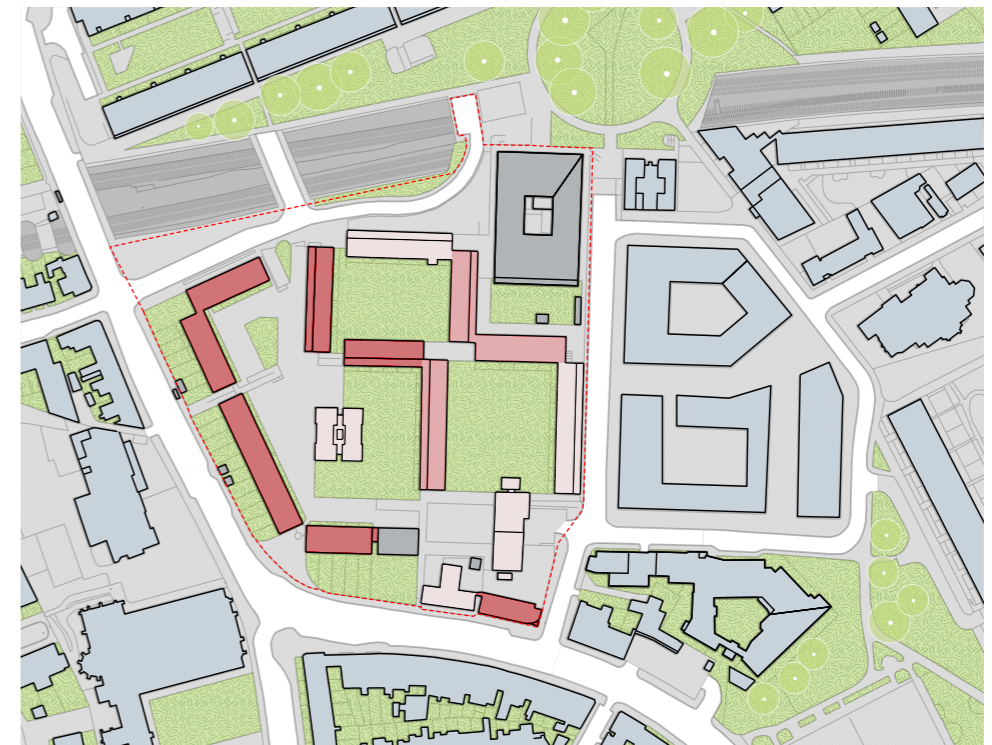
WATER GAS & ELECTRIC SERVICES



RESIDENT'S BIN STORES & PARKING



TREES

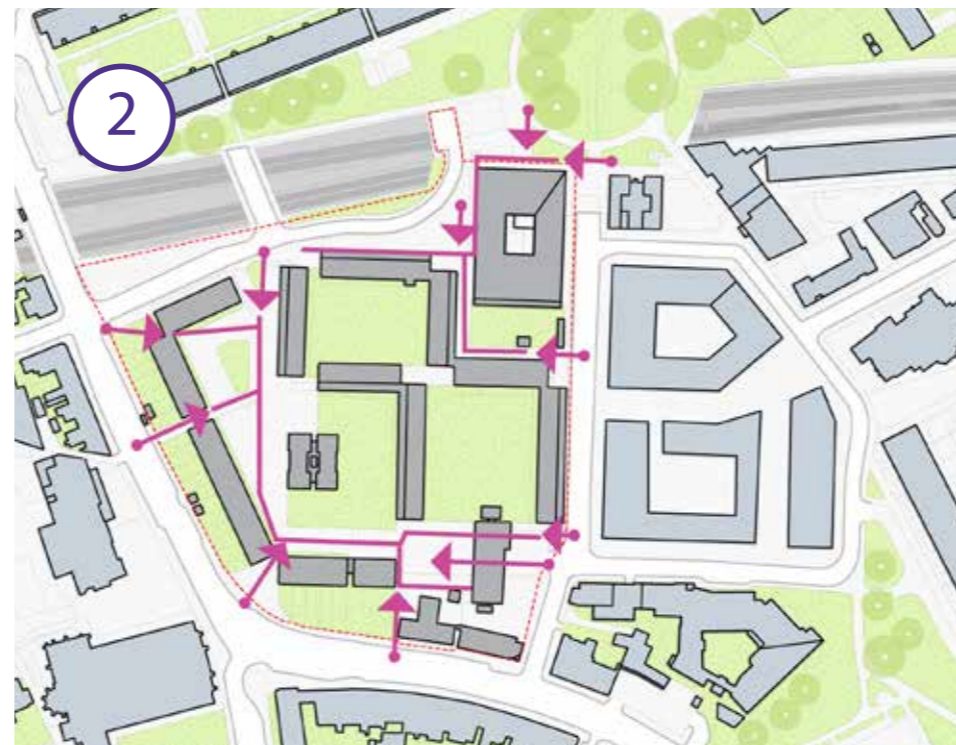


LEASEHOLDERS



1 LACK OF ACTIVE FRONTAGE

— barrier to green space ■ inaccessible green space



2 MULTIPLE ENTRANCES

← access point — publicly accessible route



3 LACK OF ACTIVE FRONTAGE

||||| blank wall or garage with no windows



4 COMPLEX SITE LEVELS

■ street level ■ higher level podium

KEY ISSUES TO ADDRESS

In order to develop future options we have identified 4 key areas which need addressing to create a better place for residents:

Poor access to green space. Whilst residents can use public green space nearby, they cannot enter the existing green spaces on site, so do not currently have a resident's only outdoor space.

Multiple entrances facilitate ASB by creating many routes for people to run and hide. It can also make it difficult to find your way around, especially if you are a visitor.

A lack of active frontage contributes to people feeling unsafe and encourages Anti Social Behaviour (ASB).

Active frontage is when the ground floor of buildings are visually or physically transparent and engage with the street next to it. For example, front doors at ground floor create more activity along it and windows create opportunities for passive surveillance discouraging loitering and ASB.

Complex site levels detach residents from the surrounding streets. Ramps, steps and raised walkways create a barrier, restricting access onto the site and limit development options.



PREVIOUS CONSULTATIONS AND RESIDENTS' BRIEF



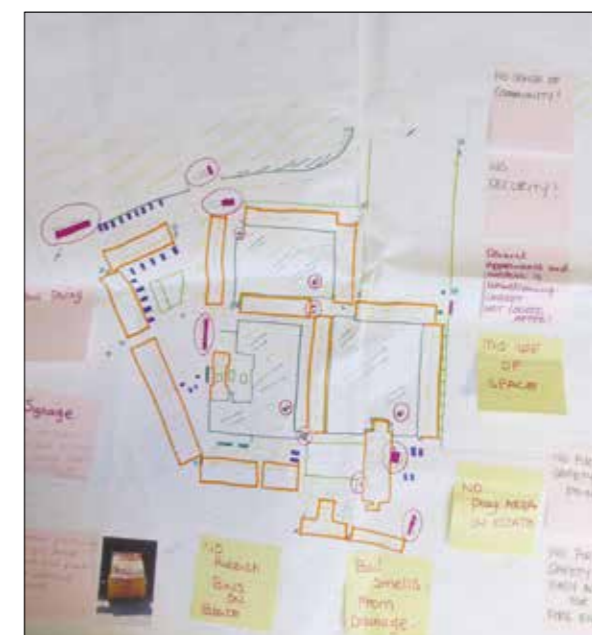
PREVIOUS RESIDENT ENGAGEMENT

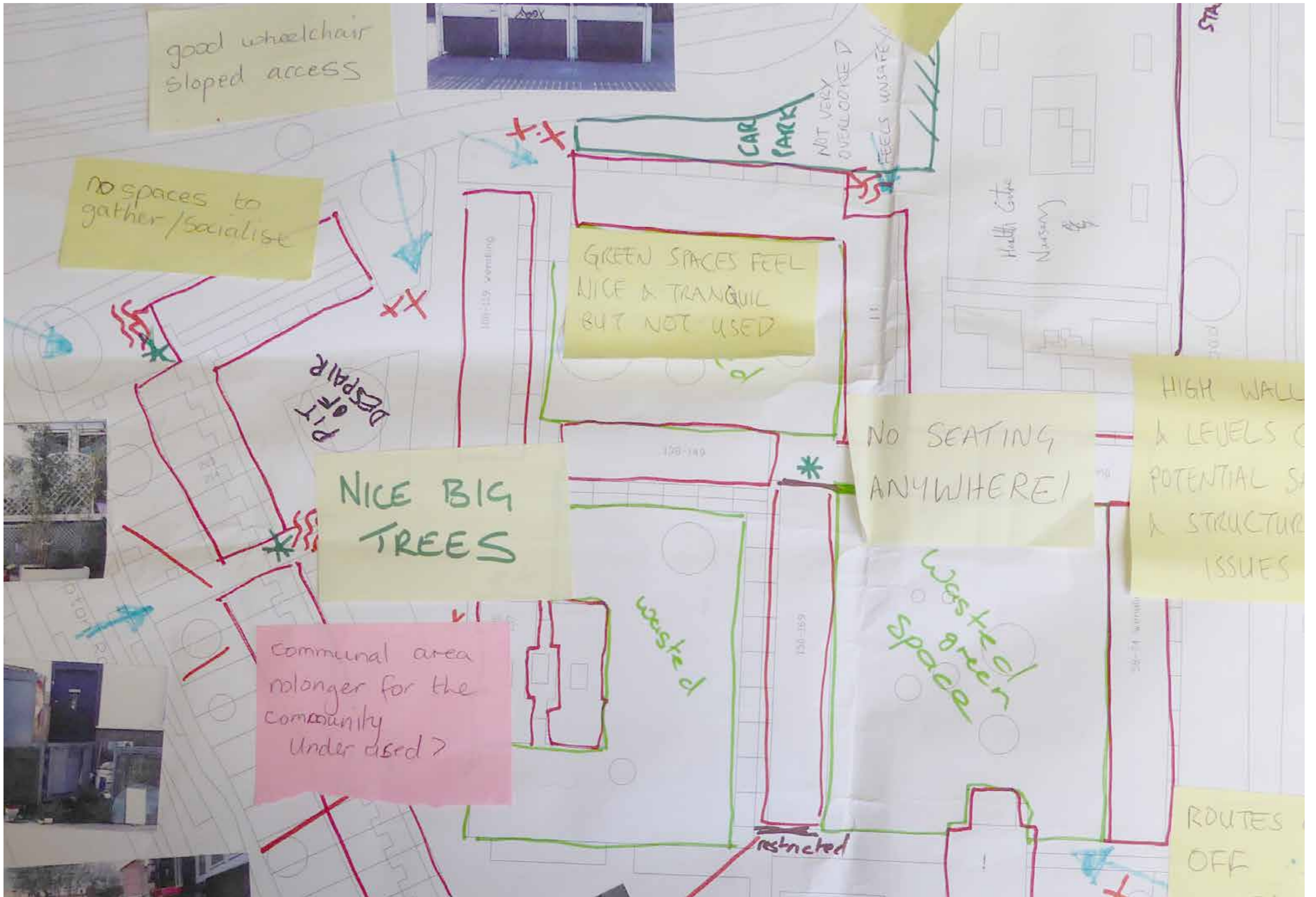
Below: Photos from the event.

Several events were held with the residents of the Wendling Estate in order to start engagement with the community and establish the common ideas on what are the strengths and weaknesses of the area and the estate.

This started with a brainstorm activity held with the community, where words associated with the estate were collected, counted and analysed in order to understand how the general public perceived Wendling.

We collected all the suggestions we received and listed them in terms of priority. The comments were then divided into sections, dealing with priorities for the future of the estate, working with Camden and any third parties; safety and security, the local area, outside and inside the new homes, landscape and services.





Above: Residents were involved in group activities and workshops to identify areas requiring improvements and highlight priorities in the residents' brief

RESIDENTS' BRIEF

The work that had been done with residents gave us sufficient material from which to develop an initial residents brief. This was a set of criteria against which any proposal for Wendling and St. Stephens could be assessed and it enshrined what residents felt was important for any redevelopment proposals to address. This brief was presented to residents to see if they agreed with it, or if there was anything that we had missed.

Versions of this brief as it evolved were presented at each of the resident consultation events.



OVERALL PRIORITIES:

- Create a place that feels safe
- Make accessible to all residents of all ages and abilities.
- **Safe areas for children to play in**



WORKING IN PARTNERSHIP:

- Positive engagement, participation and consistent communication at all stages of the process
- Improve the management and maintenance of the estate
- Restore, improve and strengthen the community spirit and the role of the community on the estate.
- **Truthful, rather than positive engagement**



SAFETY & SECURITY:

- Secure by design
- Improve accessibility and lighting with regards to security
- Improve accesses of the estate as well as the buildings
- Improve building layout with regards to visibility and isolation
- **More secure bike storage**
- **Ensure access to pedestrian walkways doesn't reduce safety**
- **Control antisocial behaviour in play areas and around the estate by reducing dead-ends and controlling entrances**



LOCAL AREA:

- Improve quality of the streets adjacent to the estate
- Improve lighting
- Distinct and clear routes through the estate
- **Control speed of cars through the estate**
- **Provide better routes to local services and shops**



LOCAL AREA:

- Increase dimensions in the new homes with larger bedrooms and better kitchens
- New homes to increase storage within the units
- Mixture of one level and split level
- **Windows to face more than one side for peace and quiet**
- **Prioritise future maintenance of homes**
- **Improve acoustics**



OUTSIDE YOUR HOME:

- Improve lighting to make the estate feel more welcoming
- Improve signage and way finding
- Improve lifts that service every floor
- Reintroduce traditional street pattern
- **Existing buildings feel old and unsafe, improve state and appeal of existing buildings**
- **Keep car parking provision the same or make better use of the podium**



LANDSCAPE & OPEN SPACE:

- Introduce play areas which can be overlooked
- Create shared and accessible open spaces
- Improve appearance and attractiveness of buildings on the estate.
- **Provide areas to green spaces**
- **Control areas to green spaces (residents only)**
- **Not enough play areas at the moment, make good use of the current open spaces**



ENVIRONMENT AND SERVICES:

- Provide better storage for bins and bikes
- Better recycling
- Prevent flytipping
- **Lots of rubbish bins too close to peoples homes - better storage required**



OPTIONS DEVELOPMENT

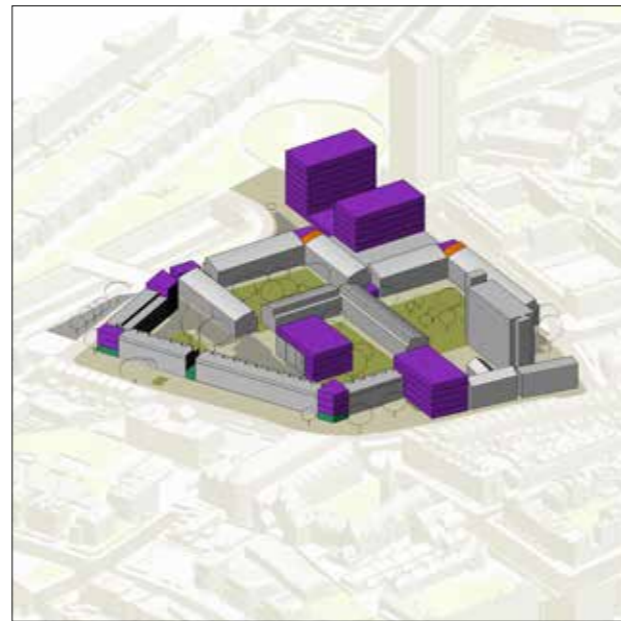


THE OPTIONS

These pages contain investigations, research and analysis for option 2 carried out before finalising each option.

The overarching brief from Camden was to develop three options for the estate, with varying degrees of intervention, to establish with the residents a preferred and viable option to take forward to a residents ballot. The scope of our work was to develop these three options in conjunction with residents, Camden, viability and cost consultants, as well as buildability and construction logistics consultants. The output would be a proposed option which Camden would then take to their Cabinet for approval to develop the designs to a level that was suitable to allow a residents ballot under the new GLA guidelines.

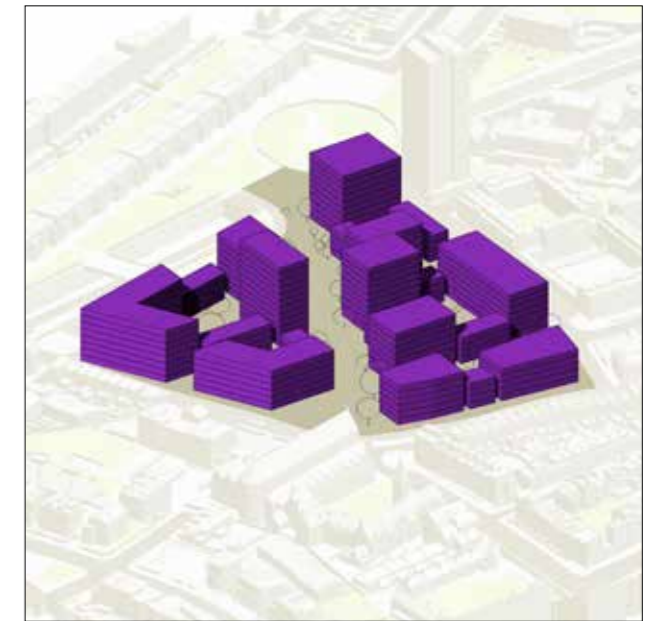
The three options were broadly titled Low, Medium and High. This section describes the development of those three options.



LOW OPTION
Minimum intervention approach with the use of infill buildings and small-scale alterations



MEDIUM OPTION
Demolition of a portion of the estate to construct a new route and new buildings, plus infill buildings and small-scale alterations



HIGH OPTION
Major intervention aiming to replace all the buildings and redesign the street pattern and public realm to better integrate it with the wider area

OPTION 1 (LOW)

These pages contain investigations, research and analysis for option 2 carried out before finalising each option. Below: Early collage for the low intervention

A minimum intervention approach would refurbish and upgrade existing buildings - beginning with a visual assessment of the fabric in terms of thermal envelope, security, access, living standards - including an options assessment outlining the benefits of differing approaches to the fabric, from upgrades to the envelope and energy efficiency, to full internal and external refurbishment.

It could include some small-scale interventions to help animate and activate the street, opening up new pedestrian links along identified desire lines, concentrating on the peripheries of the site, maximising the potential of what is currently unused space whilst endeavouring to create a more permeable perimeter. The existing housing would be retained, meaning that significant alterations to the structure of the undercroft and raised walkways would not be viable. Instead keyhole interventions are proposed to enliven some of the key entry points to the site and improve the accessibility of existing public spaces.

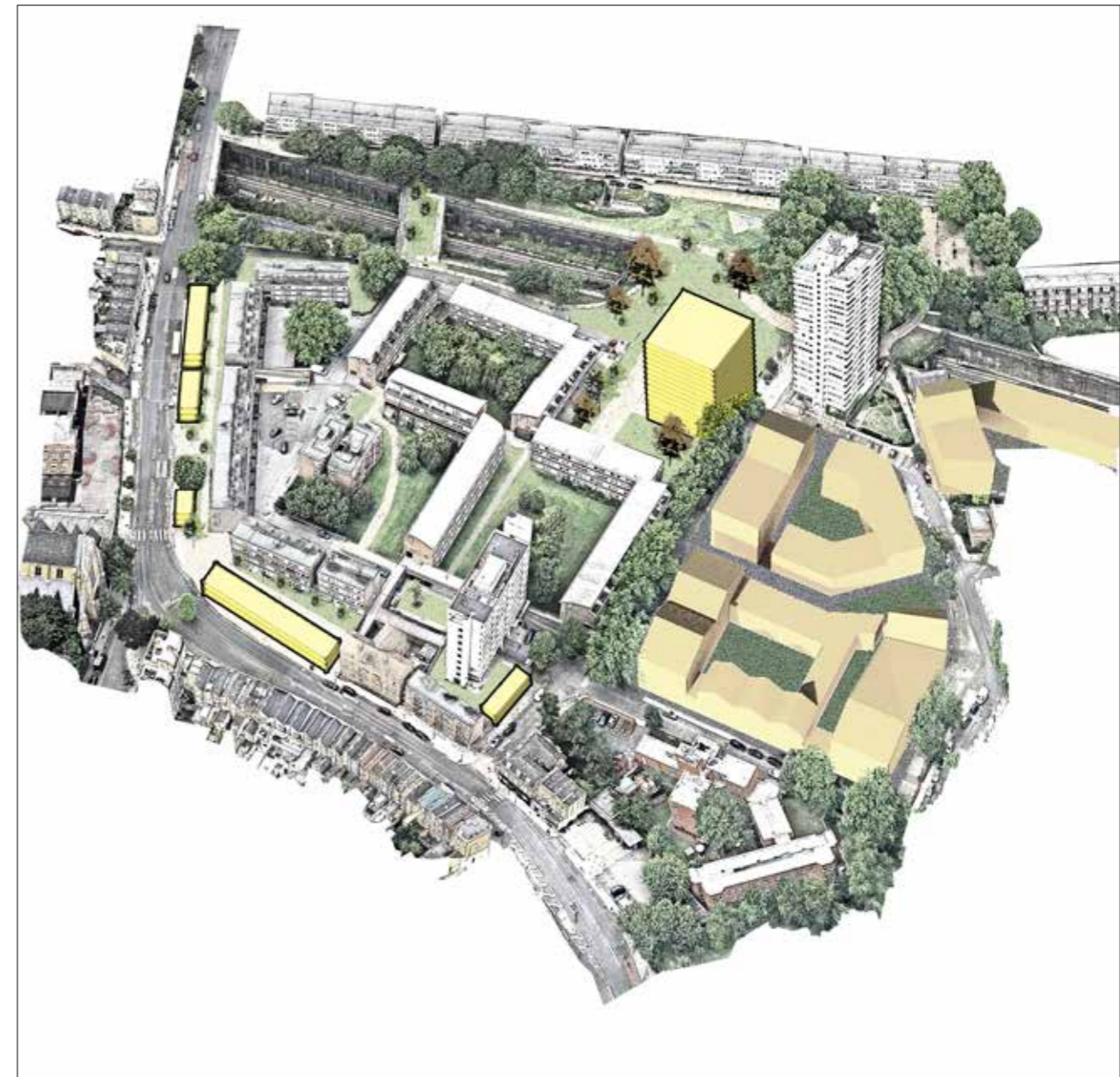
We propose to take advantage of the significant set-back along Southampton and Malden Roads by creating two small terraces of new dwellings along the street edge occupying some of the existing back gardens creating a mews-like condition which will enliven the section of blank wall along Southampton Road. This would create passive surveillance of the pedestrian zone and create a more coherent street frontage by forming a consistent building line with St Stephens Close. Introducing openings into the gable ends of these new dwellings could also improve the overlooking of the two primary entrances into the

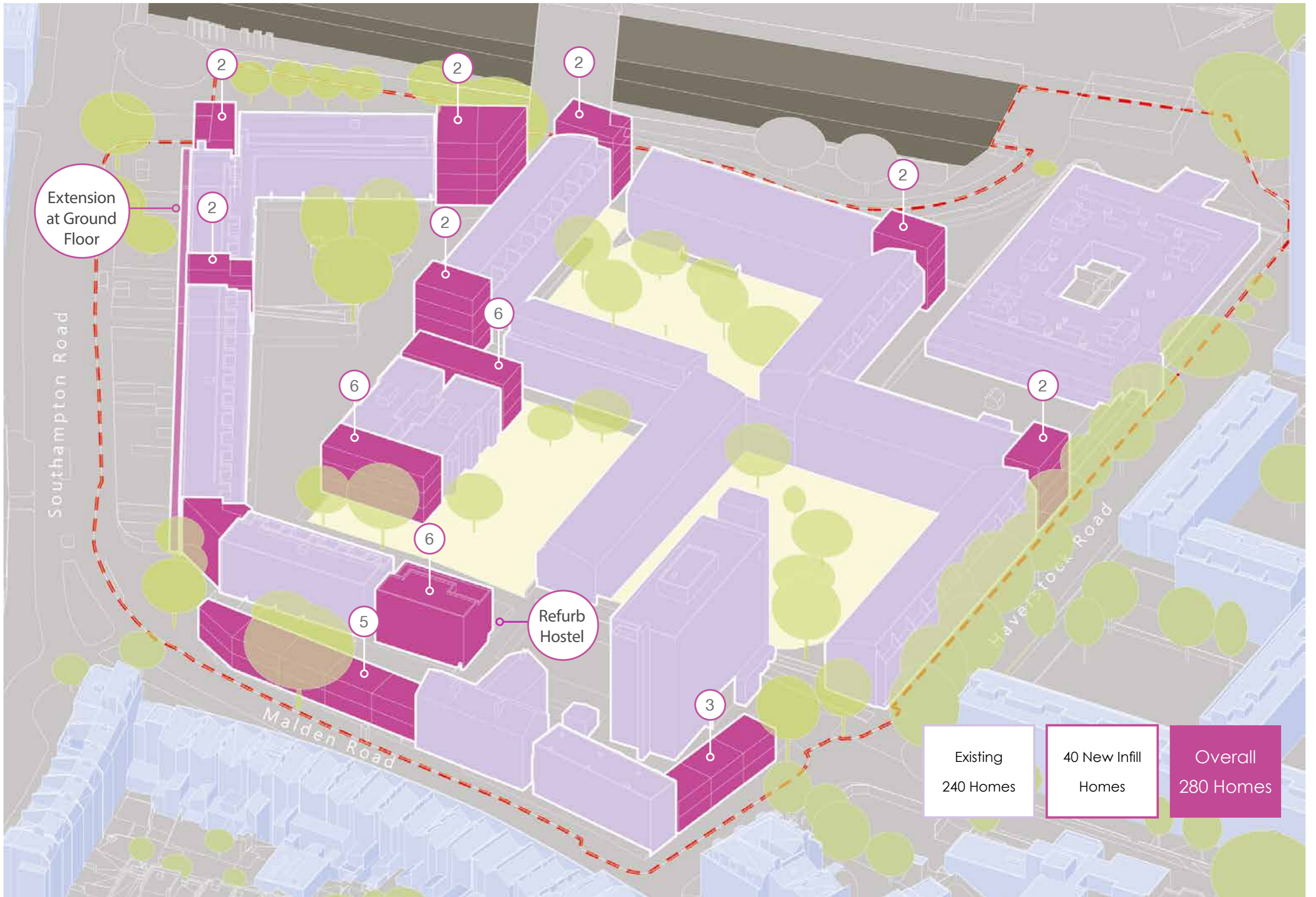
estate making these routes less intimidating.

A new row of duplexes could be formed on the south east corner of the site, occupying some of the podium space which is currently inaccessible and enclosing it to become a new raised courtyard. Improved passive surveillance at this entrance to the estate from Wellesley Road and linked into the courtyard gardens by removing a pair of existing garages and potentially forming a new stair to podium level. This would remove the existing dead end and beginning to improve connections between the public realm at podium and ground level.

A 12-15 storey building over a new ground and first floor Health Centre would provide a significant uplift in residential density whilst upgrading the existing health care facilities. It could addition to address the expanded Lismore Circus to the north, and provide much needed active frontage.

Within the estate additional planting in raised beds and refurbishment of the existing sunken gardens would be proposed to create more defined areas within the expanse of podium level parking. A lighting strategy would be developed for the existing walkways.





OPTION 1 (LOW) - DTM JULY 20TH

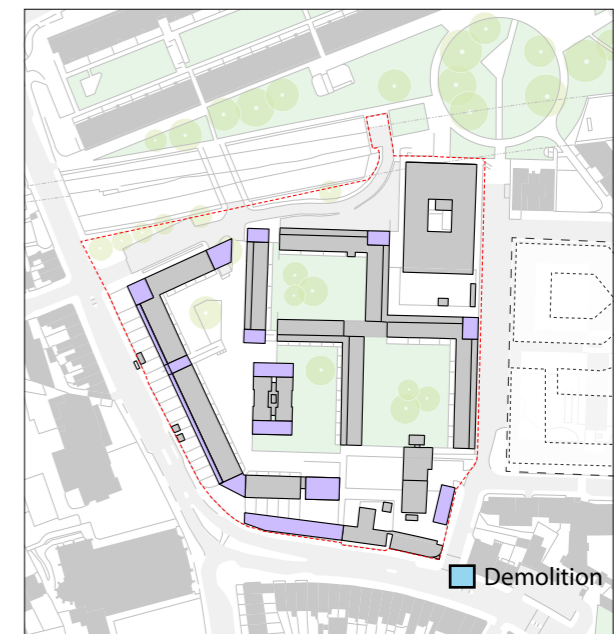
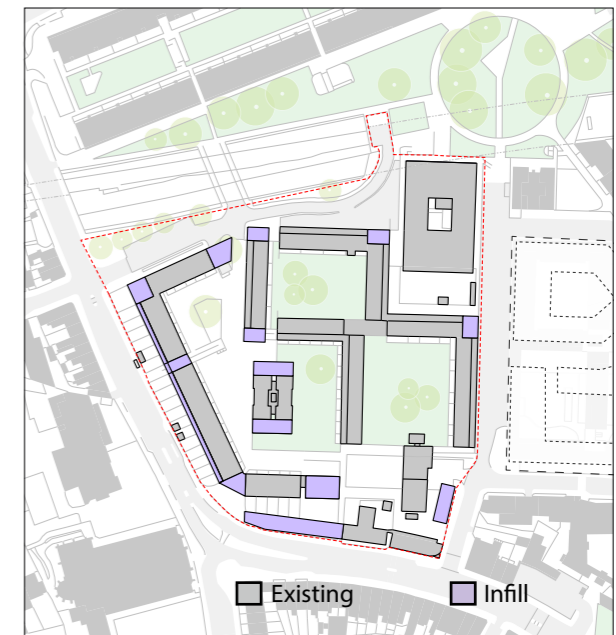
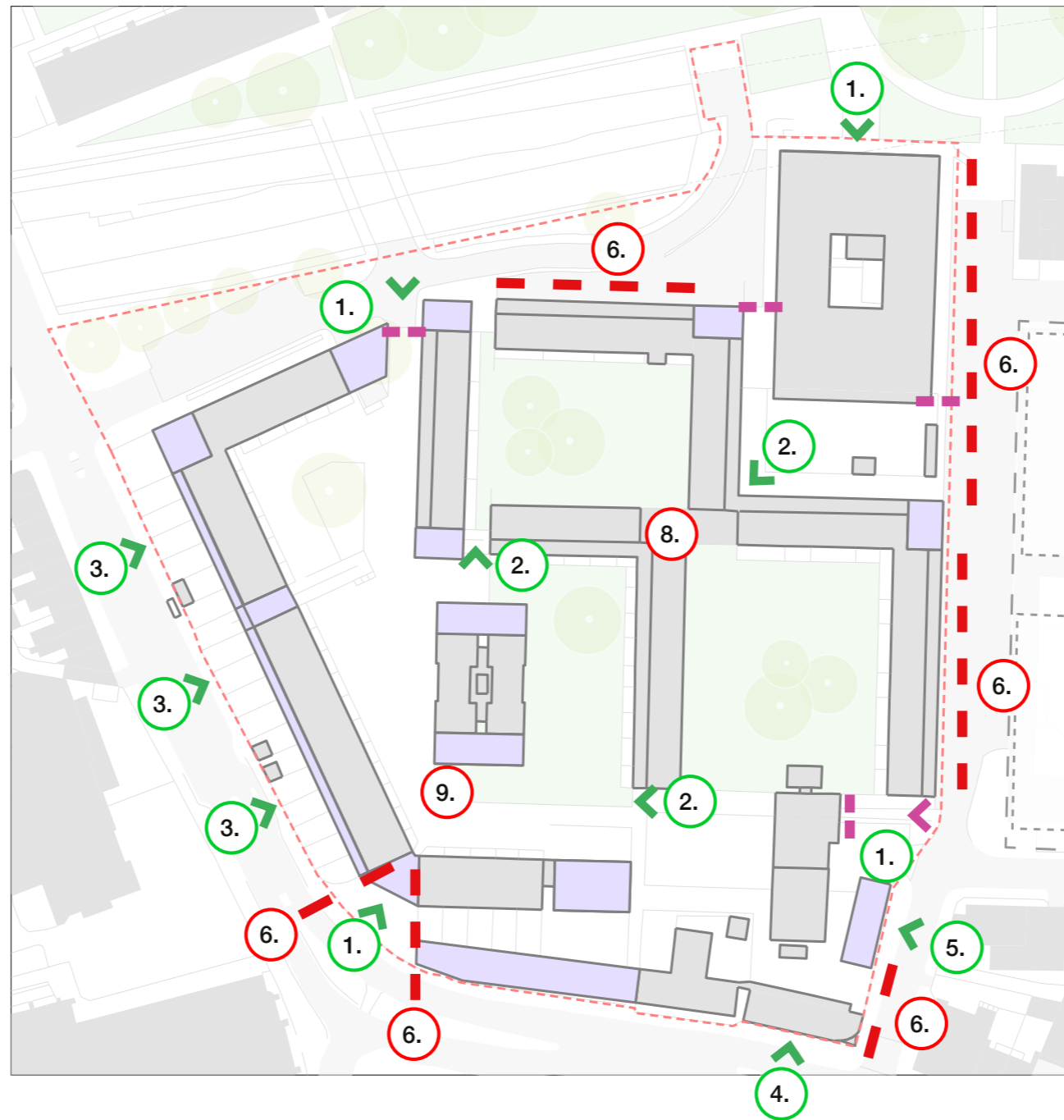
Diagrams below showing the continuous iteration for Option 1 (Low) from the DTM July 20th:
 No demolition; Southampton Road maisonettes reversed to face the street; Refurbish Hostel into residential; Infill where appropriate into new accommodation

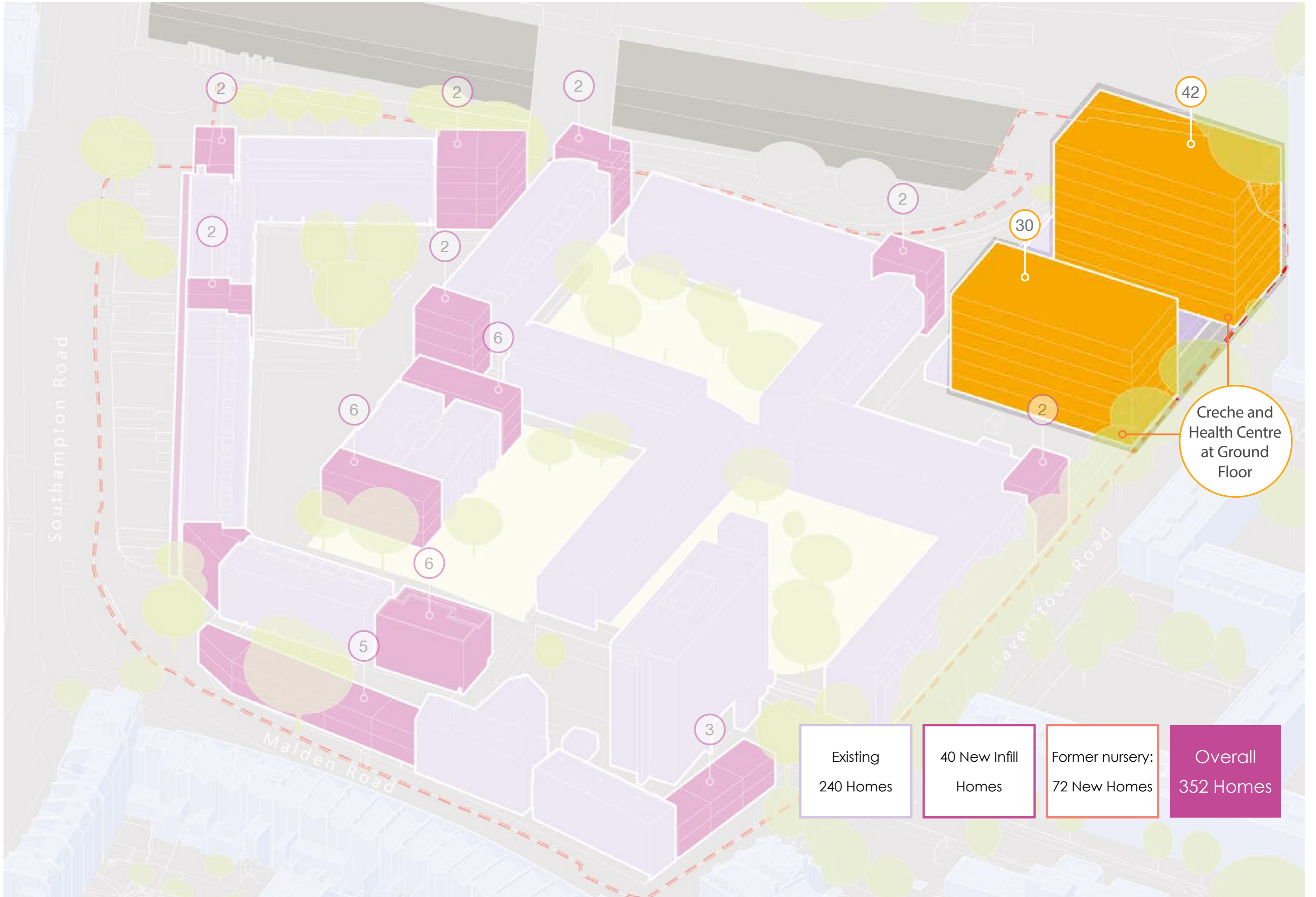
PROS

1. Reduce the number of routes through the estate by inserting new controlled entrances - improving accessibility and security
2. Reopen internal gated entrances to existing green spaces
3. Reorganise ground floor homes along Southampton Road, relocating entrances and removing brick wall to create active frontages
4. Insert new active frontage beneath Block 49 to 57 - removing blank facade
5. Add new homes on Haverstock Road to reduce length of inactive frontage

CONS

1. Reduce the number of routes through the estate by inserting new controlled entrances - improving accessibility and security
2. Reopen internal gated entrances to existing green spaces
3. Reorganise ground floor homes along Southampton Road, relocating entrances and removing brick wall to create active frontages
4. Insert new active frontage beneath Block 49 to 57 - removing blank facade
5. Add new homes on Haverstock Road to reduce length of inactive frontage





OPTION 1 (LOW+) - DTM JULY 20TH

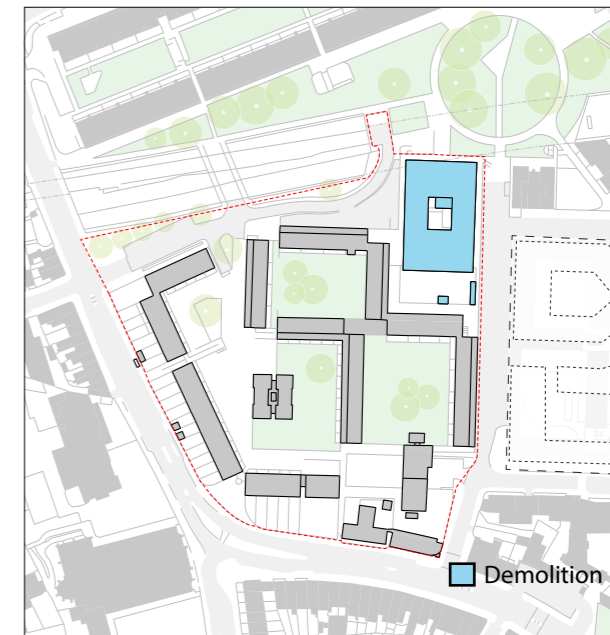
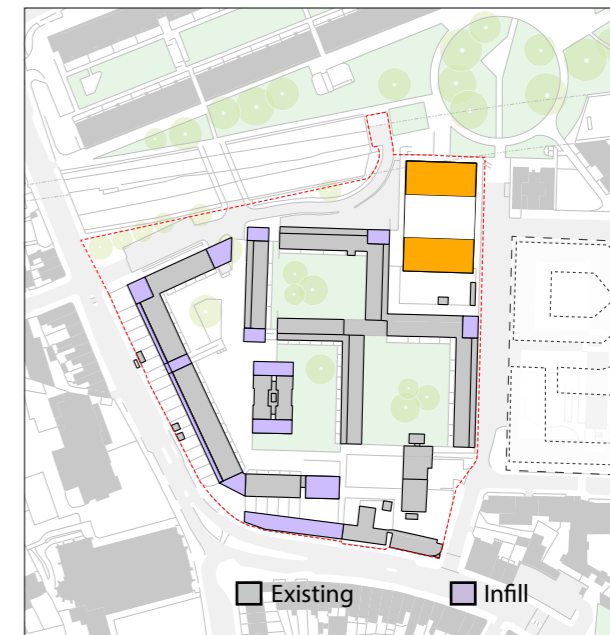
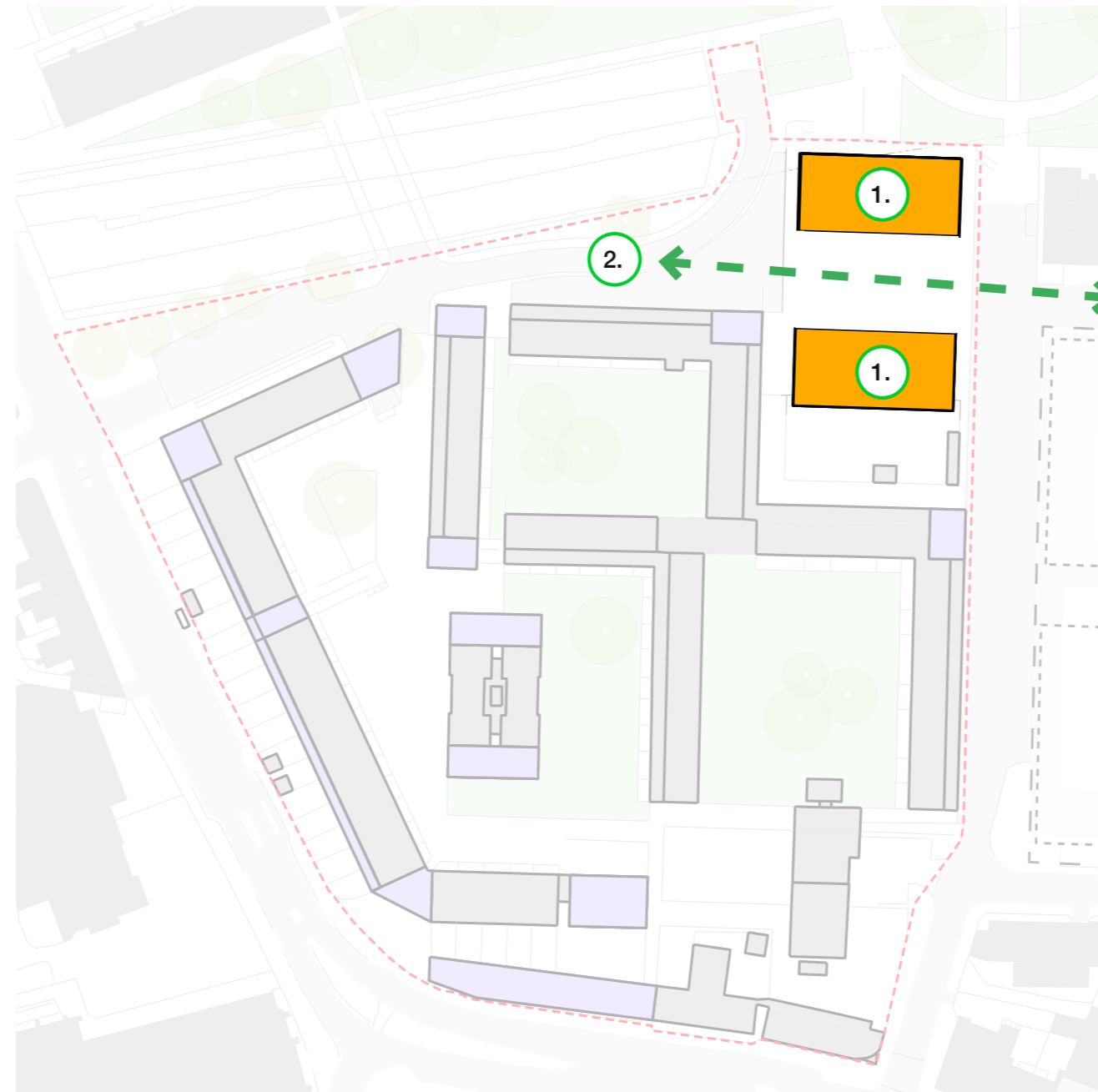
Diagrams below showing the continuous iteration for Option 1 (Low) from the DTM July 20th:
 Moves as per 'Low' option; Demolition of existing Clinic and Nursery ; New Build Crèche / Health Centre; Residential above

PROS

- 0. All points as per 'Low' option
- 1. More efficient building for Crèche and Health Centre at ground floor with 72 new homes above
- 2. New building footprint allows for an access to Wellesley Road

CONS

- 0. All points as per 'Low' option



OPTION 2 (MEDIUM)

These pages contain investigations, research and analysis for option 2 carried out before finalising each option. Below: Early collage for the medium intervention

This option would build on the principles set out in the minimum intervention option; to animate and enliven the street and to make permeable routes across the site. It would involve demolition of some residential buildings on the estate and construction of new buildings.

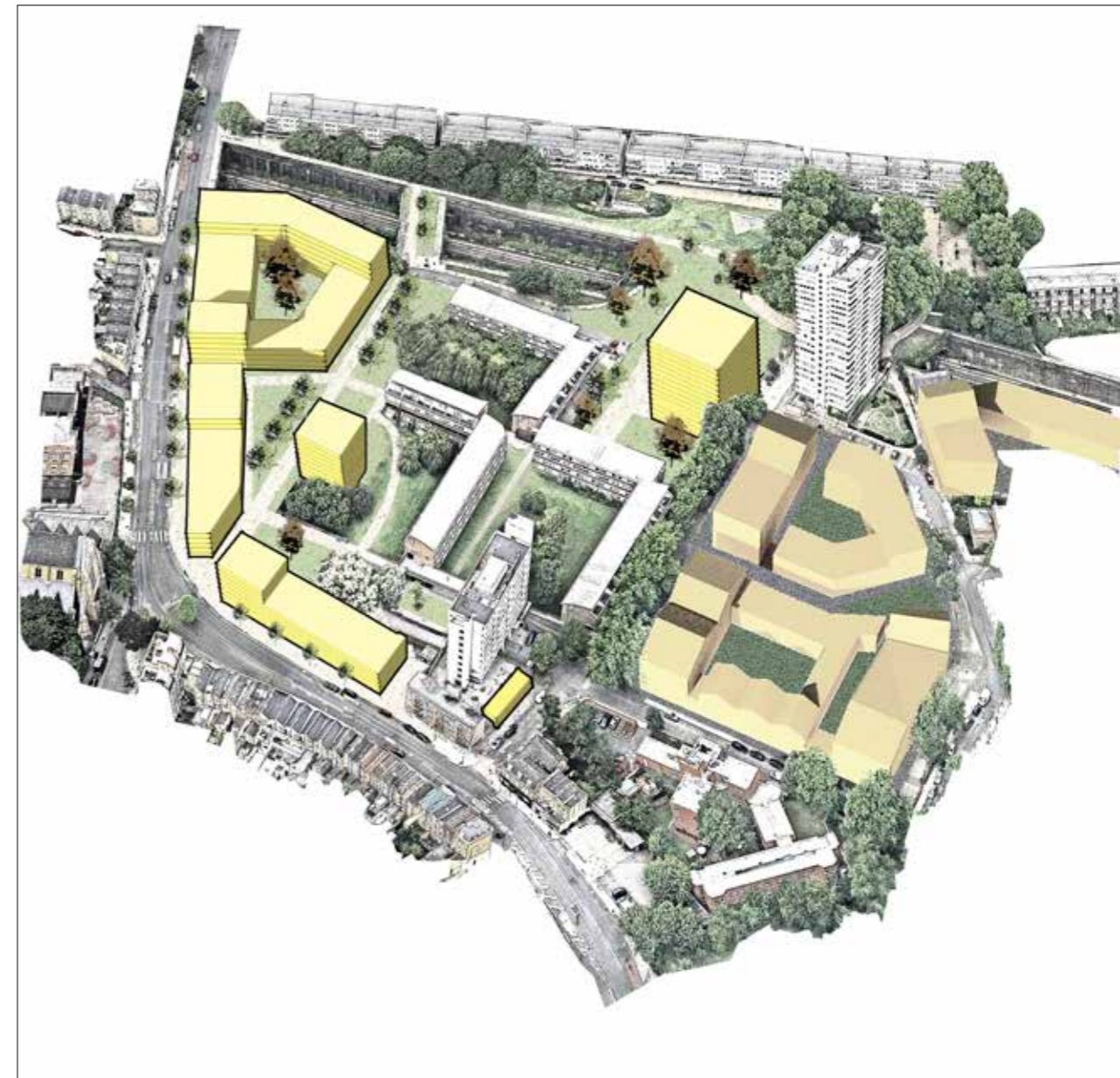
The proposal involves the demolition of the buildings along the western boundary of the site, replacing them with new residential buildings that better address the street. The new buildings would be set back from Southampton Road to improve the public realm, and be between four and six storeys to respond appropriately to the urban context, particularly the six-storey Grade-II Listed St Dominic's Priory Church. They would contain a mix of dwelling types.

The buildings have been pulled apart to create a generous new access route into the estate which connects to a new north-south public route linking an expanded park around Lismore Circus with Malden Road. This new link externalises the estate to non-residents and addresses many of the issues concerning poor overlooking and isolated entrances.

Within the estate, one of the buildings enclosing the northern courtyard garden could be removed to open up that space to the public realm.

The health centre has been identified as a potential site for a tall building. It sits just outside the London View Management Corridor and there would be relatively little impact on views to the north of the site and the surrounding dwellings in terms of

overshadowing. The neighbouring proposed buildings for the Bacton Estate, and the existing Bacton Tower are some of the tallest in the surrounding area.





OPTION 2 (MEDIUM) - DTM JULY 20TH

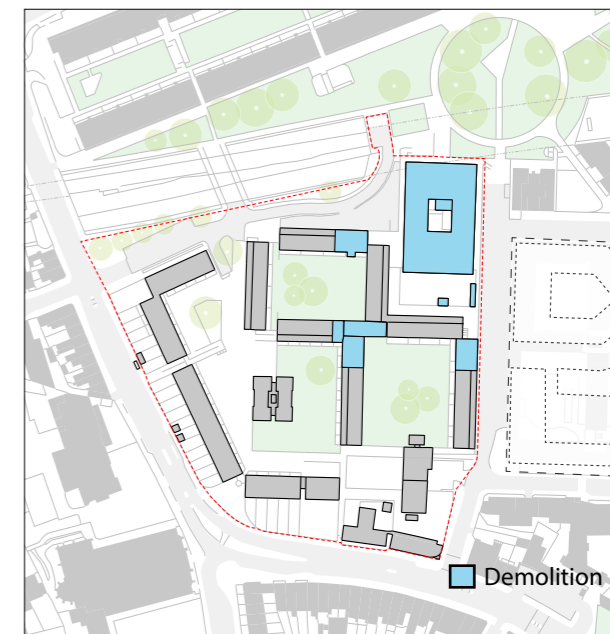
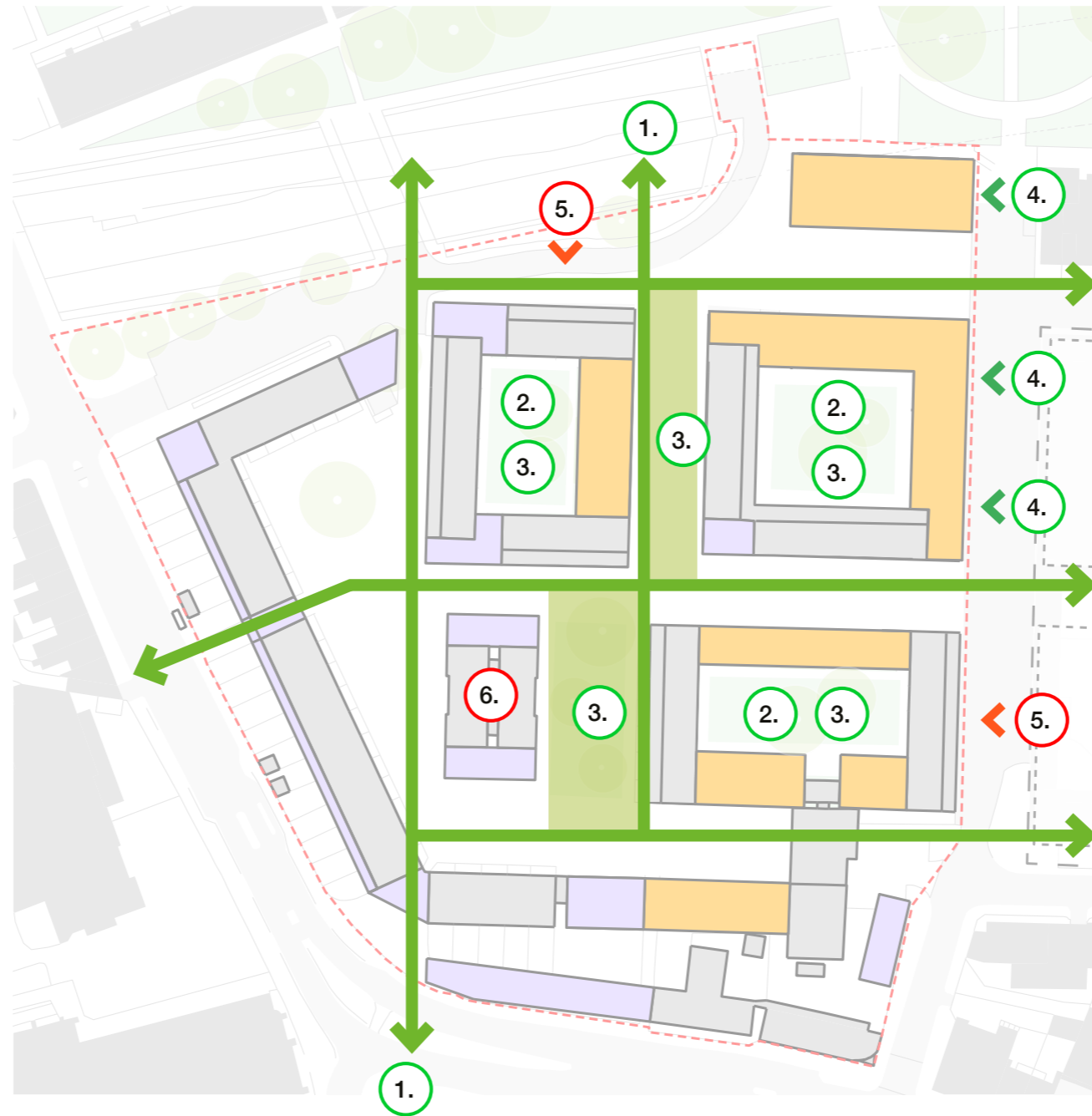
Diagrams below showing the continuous iteration for Option 2 (Medium) from the DTM July 20th: Most of the moves as per 'Low' option; Demolition of only 19 homes; Divide buildings into smaller clusters; Creating clear and legible street pattern; Clear way-finding; Maximise active frontage

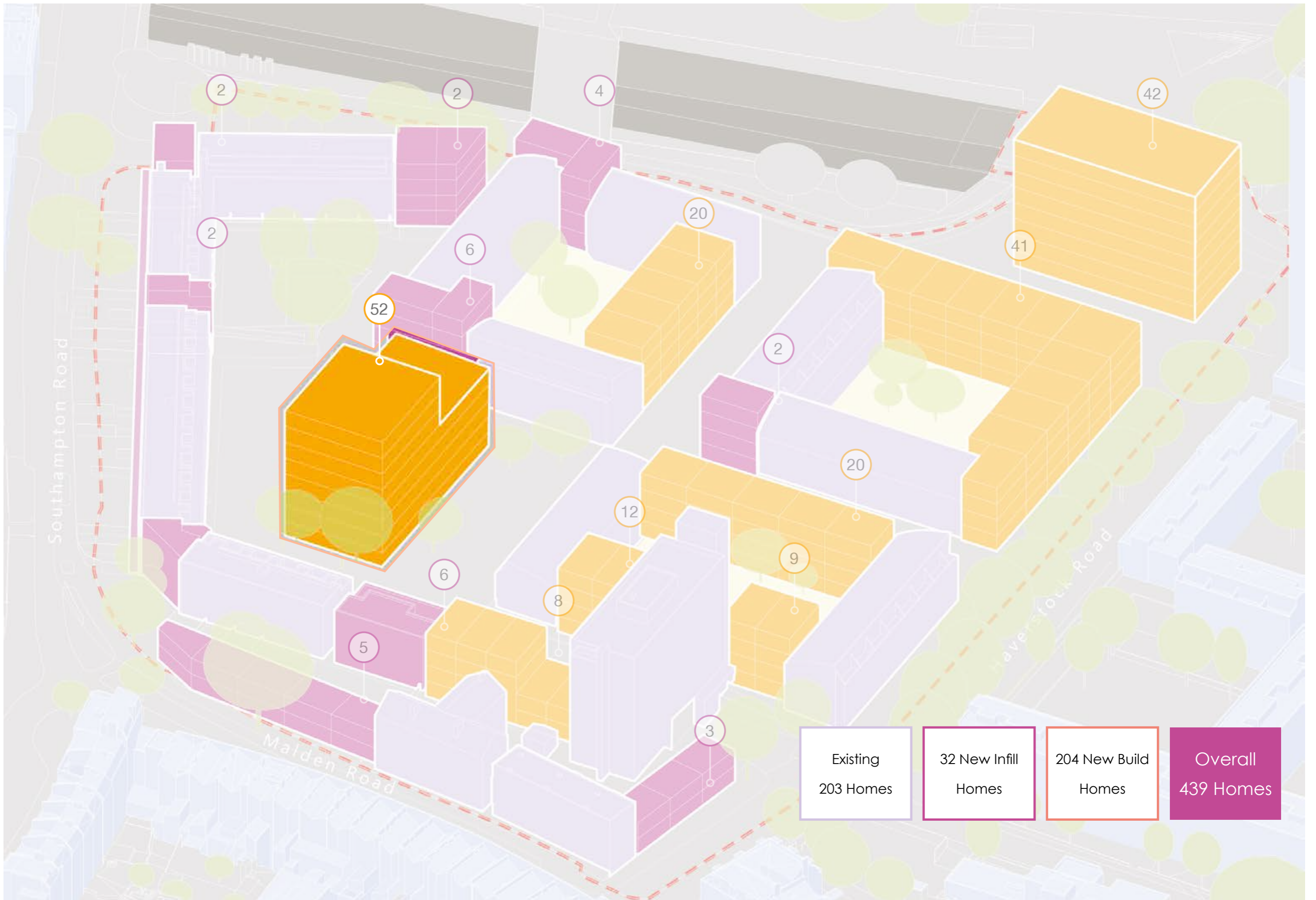
PROS

- 0. All points as per 'Low' option
- 1. Reconnect the estate to the surrounding streets by opening up new pathways and potentially removing some higher level podiums
- 2. Create secure resident gardens and new public park
- 3. Create smaller communities within the existing estate
- 4. Greatly reduce inactive frontage along Haverstock Road

CONS

- 5. Some inactive frontages around the estate remains
- 6. Complexities of linking new buildings to existing buildings





OPTION 2 (MEDIUM+) - DTM JULY 20TH

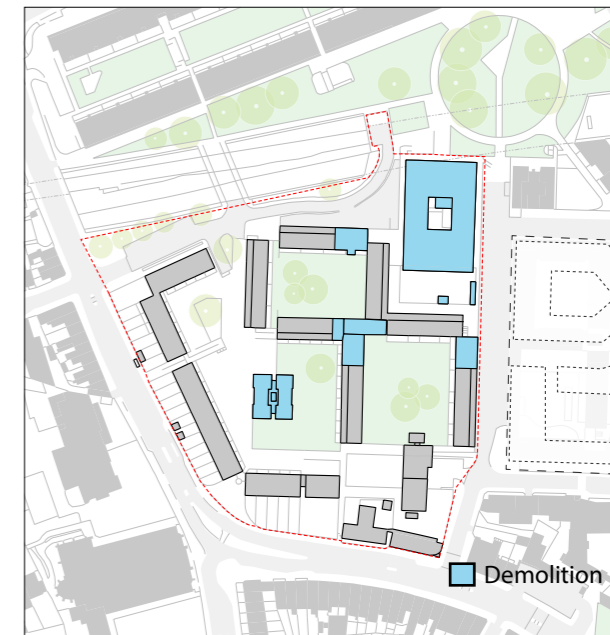
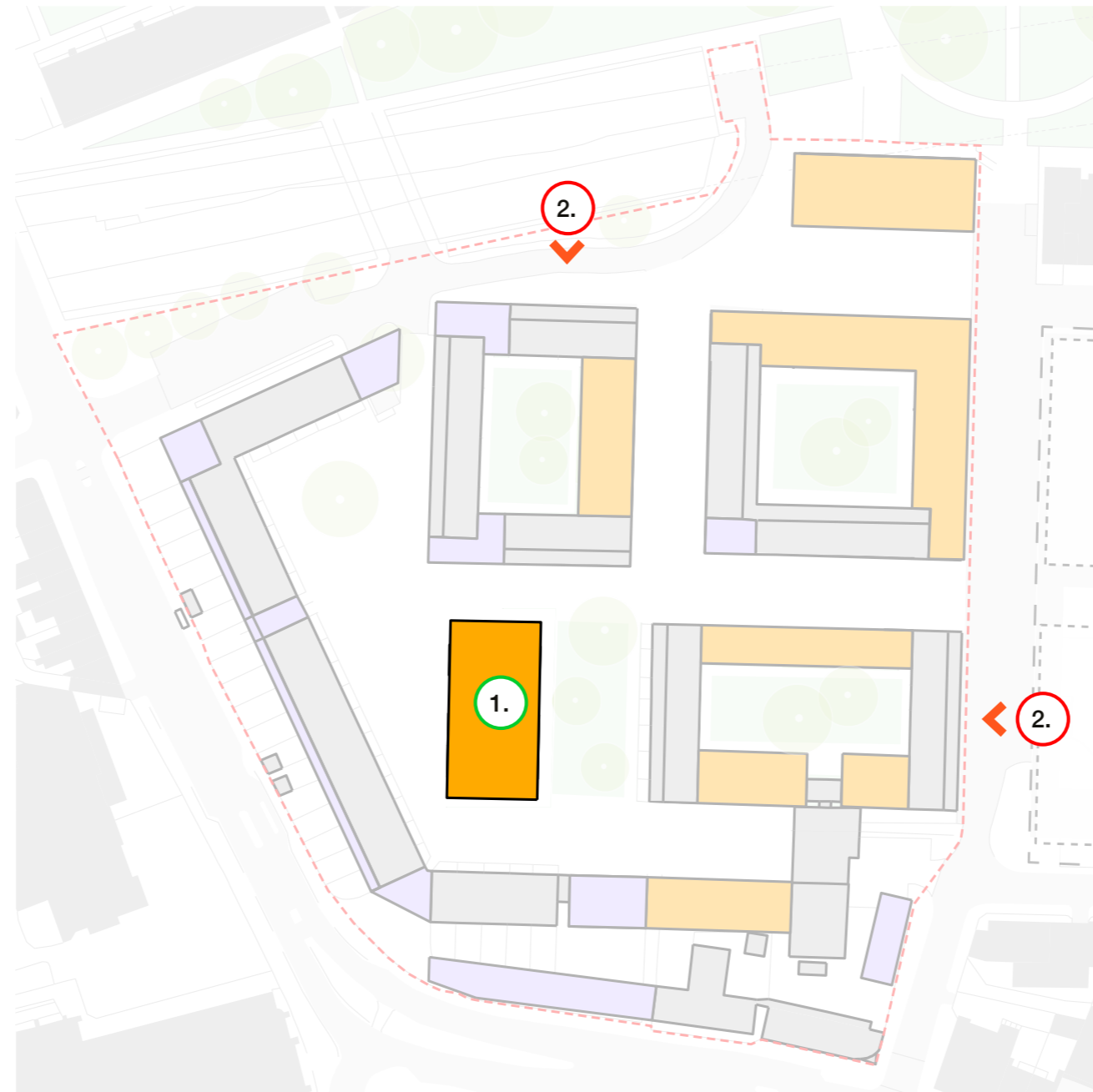
Diagrams below showing the continuous iteration for Option 2 (Medium+) from the DTM July 20th: Moves as per 'Medium' option; Demolition of 37 homes; Increasing overall unit numbers by rebuilding a more efficient building in the middle of the estate

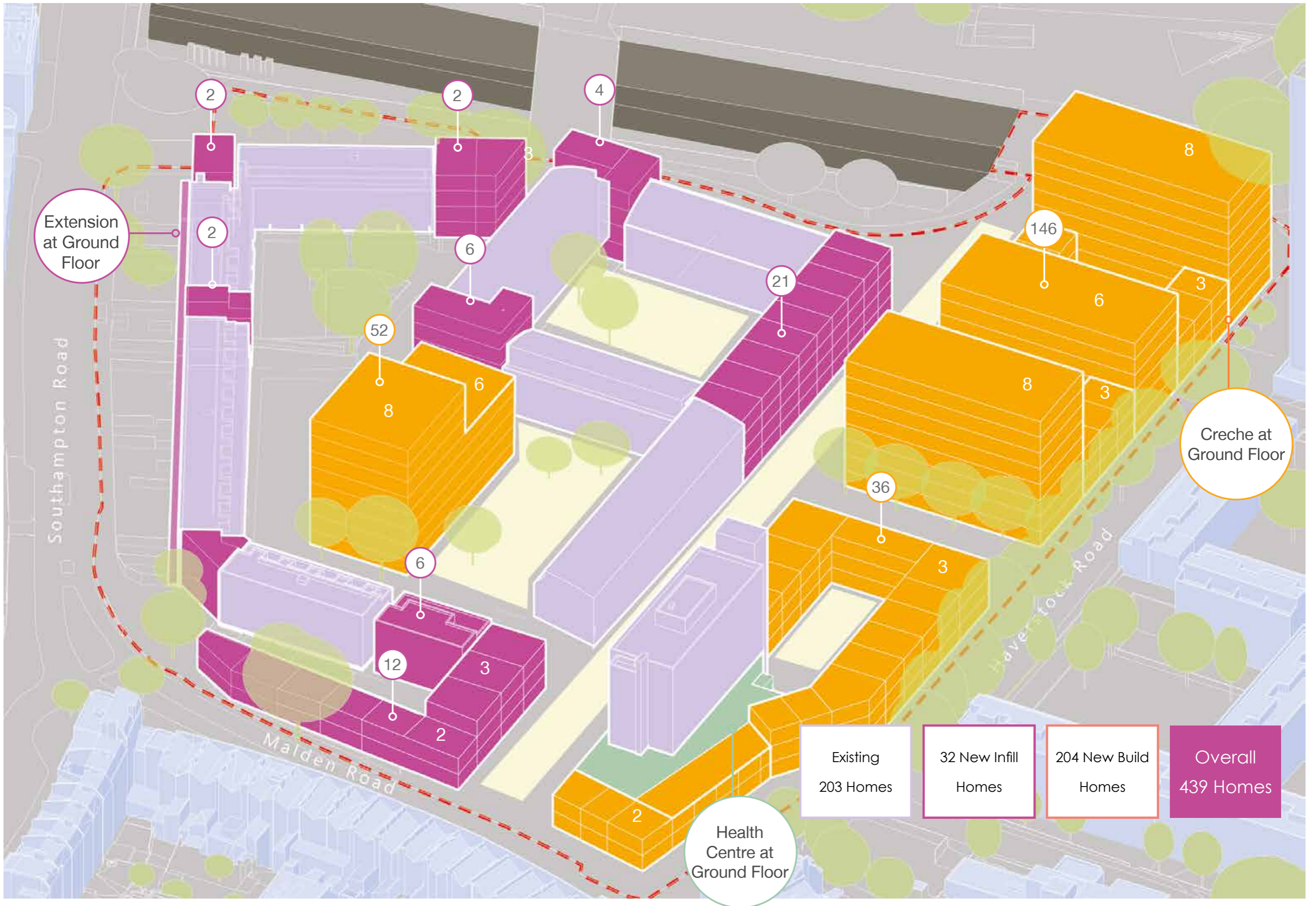
PROS

- 0. All points as per 'Medium' option
- 1. More efficient building proposed in the middle of the estate (52 new apartments replacing 18 existing)

CONS

- 2. Some inactive frontages around the estate remains





OPTION 2 (MEDIUM++) - DTM AUGUST 17TH

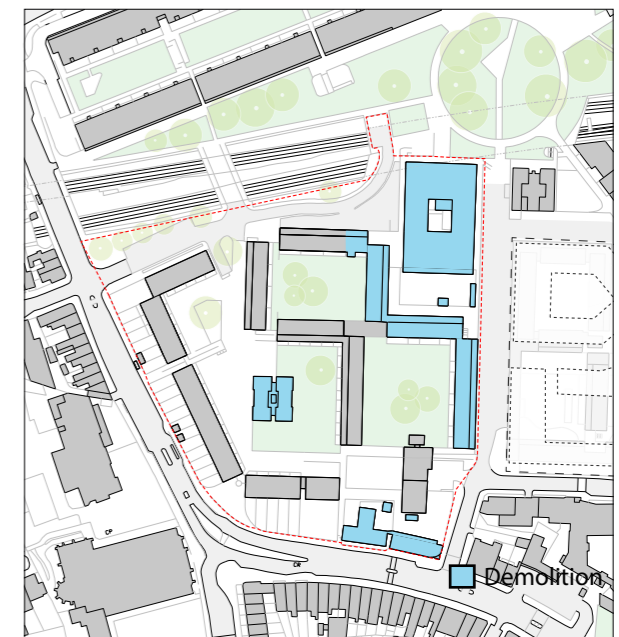
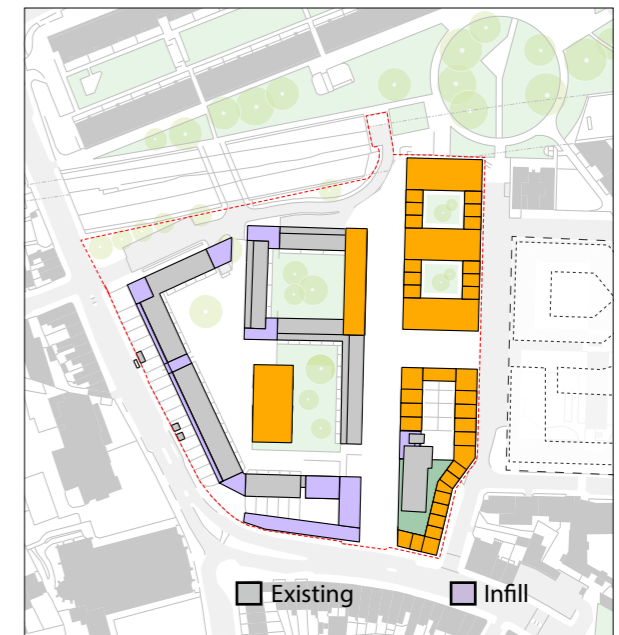
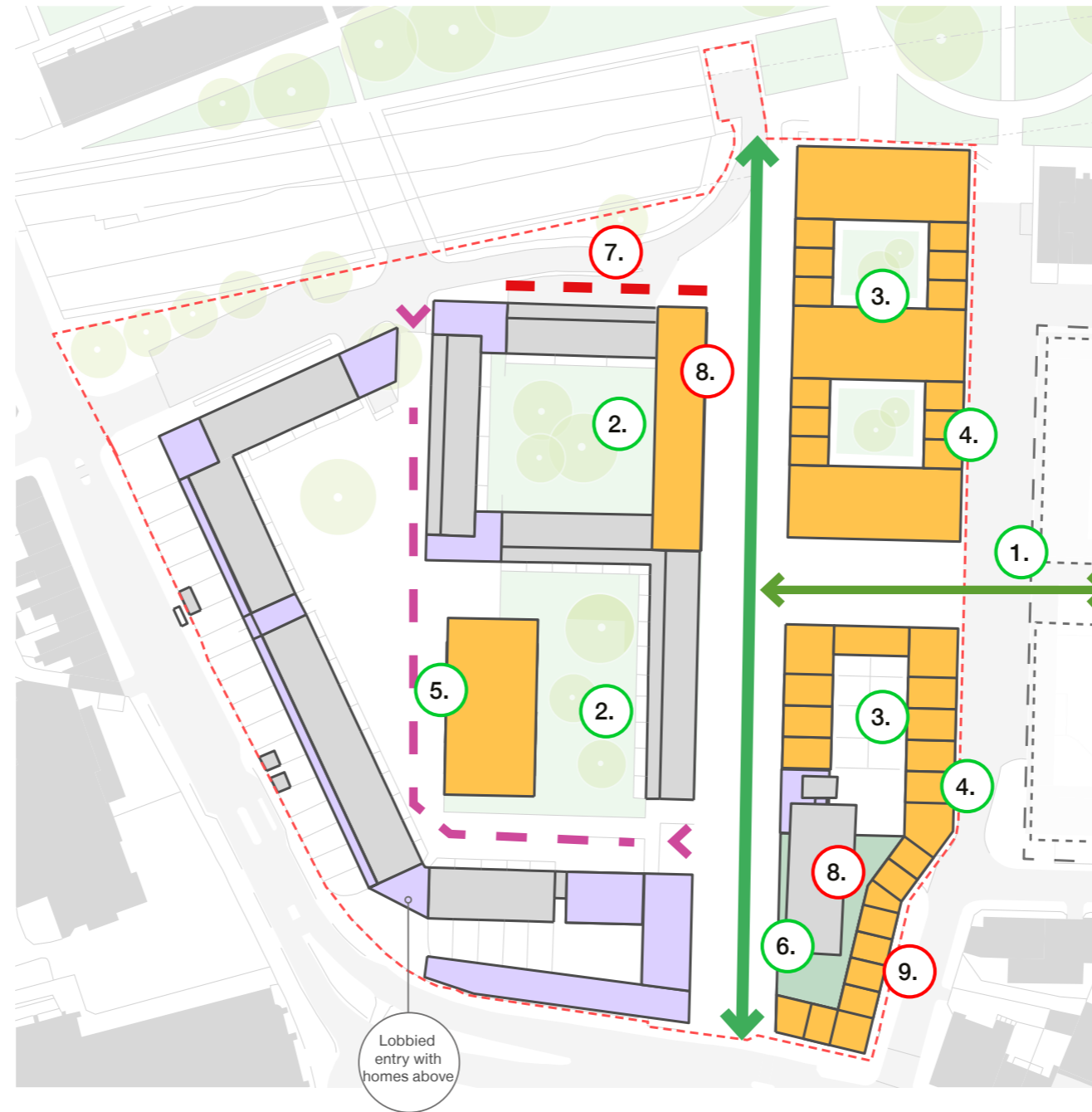
Diagrams below showing the continuous iteration for Option 2 (Medium++) from the DTM August 17th: Most of the moves as per 'Low' option; Demolition of 76 homes; Link through to new Bacton; Create clear and legible street pattern; Improve way-finding; Improve active frontage

PROS

- 0. All points as per 'Low' option
- 1. Connect the estate to new Bacton and Lismore Circus. New street have active frontage and front door onto the street
- 2. Create secure and accessible resident gardens
- 3. Create smaller communities within the existing estate
- 4. Create active frontage along Haverstock Road
- 5. Pedestrianise remaining podium level and improve the public realm. Additional homes created to increase passive surveillance
- 6. Refurbish tower and utilise under-croft. Create new street fronting lobby for residents and insert alternative uses at ground floor eg. Health Centre

CONS

- 7. Some inactive frontages around the estate remains
- 8. Complexities of linking new buildings to existing buildings
- 9. Retained tower impacts building heights of adjacent new buildings



OPTION 3 (HIGH)

These pages contain investigations, research and analysis for option 2 carried out before finalising each option. Below: Early collage for the high intervention

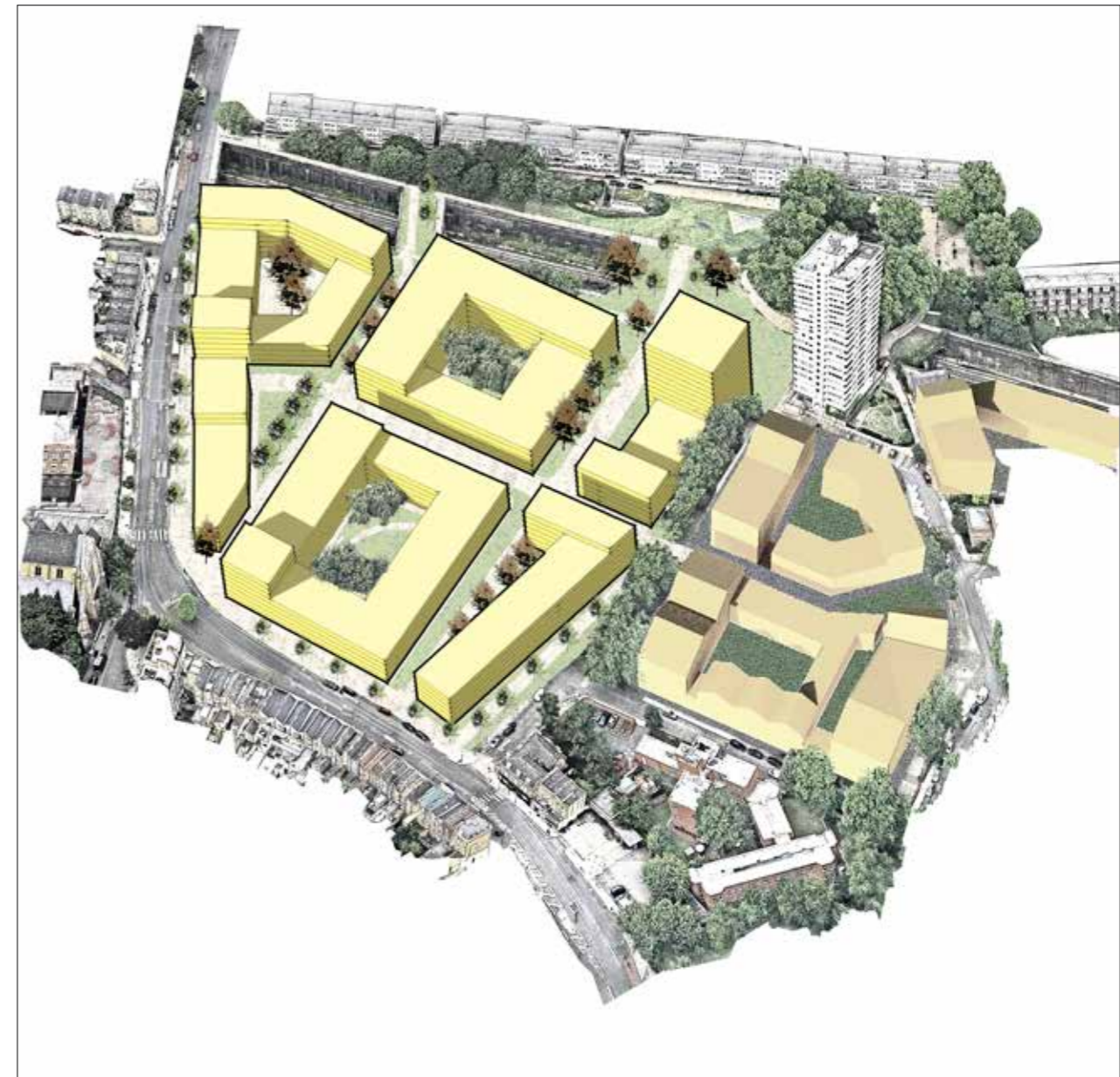
A major intervention could involve replacing all buildings on site and the re-planning of the public realm to integrate fully into the surrounding urban grain.

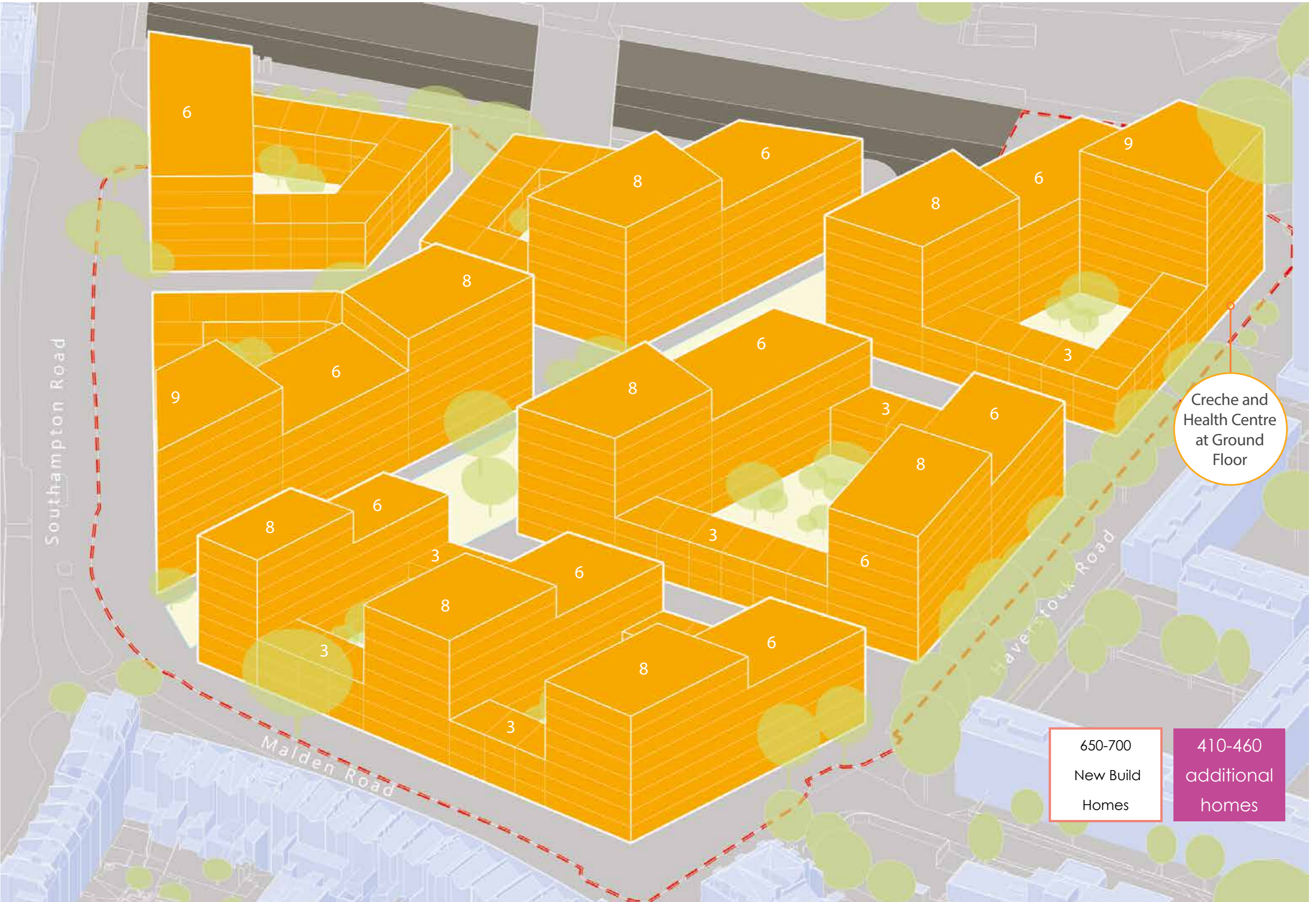
The building heights will be articulated to improve solar penetration into the new courtyards, provide communal terraces and play space, and create bold architectural interventions in the townscape.

We would propose extending the new east-west route that is part of the Bacton Estate Regeneration to connect to Southampton Road, forming two new north-south pedestrian links from Malden Road to the expanded park around Lismore Circus and the existing connections across the railway, creating a new frontage along Haverstock Road facing the new Bacton Estate.

Six new residential buildings could address these new routes with those in the centre of the estate designed around internal courtyards in order to provide active frontage on all sides. The buildings vary in depth and could provide a range of dwelling types; shallow plan, walk up duplexes and houses with back gardens and roof terraces along the internal east-west street and apartments with shared cores along Malden and Southampton Roads.

The approach to height aims to maintain the existing condition of domestic four-to-five storey buildings along Malden and Southampton Roads, with taller buildings to the north of the estate, bounding the taller buildings of the proposed Bacton Estate (whilst avoiding additional height in the Viewing Corridor), and bordering the new park to the north of the site (4-8 storeys with a 12-15 storey tower in the north-east corner).





Creche and Health Centre at Ground Floor

650-700
New Build
Homes

410-460
additional
homes

OPTION 3 (HIGH) - DTM AUGUST 3RD

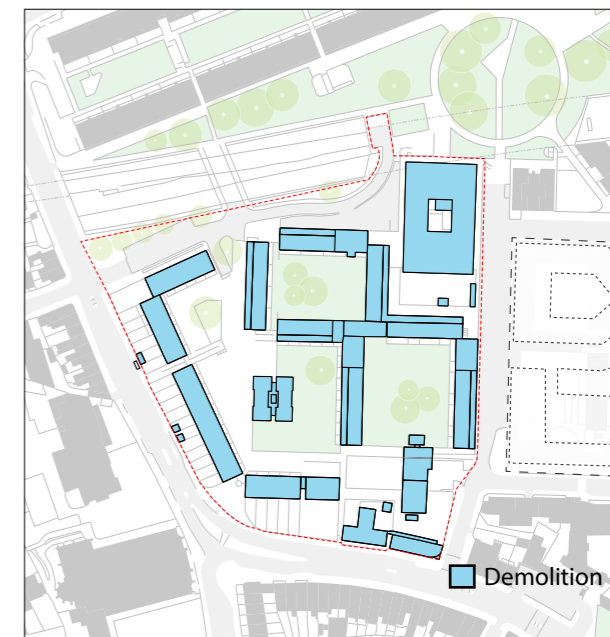
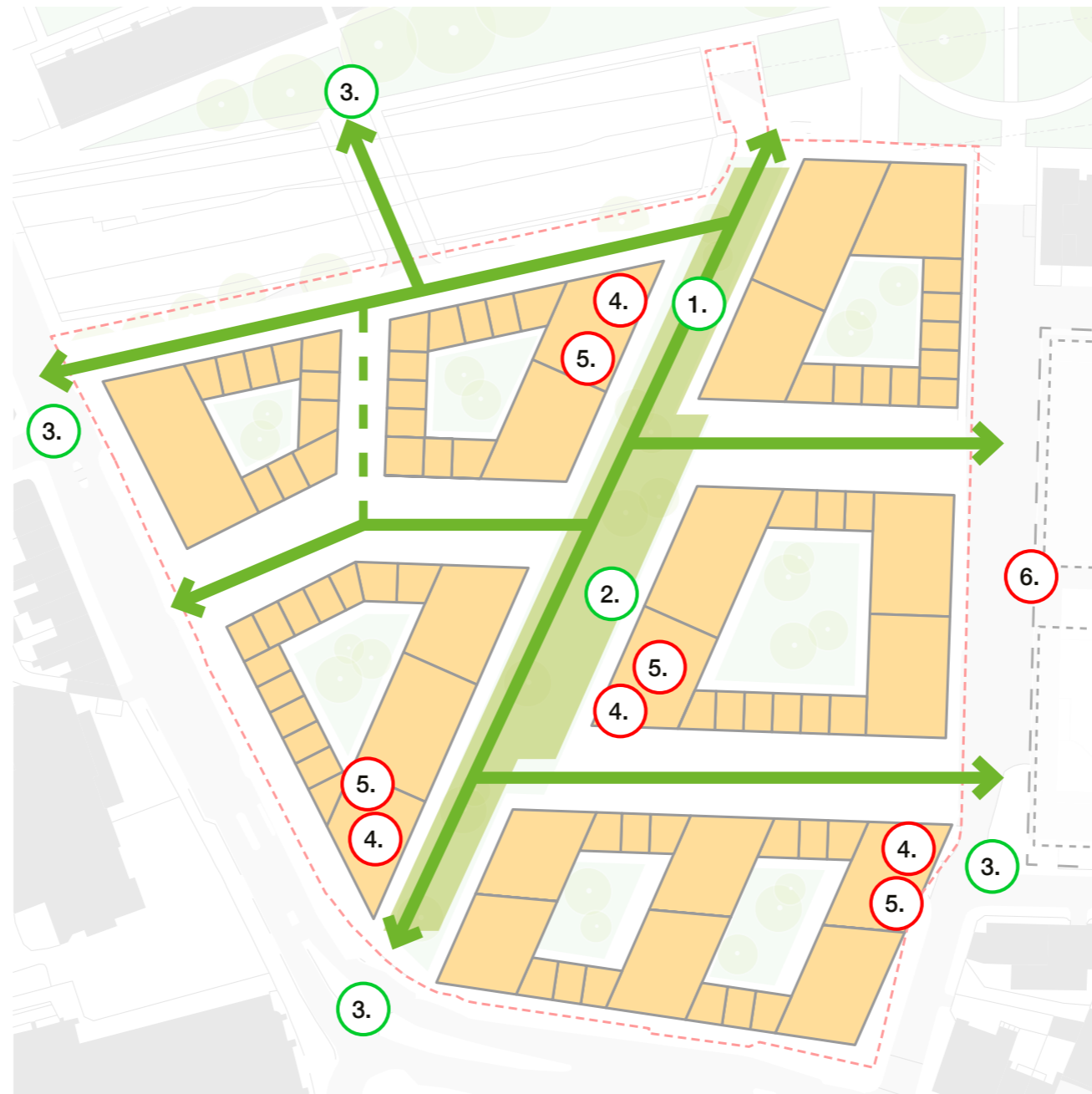
Diagrams below showing the continuous iteration for Option 3 (High) from the DTM August 3rd: Full demolition

PROS

- 1. Connects Lismore circus to Southampton road along desire line / linear park
- 2. Creates new linear park as central unifying space
- 3. Connects into surrounding street patterns

CONS

- 4. Oblique angles and acute corners will make internal planning more difficult
- 5. Possible inefficiencies and extra costs due to building geometries





Creche and Health Centre at Ground Floor

650-700
New Build
Homes

410-460
additional
homes

OPTION 3 (HIGH+) - DTM AUGUST 3RD

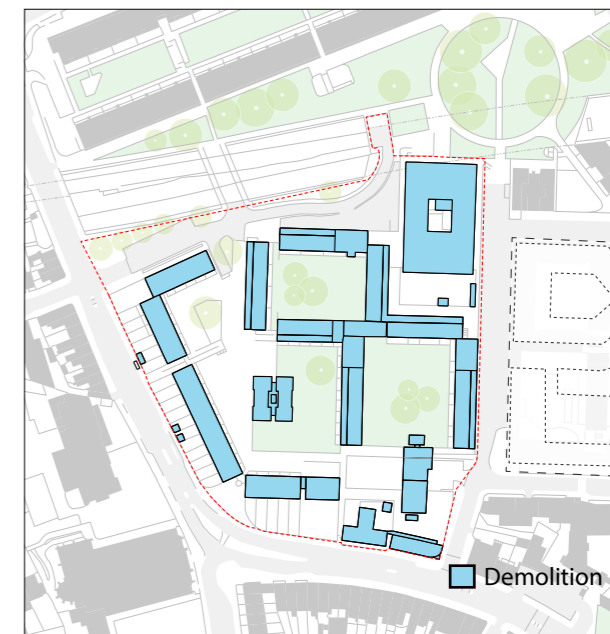
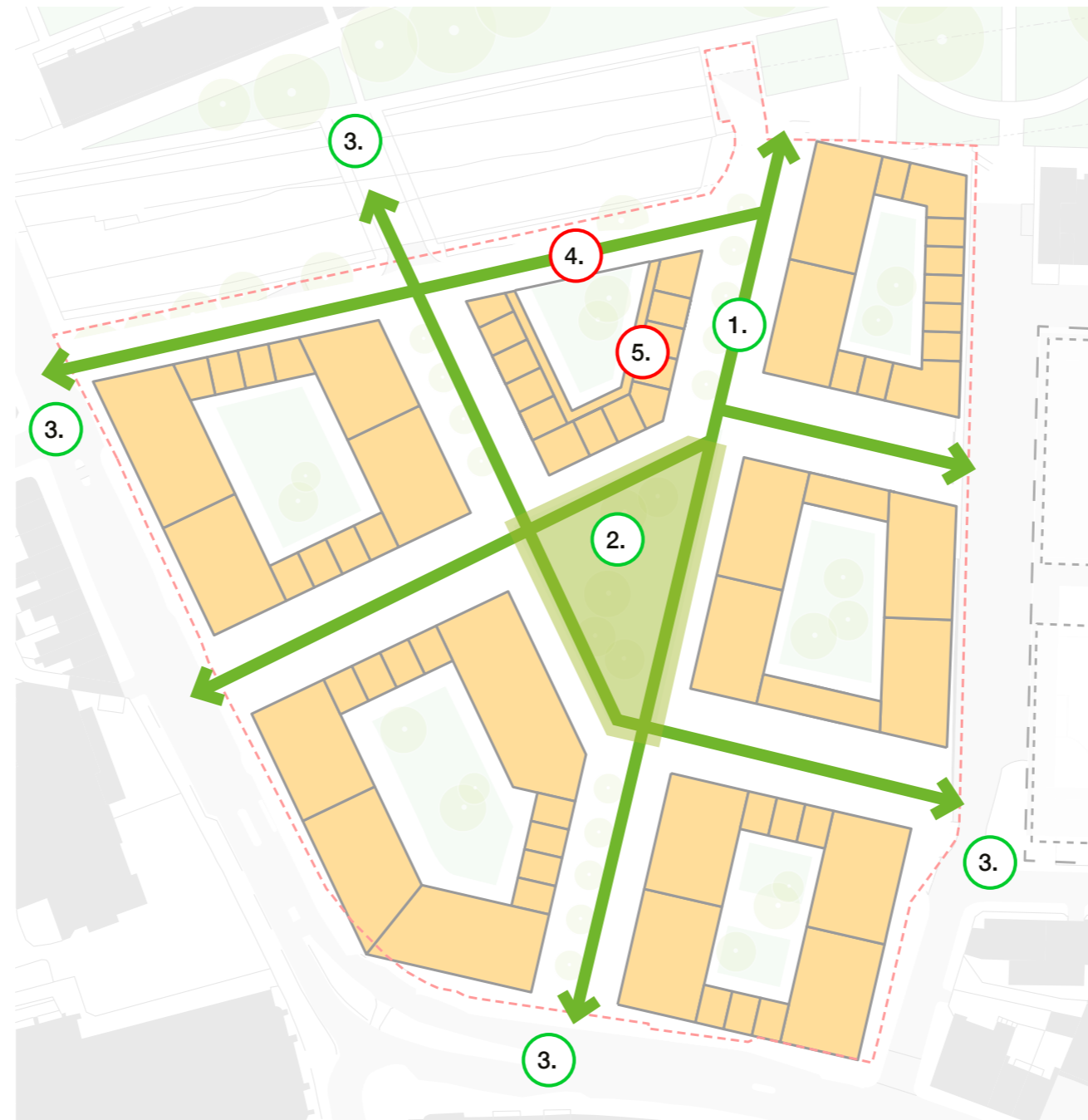
Diagrams below showing the continuous iteration for Option 3 (High+) from the DTM August 3rd: Full demolition

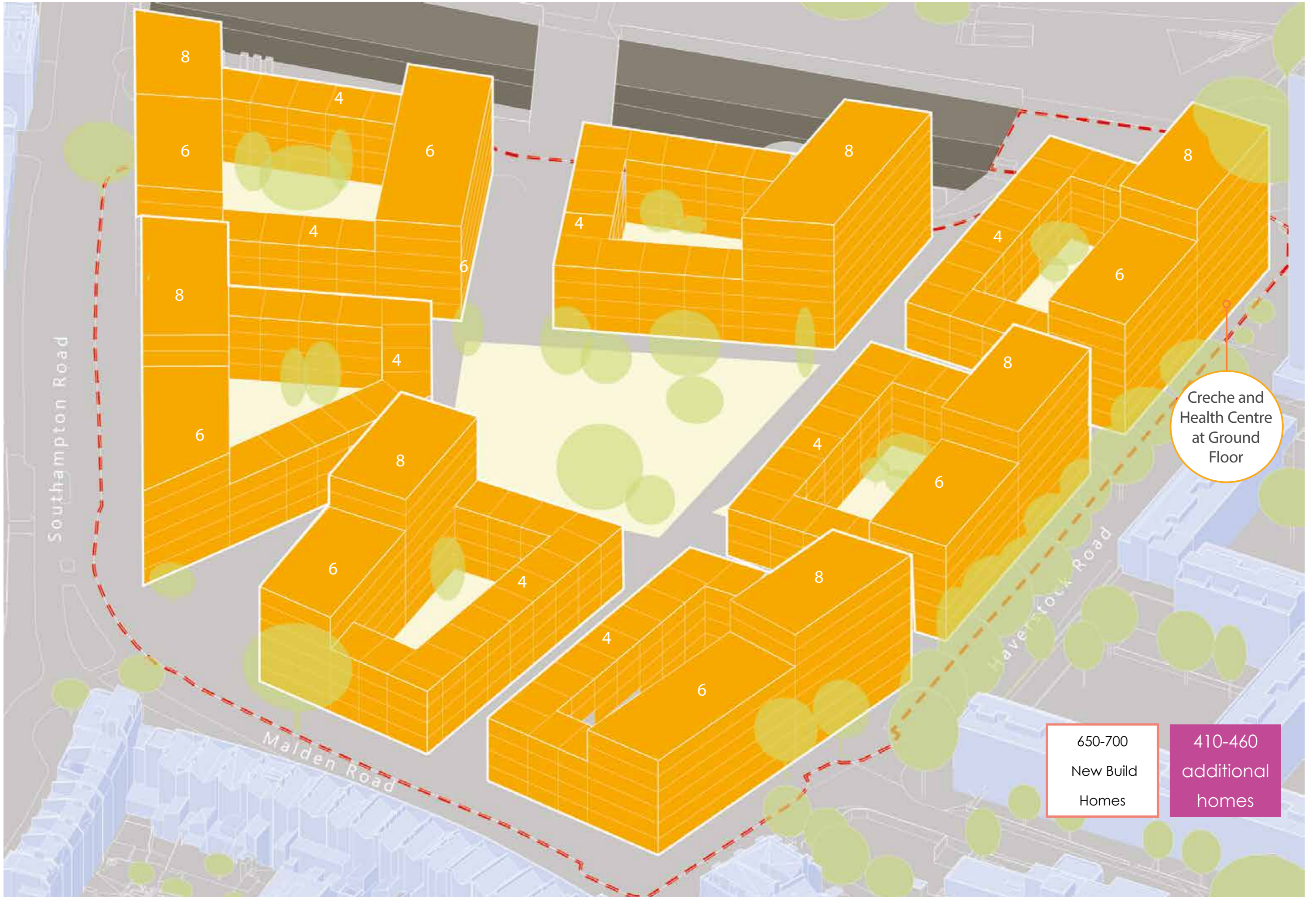
PROS

- 1. Connects Lismore circus to Southampton road along desire line
- 2. Creates new park as central unifying space
- 3. Connects into surrounding street patterns

CONS

- 4. Inactive Frontage
- 5. Deck Access





OPTION 3 (HIGH++) - DTM AUGUST 3RD

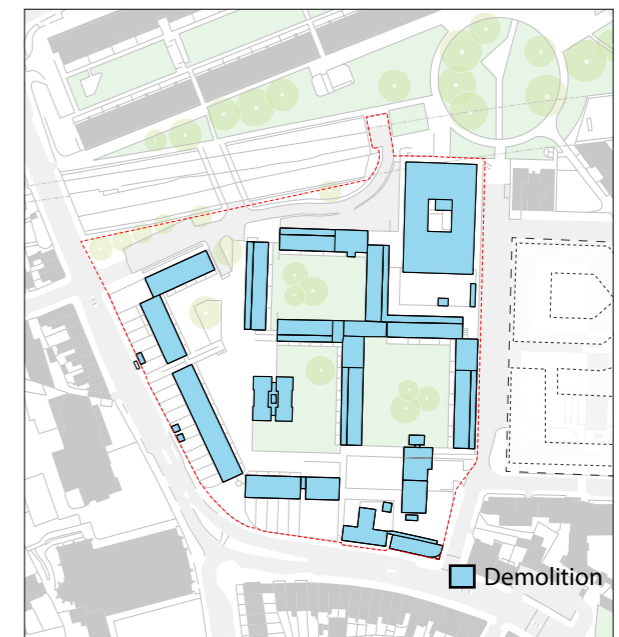
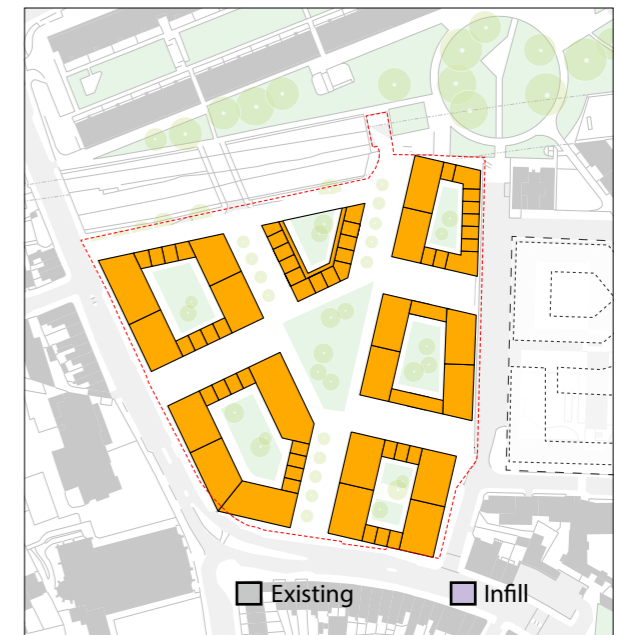
Diagrams below showing the continuous iteration for Option 3 (High++) from the DTM August 3rd: Full demolition

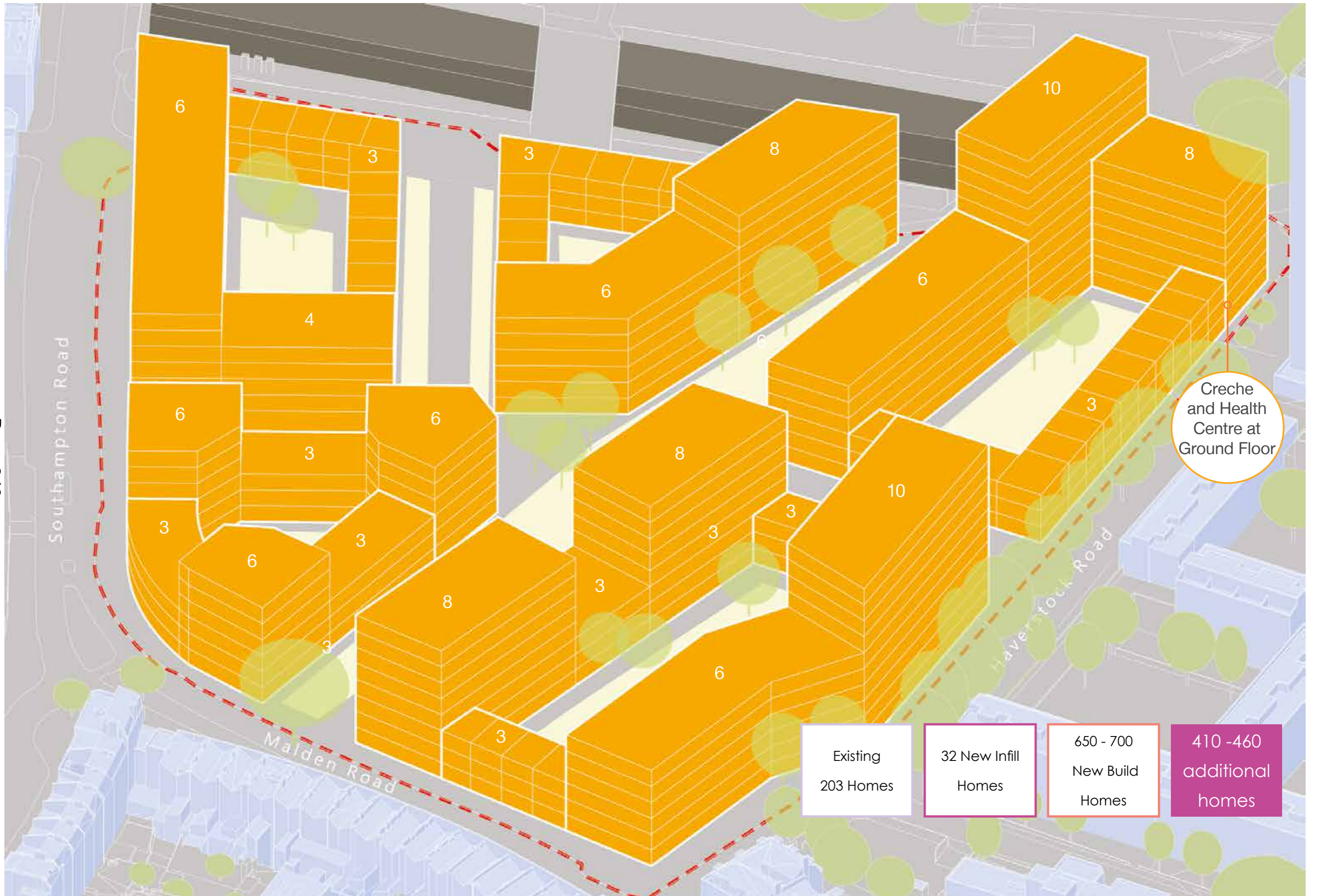
PROS

- 1. A Finer Grain to the Urban Layout.
- 2. Central green space takes up awkward geometries
- 3. Desire Line from Lismore circus to Southampton road through new park

CONS

- 4. Potentially narrow streets in news type relationship





Creche and Health Centre at Ground Floor

Existing
203 Homes

32 New Infill
Homes

650 - 700
New Build
Homes

410 - 460
additional
homes

OPTION 3 (HIGH+++) - DTM AUGUST 17TH

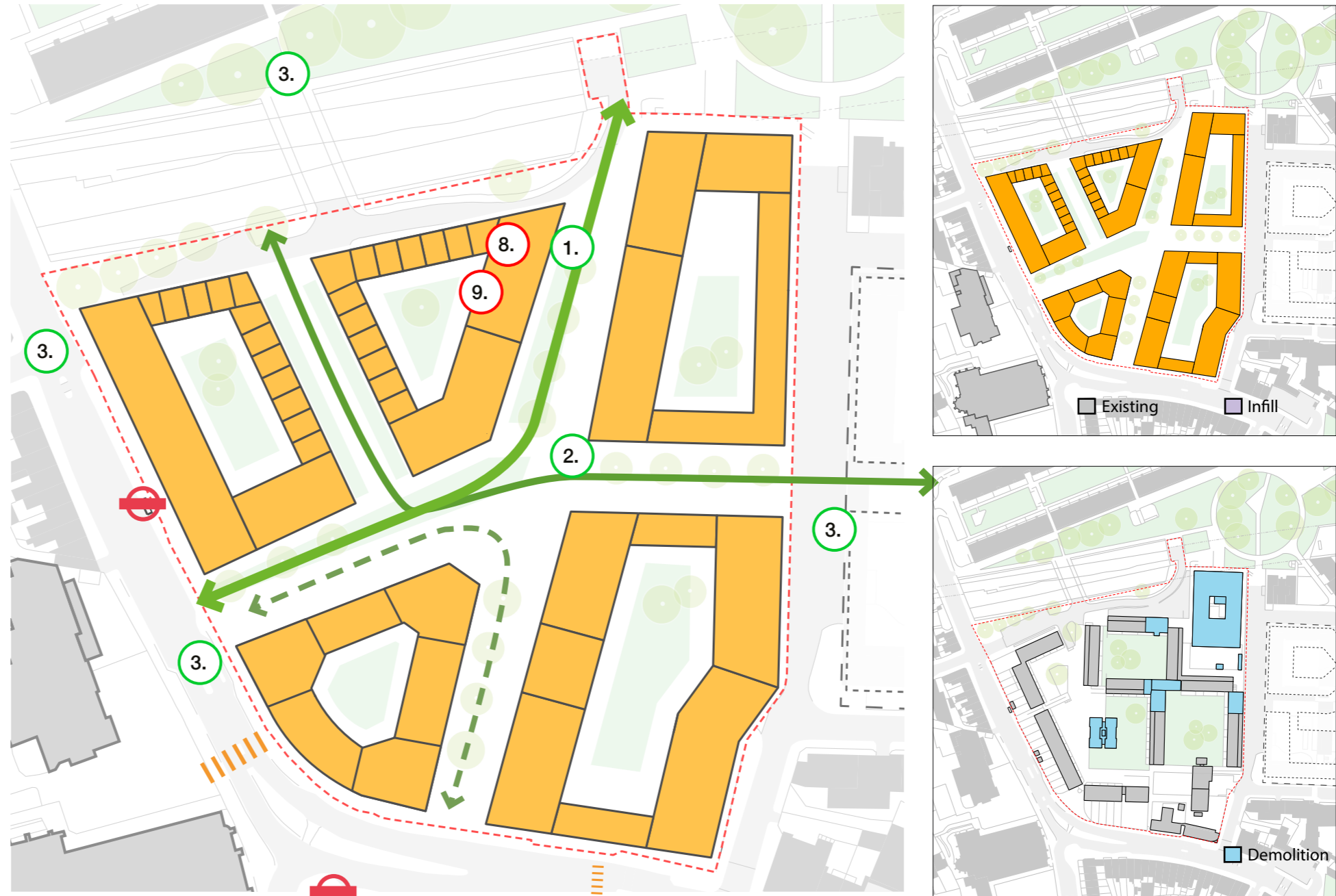
Diagrams below showing the continuous iteration for Option 2 (High+++) from the DTM July 20th: Demolition of all existing homes; Creates smaller urban blocks; Create clear and legible street pattern; Clear way-finding and; Create vistas to school and Malden Road; Maximise active frontage

PROS

- 1. Connects Lismore circus to Southampton & Malden Road along desire line / linear park
- 2. Creates new linear park as central unifying space
- 3. Connects into surrounding street patterns. Consistent street grain and scale compared to Bacton Estate
- 4. Podium removed. Step free level access throughout the site
- 5. New infrastructure throughout the site.
- 6. Clear site allow for efficient building plans, maximising development potential
- 7. Creation of 5 distinctive courtyard blocks create finer street grain and splits the estate into smaller areas.

CONS

- 8. Oblique angles and acute corners will make internal planning more difficult
- 9. Possible inefficiencies and extra costs due to building geometries







BUILDABILITY

NW3

RESIDENTIAL



RECREATION

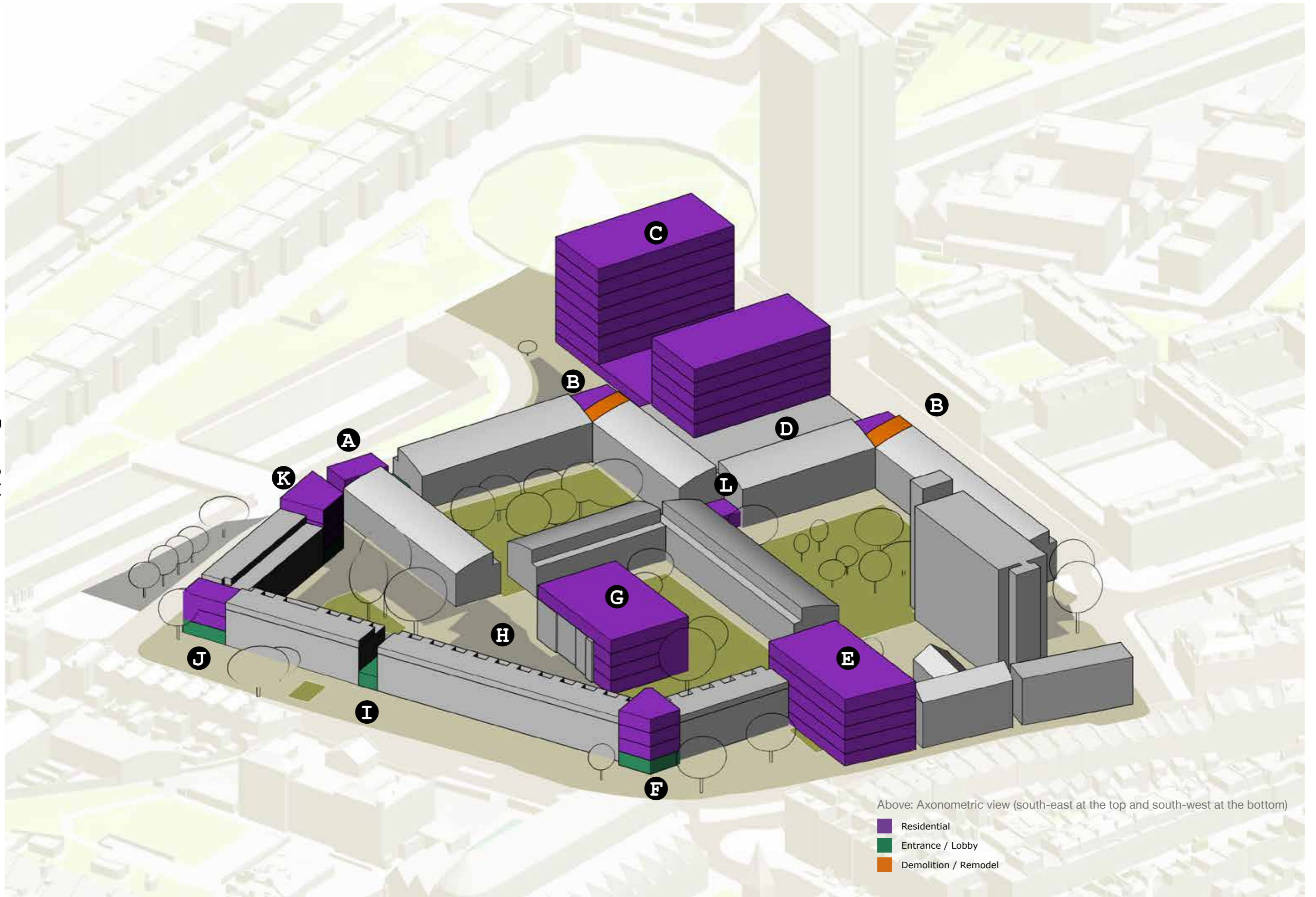


NW3

CAMDEN TOWN NJ

THE GIPSY QUEEN

GILDEN CRESCENT HOUSING



OPTION 1 (LOW) BUILDABILITY

KEY

- A) 3-storey infill development locally at end of terrace locations. Generally, blank gables to existing, allowing easier infill / building against existing walls. Generally, 2 bed apartments stacked. GF flat with own front door, upper floor flats accessed via lobbied stair. All apartments have either private terrace or balcony. Resident-only lobby to access apartments and also to access the communal garden.
- B) These corners generally have windows on the north facing gable as a result of the plan and the resultant inability to have windows into the courtyard. The infill units here will require the demolition / remodel of the end unit which when combined with the new infill will result in a net gain of 3 apartments.
- C) New-build apartments over crèche/health-centre. This will need to tie into the existing podium level at first floor with the non-residential use addressing ground floor Haverstock Street.
- D) Existing podium level retained.
- E) New-build 4/5 storey residential block on site of existing hostel.
- F) 4 storey infill providing 3 apartments above a ground floor residential lobby.
- G) 3 floors of additional accommodation to the southern elevation of this block, resulting in 6 additional units. This will result in the loss of the existing kitchen windows to the two end apartments. Potential to build an additional floor of accommodation on top, subject to structural appraisal.
- H) Existing podium level retained.
- I) New build entrance lobby for residents only.
- J) 2 floors of infill above new residents only lobby.
- K) 3 floors of infill above the entrance ramp to the podium. Infill apartments accessed from existing /

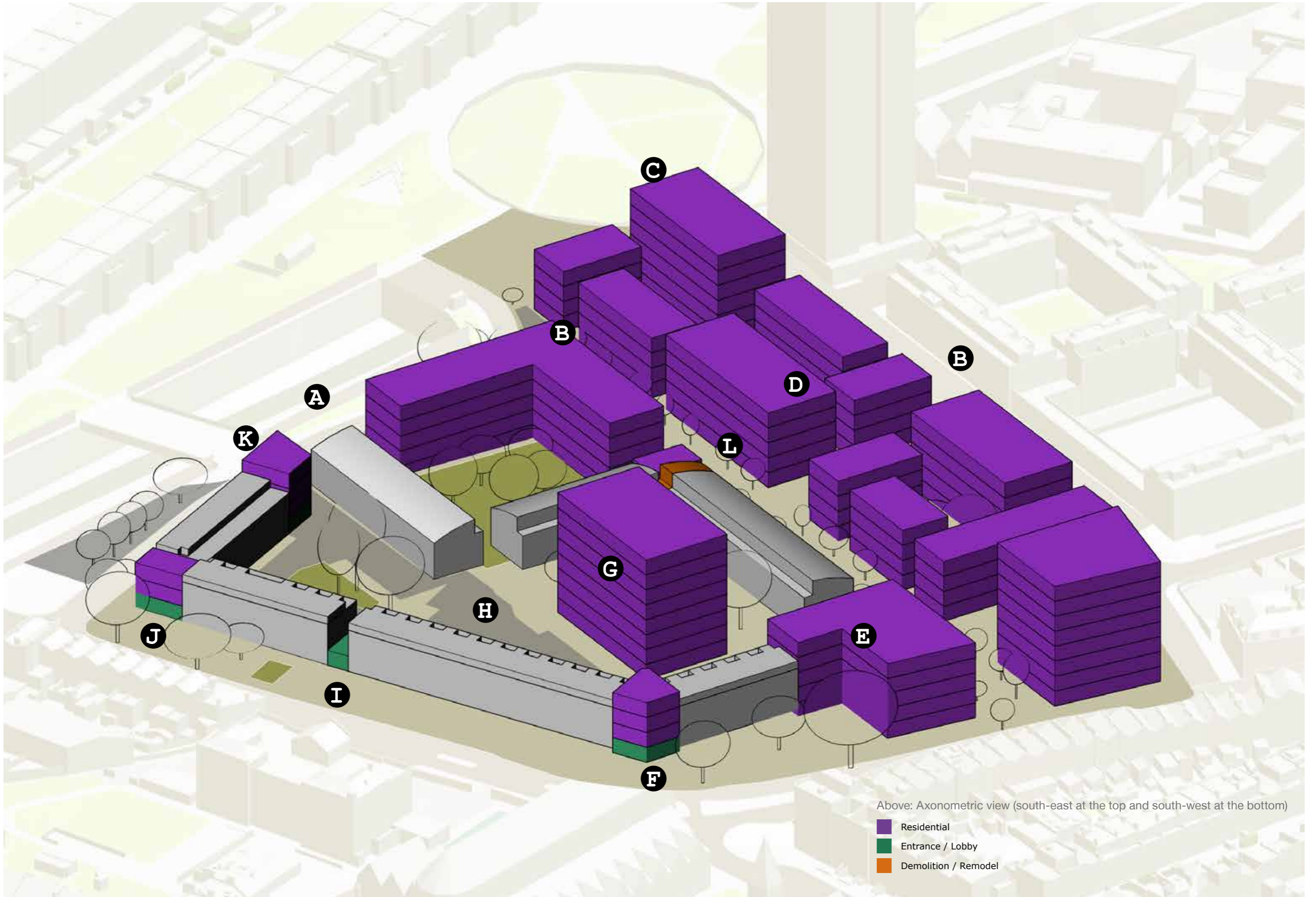
replacement staircase to gable end.

- L) Improved / controlled resident only access to communal gardens.
- M) New-build residential blocks along Haverstock Road.
- N) New-build block enclosing northern courtyard.
- O) New-build residential block on site of existing block J.
- P) Existing podium retained. New stepped access required due to demolition of existing Tower A and associated elevated walkways.

BUILDABILITY COMMENTS

3 no. small-scale infill builds in suitable corners of existing. Delivering c. 2-3 units each.
Demolition of the hostel to allow new building C to be built, housing the relocated health centre in its new permanent location.
Temporary relocation of creche into vacant podium at corner of Haverstock Road and Malden Road. Allow for fit-out of what is currently car-park / storage. Demolition of existing Creche and Health Centre. Build new building A+B over new ground floor podium containing the creche in its new permanent location. Energy centre remains unaffected and operational beneath tower (1-48 Wendling)





Above: Axonometric view (south-east at the top and south-west at the bottom)

- Residential
- Entrance / Lobby
- Demolition / Remodel

OPTION 2 (MEDIUM) BUILDABILITY

DESCRIPTION

A) 3-storey infill development locally at end of terrace locations. Generally, blank gables to existing, allowing easier infill / building against existing walls. Generally, 2 bed apartments stacked. GF flat with own front door, upper floor flats accessed via lobbied stair. All apartments have either private terrace or balcony. Resident-only lobby to access apartments and also to access the communal garden.

B) These corners generally have windows on the north facing gable as a result of the plan and the resultant inability to have windows into the courtyard. The infill units here will require the demolition / remodel of the end unit which when combined with the new infill will result in a net gain of 3 apartments.

C) New-build apartments over crèche/health-centre. This will need to tie into the existing podium level at first floor with the non-residential use addressing ground floor Haverstock Street.

D) Existing podium level retained.

E) New-build 4/5 storey residential block on site of existing hostel.

F) 4 storey infill providing 3 apartments above a ground floor residential lobby.

G) 3 floors of additional accommodation to the southern elevation of this block, resulting in 6 additional units. This will result in the loss of the existing kitchen windows to the two end apartments. Potential to build an additional floor of accommodation on top, subject to structural appraisal.

H) Existing podium level retained.

I) New build entrance lobby for residents only.

J) 2 floors of infill above new residents only lobby.

K) 3 floors of infill above the entrance ramp to the podium. Infill apartments accessed from existing /

replacement staircase to gable end.

L) Improved / controlled resident only access to communal gardens.

M) New-build residential blocks along Haverstock Road.

N) New-build block enclosing northern courtyard.

O) New-build residential block on site of existing block J.

P) Existing podium retained. New stepped access required due to demolition of existing Tower A and associated elevated walkways.

BUILDABILITY COMMENTS

2 no. small-scale infill builds in suitable corners of existing. Delivering c. 2-3 units each.

Demolition of hostel and St. Stephens to build block L, housing the relocated health centre in its new permanent location.

Temporary relocation of creche into vacant podium at corner of Haverstock Road and Malden Road. Allow for fit-out of what is currently car-park / storage. Demolition of existing Creche and Health Centre.

Build new buildings A, B, C, D, E, F including ground floor permanent location creche and energy centre as well as some podium car parking (c.1200 sq.m.).

Demolish tower (1-48 Wendling)

Build G, H, I, J with podium parking. Podium parking (c. 800 sq.m.)

Total podium parking c. 2000sq.m. and c. 80 car spaces.

Build block K





The background is a detailed aerial architectural rendering of a city block, showing various building footprints, streets, and landscaping. A central rectangular area is highlighted with a semi-transparent white overlay, containing a photograph of a modern, multi-story building's courtyard. The courtyard features a paved area, a metal railing, and several potted plants. The text 'HIGH OPTION DRAFT ACCOMODATION SCHEDULE' is centered over this photograph in a large, bold, black font.

HIGH OPTION DRAFT ACCOMODATION SCHEDULE

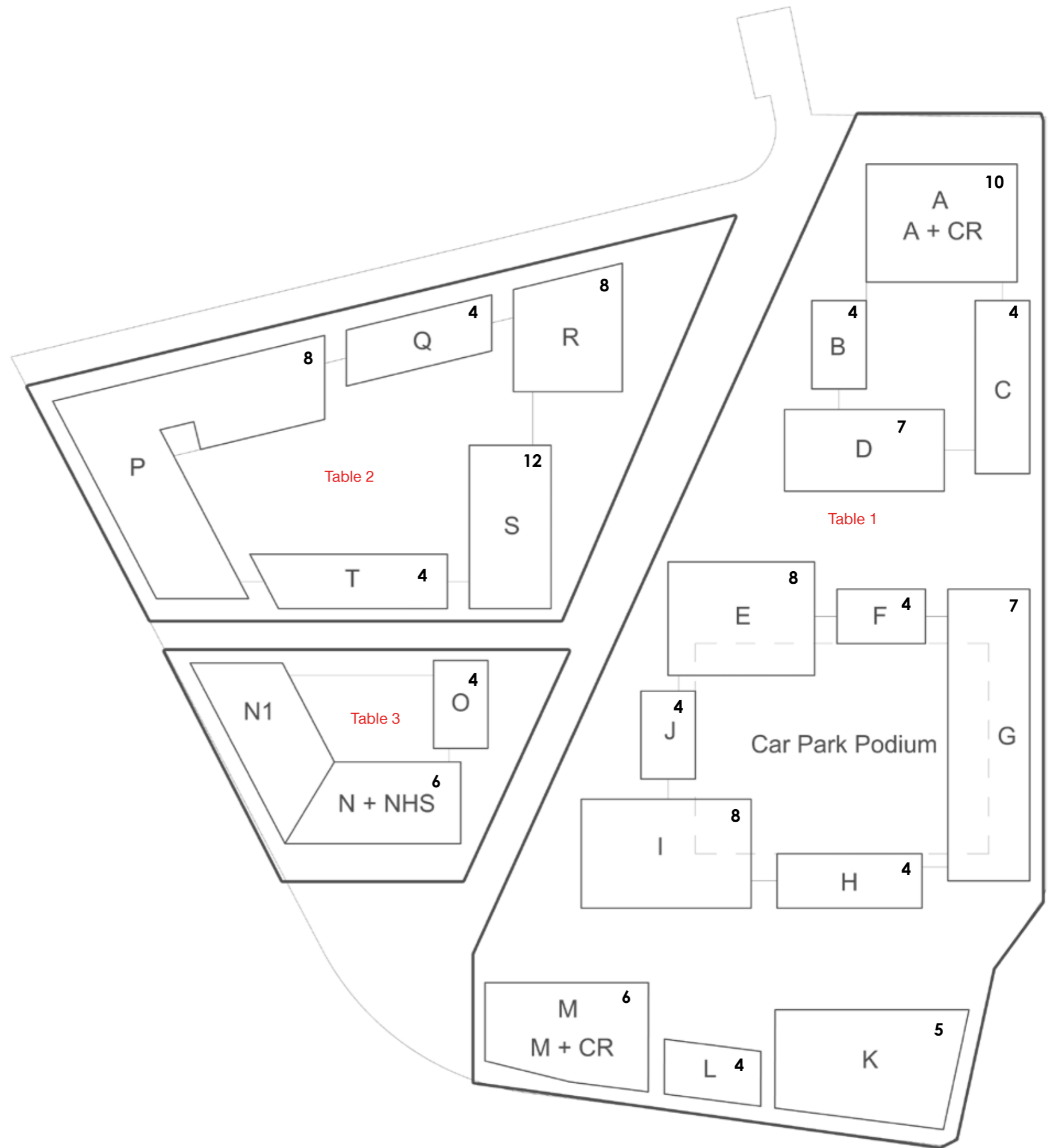


Diagram of the blocks with heights (number of floors)

OPTION 3 HIGH ACCOMODATION SCHEDULE

The proposed option has been developed within a height parameter range that we feel is appropriate to the local context and townscape. However, it has not been tested in any way for sunlight, daylight and so on. The illustrative layout for the High option could deliver the accommodation tabulated here, subject to further design development and appraisal.

Table 1

BUILDINGS: ABCDEFGHIJKLM			TOTAL TYPE	% MIX	TOTAL BEDS	% MIX	TOTAL PEOPLE	% MIX
TOTAL	1 bed	2 pers	176	41%	176	23%	352	24%
		2 pers	0	0%	0	0%	0	0%
	2 bed	3 pers	0	0%	0	0%	0	0%
		4 pers	170	39%	340	44%	680	47%
	3 bed	4 pers	20	5%	60	8%	80	6%
		5 pers	68	16%	204	26%	340	23%
	4 bed	5 pers	0	0%	0	0%	0	0%
		6 pers	0	0%	0	0%	0	0%
7 pers		0	0%	0	0%	0	0%	
8 pers		0	0%	0	0%	0	0%	
TOTAL HOMES			434	100%	780	100%	1452	100%

Table 2

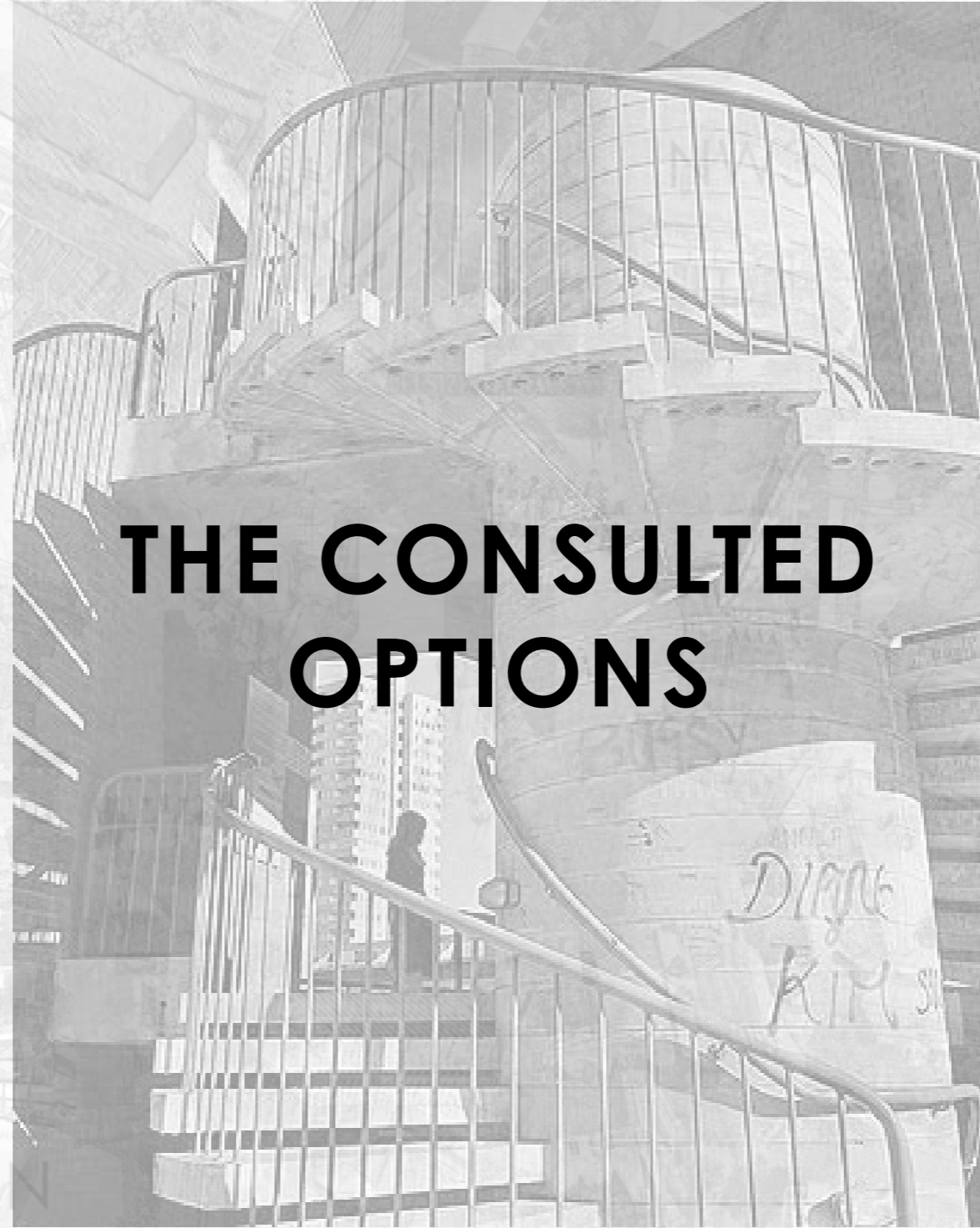
BUILDINGS: PQRST			TOTAL TYPE	% MIX	TOTAL BEDS	% MIX	TOTAL PEOPLE	% MIX
TOTAL	1 bed	2 pers	76	35%	76	20%	152	21%
		2 pers	2	1%	4	1%	4	1%
	2 bed	3 pers	0	0%	0	0%	0	0%
		4 pers	112	52%	224	59%	448	61%
	3 bed	4 pers	0	0%	0	0%	0	0%
		5 pers	26	12%	78	20%	130	18%
	4 bed	5 pers	0	0%	0	0%	0	0%
		6 pers	0	0%	0	0%	0	0%
7 pers		0	0%	0	0%	0	0%	
8 pers		0	0%	0	0%	0	0%	
TOTAL HOMES			216	100%	382	100%	734	100%

Table 3

BUILDINGS: NO			TOTAL TYPE	% MIX	TOTAL BEDS	% MIX	TOTAL PEOPLE	% MIX
TOTAL	1 bed	2 pers	34	55%	34	32%	68	35%
		2 pers	0	0%	0	0%	0	0%
	2 bed	3 pers	0	0%	0	0%	0	0%
		4 pers	11	18%	22	21%	44	22%
	3 bed	4 pers	0	0%	0	0%	0	0%
		5 pers	17	27%	51	48%	85	43%
	4 bed	5 pers	0	0%	0	0%	0	0%
		6 pers	0	0%	0	0%	0	0%
7 pers		0	0%	0	0%	0	0%	
8 pers		0	0%	0	0%	0	0%	
TOTAL HOMES			62	100%	107	100%	197	100%













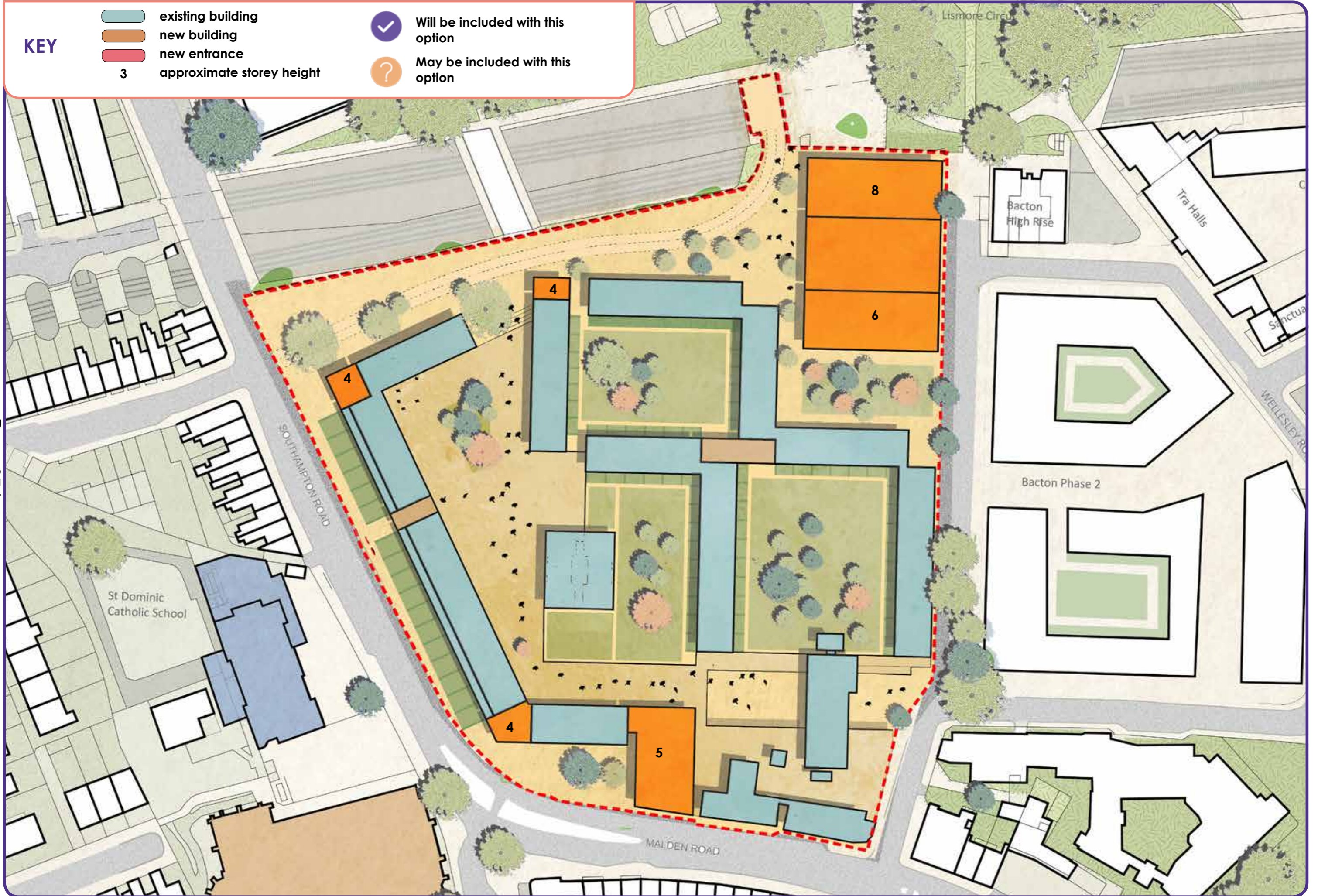
THE CONSULTED OPTIONS



KEY

-  existing building
-  new building
-  new entrance
-  3 approximate storey height

-  Will be included with this option
-  May be included with this option



OPTION 1 (LOW)

This option proposes potential new homes located on the vacant spaces between existing buildings and demolition of the existing health centre for construction of additional homes. This results in the reversion of the health centre and creche with no demolition of existing homes.

The layout shown is only an example of how new buildings could be delivered on the site.

Whilst this option would retain all existing homes, infill buildings are added at the end of some blocks. These will provide either additional homes or form new key or fob accessed entrances. There is an opportunity to look into resident-only entrances created through the addition of internal lobbies, controlling access to upper levels.

The existing health centre and nursery building would be demolished, with new homes to replace the existing building. A new health centre and nursery could be located on site or nearby.

Finally, this option would explore making green space accessible to residents and adding new children's play spaces.

Retention of all the existing homes

Between 115 to 130 new homes

New controlled entrances

Temporary or permanent relocation of health centre

Disruptive to residents due to construction complexity

Decanting of households during construction





All new homes will have balconies or a terrace

New infill homes built against existing

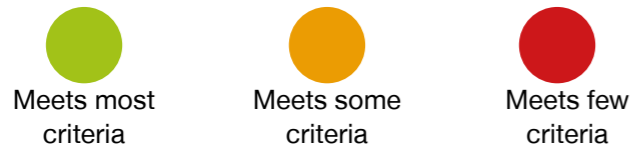
New homes built on the site of the health centre and creche

Front doors will open onto streets

OPTION 1 (LOW)

This option was assessed against the four main areas dealing with the brief, financial viability, sustainability and buildability, using a traffic light system to assess the feasibility for each option.

The results are below.



RESIDENTS' BRIEF



The majority of residents did not think this option met the criteria of the Residents' Brief

As the estate would largely remain the same in its physical form, a lot of the issues that residents wanted resolved would also remain



FINANCIAL VIABILITY



This option is commercially viable. However, build costs are very high per home and income generated from market sale homes would only cover costs of building all the new homes, so there would be very little money remaining to pay for any other estate improvements.



SUSTAINABILITY



This option is deemed not to have met sufficient of the sustainability and urban design criteria set, so fails this part of the assessment

This option met 9 out of the 29 criteria



BUILDABILITY









This option is buildable, although the constraints of working close to existing residents will make construction more complex and much more costly.

Given the size of most of the infill proposals and their location, modular construction methods (using prefabricated units craned in to speed up construction time and reduce noise and nuisance) should be considered



KEY

-  existing building
-  new building
-  new entrance
-  3 approximate storey height

-  Will be included with this option
-  May be included with this option



OPTION 2 (MEDIUM)

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

Infill blocks are added where there are blank end walls. These will provide either additional homes or form new internal entrances. Some homes at the western edge of the estate are retained.

Health centre and creche would be relocated on site or nearby. New homes would be built on the eastern side of the estate, responding to the route so that this feels well-used, overlooked and safe. This would create a new route through the estate from Lismore Circus to Malden Road and Bacton.

Opportunities to improve access to some green spaces in retained blocks would be explored.

Open up the estate with three new streets

Between 280 to 380 new homes

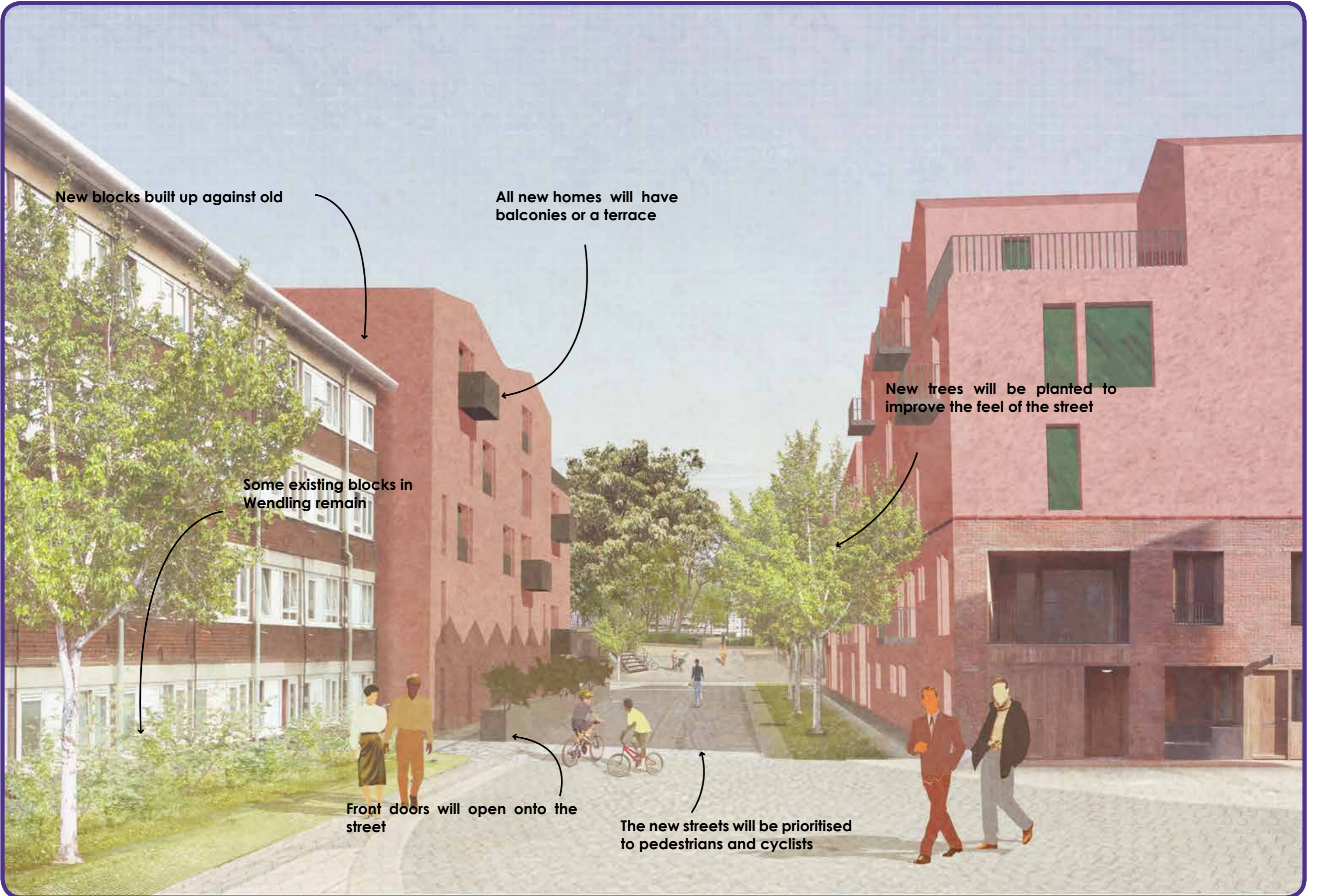
Improve access to open space

Temporary or permanent relocation of health centre

Disruptive to residents due to construction complexity

Decanting of households during construction





New blocks built up against old

All new homes will have balconies or a terrace

New trees will be planted to improve the feel of the street

Some existing blocks in Wendling remain

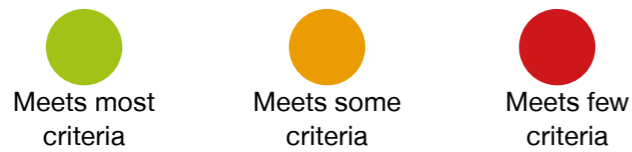
Front doors will open onto the street

The new streets will be prioritised to pedestrians and cyclists

OPTION 2 (MEDIUM)

This option was assessed against the four main areas dealing with the brief, financial viability, sustainability and buildability, using a traffic light system to assess the feasibility for each option.

The results are below.



RESIDENTS' BRIEF



Most residents did not think this option met the criteria of the Residents' Brief

As some of the estate would remain in their existing homes and some residents would move into new homes, this was felt to be unfair, leaving many of the existing problems in and around those homes that remained.



FINANCIAL VIABILITY



This option is commercially viable. However, build costs are relatively high per home and income generated from market sale homes would only cover costs of building all the new homes, so there would be very little money remaining to pay for any other estate improvements.



SUSTAINABILITY



This option is deemed not to have met sufficient of the sustainability and urban design criteria set, so fails this part of the assessment

This option met 5 out of the 29 criteria



BUILDABILITY



Construction is complicated, as it will involve demolition of part of the existing podium and the tower (1-42)

Whilst it may be technically buildable, it will be complex to deliver and will create significant nuisance to residents, so has been deemed not to meet this criteria.





new building

3

approximate storey height



OPTION 3 (HIGH)

This option proposes opportunities for full redevelopment of Wendling Estate and St Stephens. 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 community facilities such as the creche and the health centre.

New pedestrianised routes, cycle routes and landscape interventions would discourage rat running and anti-social behaviour.

This option aims to reconnect Lismore Circus to Southampton Road, Malden Road and Haverstock Road along a main green space which will unify the development and which is inspired by the original Victorian grid. The proposal connects to existing streets making navigation easier and walking around safer

Resident-only communal courtyards would be safe overlooked places for small children to play in.

Health centre and nursery could be relocated on the ground floor in one of the blocks opposite the church, creating a new civic space.

This option would be a similar scale to the Bacton Estate, with distinctive courtyard blocks splitting the estate into smaller areas.

Full demolition and integration with the wider area

Between 650 to 750 new homes

New public route and community heart

New high quality public realm

Health centre and creche to be integrated in a prime location

All residents will need to move out to allow for construction



New trees will be planted along the new streets

The new health centre could be relocated here on the main square

All new homes will have balconies or a terrace

Front doors will open onto streets

Access to the new buildings will be through spacious lobbies and entrances for residents only

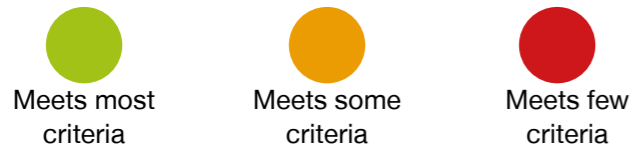
The new diagonal route across the estate links Lismore Circus to Southampton Road and the pedestrian crossing by the church



OPTION 3 (HIGH)

This option was assessed against the four main areas dealing with the brief, financial viability, sustainability and buildability, using a traffic light system to assess the feasibility for each option.

The results are below.



RESIDENTS' BRIEF



The majority of residents thought that this option met all or most of the criteria in the residents' brief



FINANCIAL VIABILITY



This option is commercially viable, so would meet this criteria, and simultaneously achieves comprehensive improvement for all residents. This option would achieve at least 40% affordable housing.



SUSTAINABILITY



This option is deemed to have successfully met sufficient of the sustainability and urban design criteria set, so passes this part of the assessment

This option met 22 out of the 29 criteria



BUILDABILITY



As this option involves a complete redevelopment following the demolition of the existing estate, buildability is relatively straightforward, so this option is deemed to meet this criteria.

Further work is required to determine a suitable phasing strategy.







EXHIBITIONS



FUN DAY / EXHIBITION 1 (7TH JULY 2018)

The following pages show the material that was presented on boards at the Fun Day event.



Above: photos from the event

Wendling & St Stephen's Close *Who are Metropolitan Workshop?*









Hello, we are Metropolitan Workshop and we will be working with residents and Camden over the next 6 months to help develop options for Wendling & St Stephen's Close.

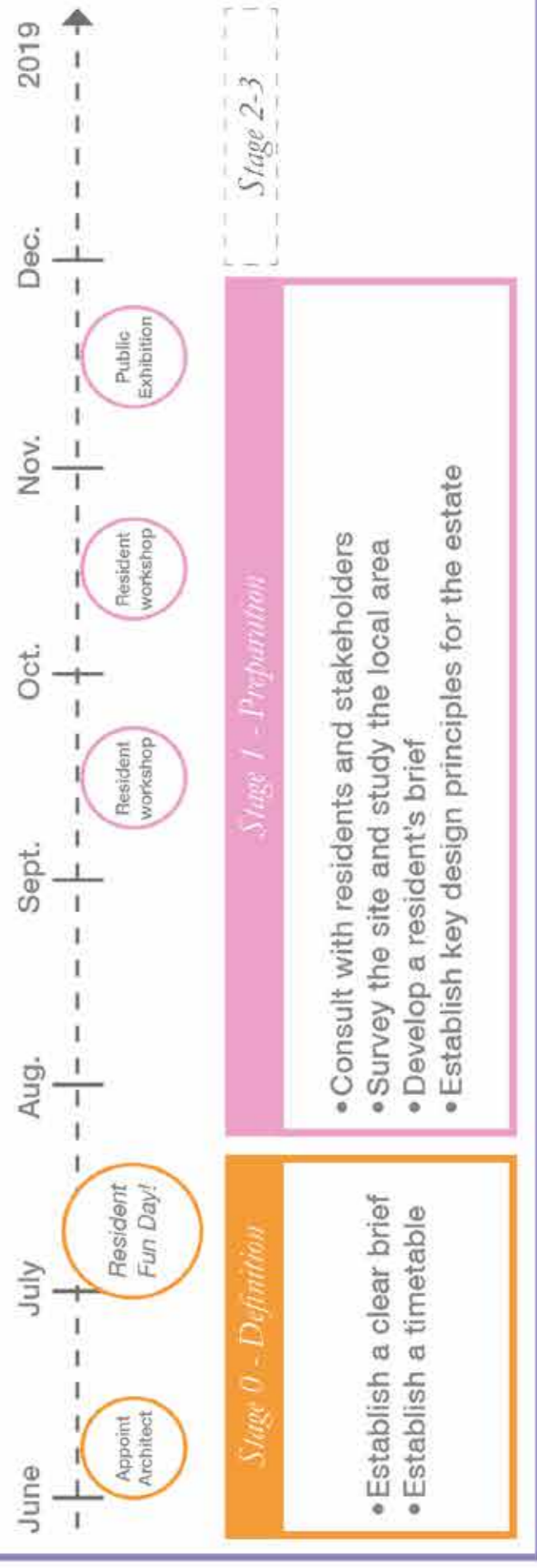


We have been involved in a number of estate regeneration and renewal projects for local authorities, the Greater London Authority (GLA) and Housing Associations, designing new homes for existing communities.

Project Team

<p>Neil Deely <i>Co-founder and Director</i></p> 	<p>Nick Phillips <i>Associate Director</i></p> 	<p>Kristine Sulca <i>Associate</i></p> 
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This is what we anticipate doing over the coming months and this is our current indicative timeline



Wendling & St Stephen's Close *What are Good Design Principles?*

As well as the basic requirements here are some of the things we think about when we start designing:

Do you agree? Tell us what you think on a post-it

Streets, Routes and Pathways. People friendly streets, with emphasis on walking, cycling and public transport routes.



Communal Spaces. Shared gardens and community spaces which are accessible to all residents.



Play Spaces. Natural play space for all ages, that are easy to get to and are overlooked and feel safe.



Entrances & Exits. Large, clear, well-lit, safe and secure entrances which don't have steps.



Street Activity. Lots of windows with views out onto the street and front doors with people coming and going.



Daylight. Lots of light into homes and outdoor spaces.



Good Storage. Homes must have adequate storage space that is useful and accessible.



Outdoor Spaces. Every home has access to a private balcony, terrace or garden.



Outlook. Homes that have windows on two sides have better daylight and ventilation.

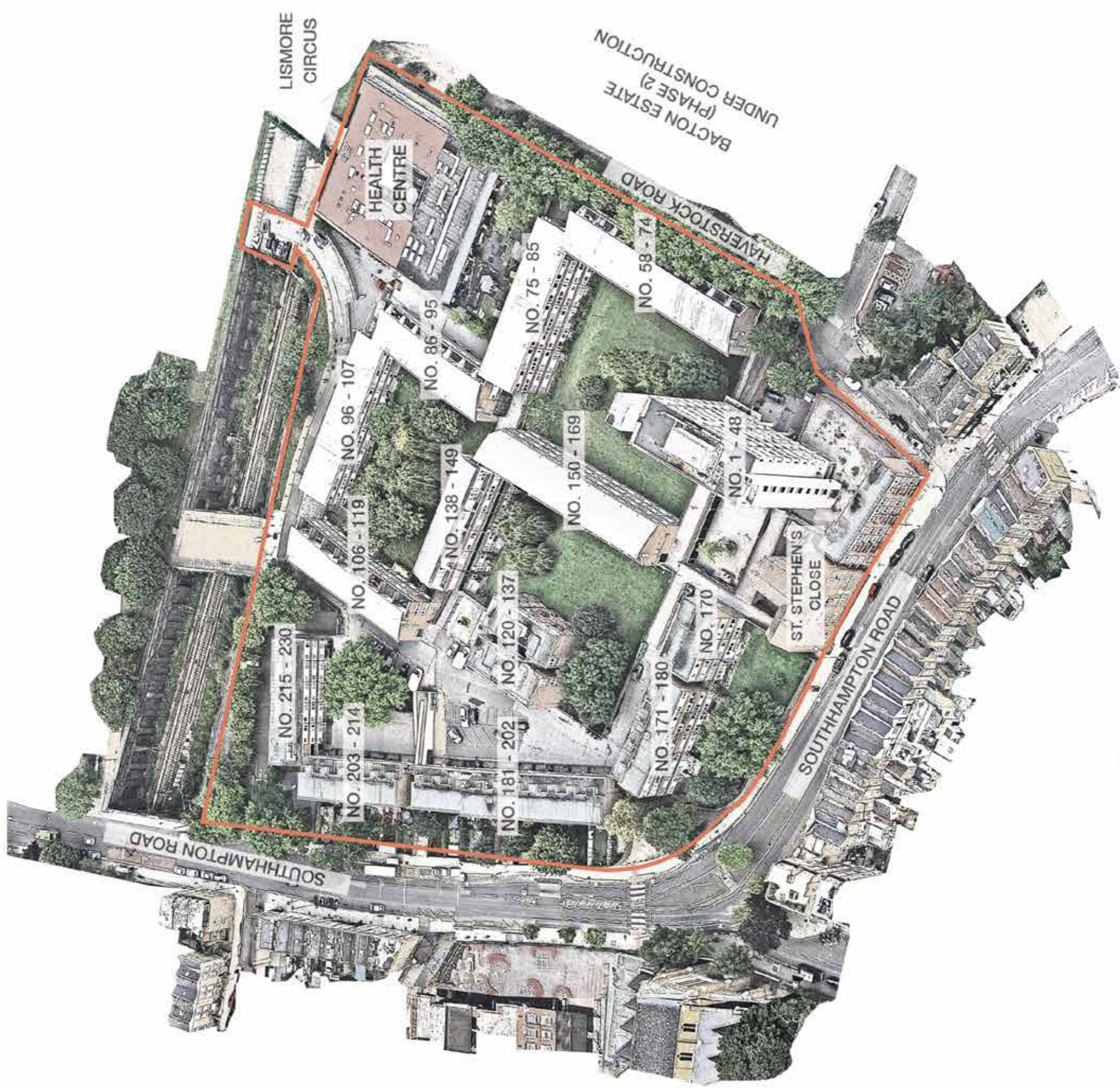


Wendling & St Stephen's Close

Have your say



Tell us more about Wendling & St Stephen's Close.



LIKE. What do you like about the existing estate ?

Stick me on the parts of the estate you do like

DISLIKE. What don't you like about the existing estate ?

Stick me on the parts of the estate you don't like

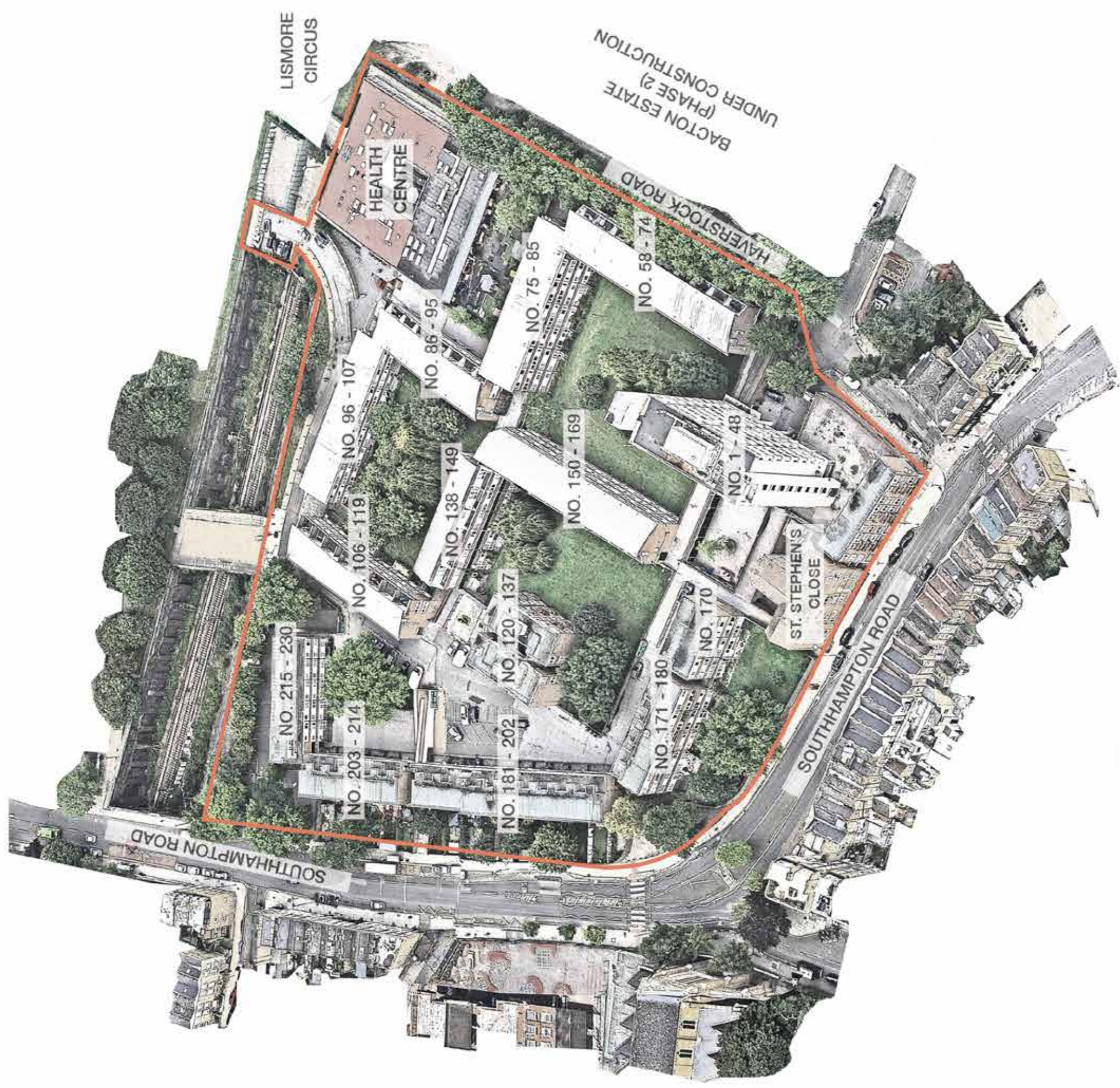
IMPROVE. What needs improving about the estate?

Tell us what you think on a post-it

Wendling & St Stephen's Close

Have your say

Tell us more about Wendling & St Stephen's Close.



LIKE. What do you like about the existing estate ?

Stick me on the parts of the estate you do like

DISLIKE. What don't you like about the existing estate ?


Stick me on the parts of the estate you don't like

IMPROVE. What needs improving about the estate?

Tell us what you think on a post-it

From the consultation work already carried out, here are some of the things that you have said that will be used as a basis for our brief.

- 1 Positive engagement, participation and consistent communication at all stages of the process
- 2 Strengthen the community spirit
- 3 Reduce anti-social behaviour through good design
- 4 Create a place that feels safe
- 5 Create shared and accessible open spaces
- 6 Provide a secure, overlooked and safe play space for children
- 7 Provide better lighting to make the estate feel safer and more welcoming
- 8 Improve the management and maintenance of the estate
- 9 Improve routes through and around the estate, making them more accessible
- 10 Improve signage and wayfinding
- 11 Improve appearance of buildings on the estate to make them more attractive – no more concrete jungle
- 12 Provide better storage for bins and bikes

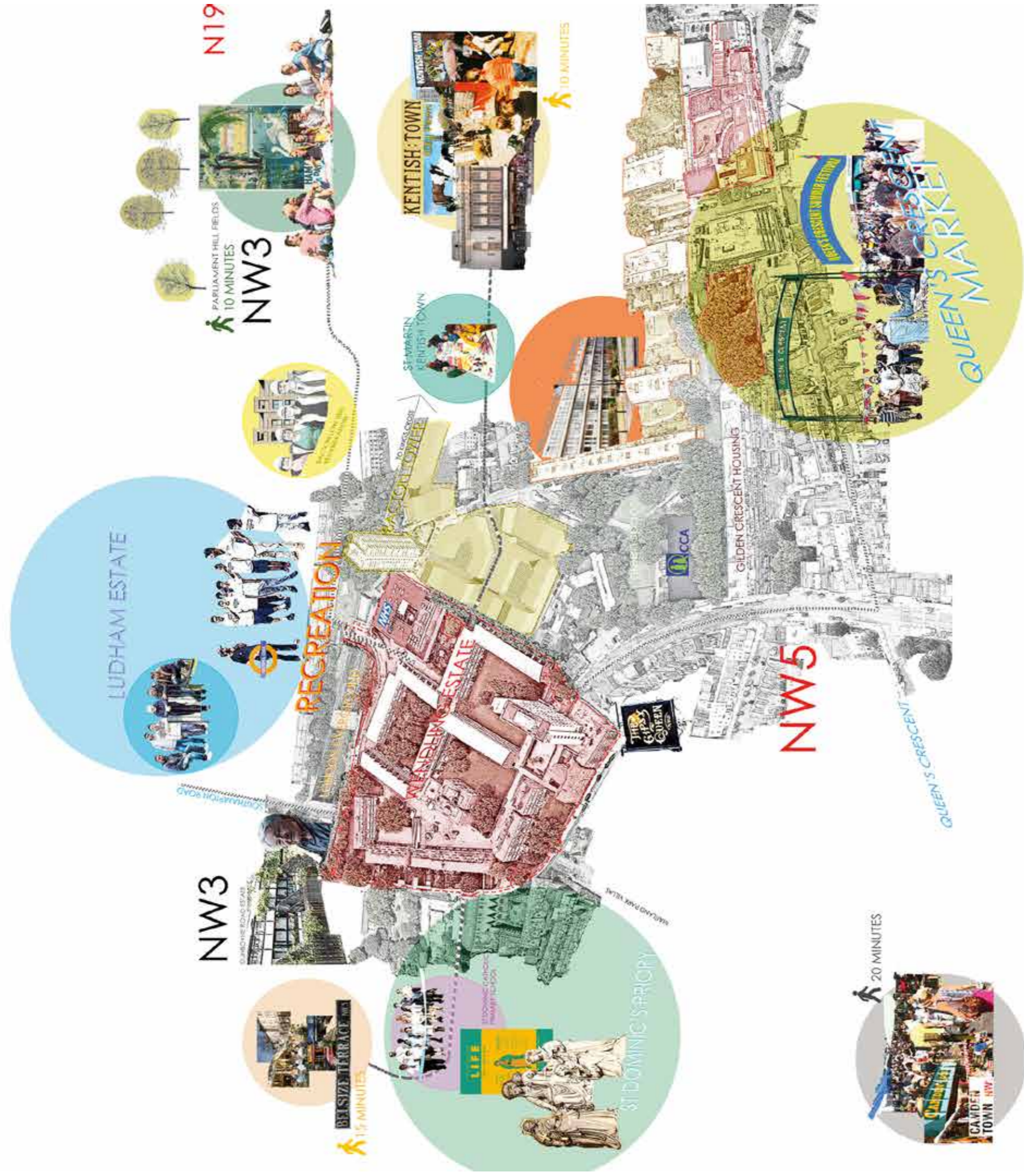
 Tell us what you think on a post-it

Did we miss something? Let us know.

Wendling & St Stephen's Close

Tell us about the people and places of Gospel Oak

This drawing aims to highlight some of the people and places of Gospel Oak. Are there any others you can think of?



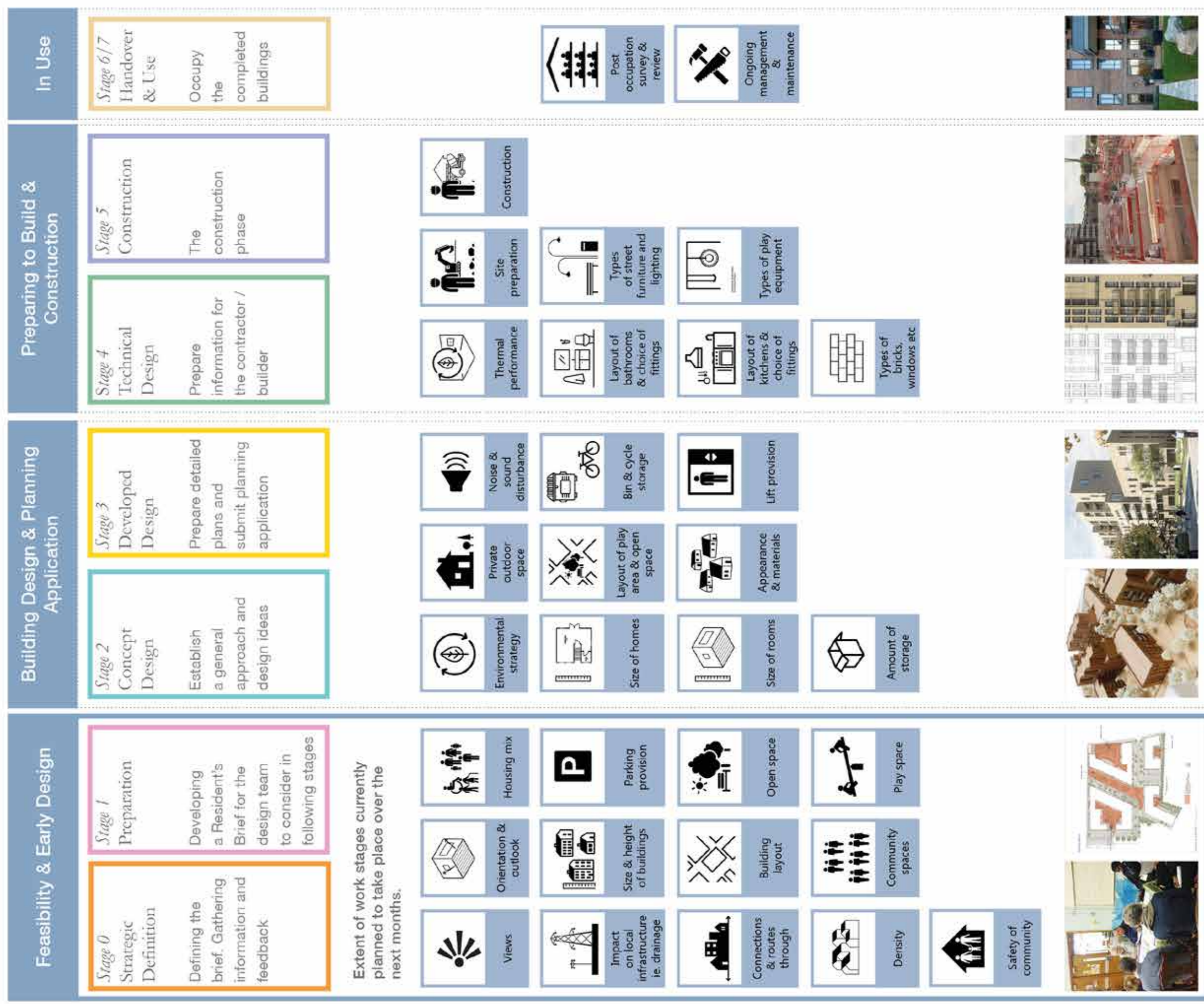
Tell us what you think on a post-it

Did we miss something? Let us know.

Wendling & St Stephen's Close
The Design Process



A widely used plan of work to organise the process of briefing, designing, constructing and operating building projects has been developed by the Royal Institute of British Architects (RIBA). At every stage there are different tasks and decisions to be made, some of which are listed here.



EXHIBITION 2 (9TH, 11TH, 13TH OCTOBER 2018)

The second exhibition was carried out to present an initial idea with regards to the 3 options. Each option contained elements of the the original street pattern, and we exhibited a few historic maps to demonstrate how re-linking Wendling back to Lismore Circus was a starting point for each iteration.

It was also an opportunity to explain the ballot process and how feedback and residents' comments were collected and used.

We also explained how each option were to be assessed against a set of four criterias (residents' brief, financial viability, sustainability and viability).

The following pages show the material that was presented on boards at the exhibition.

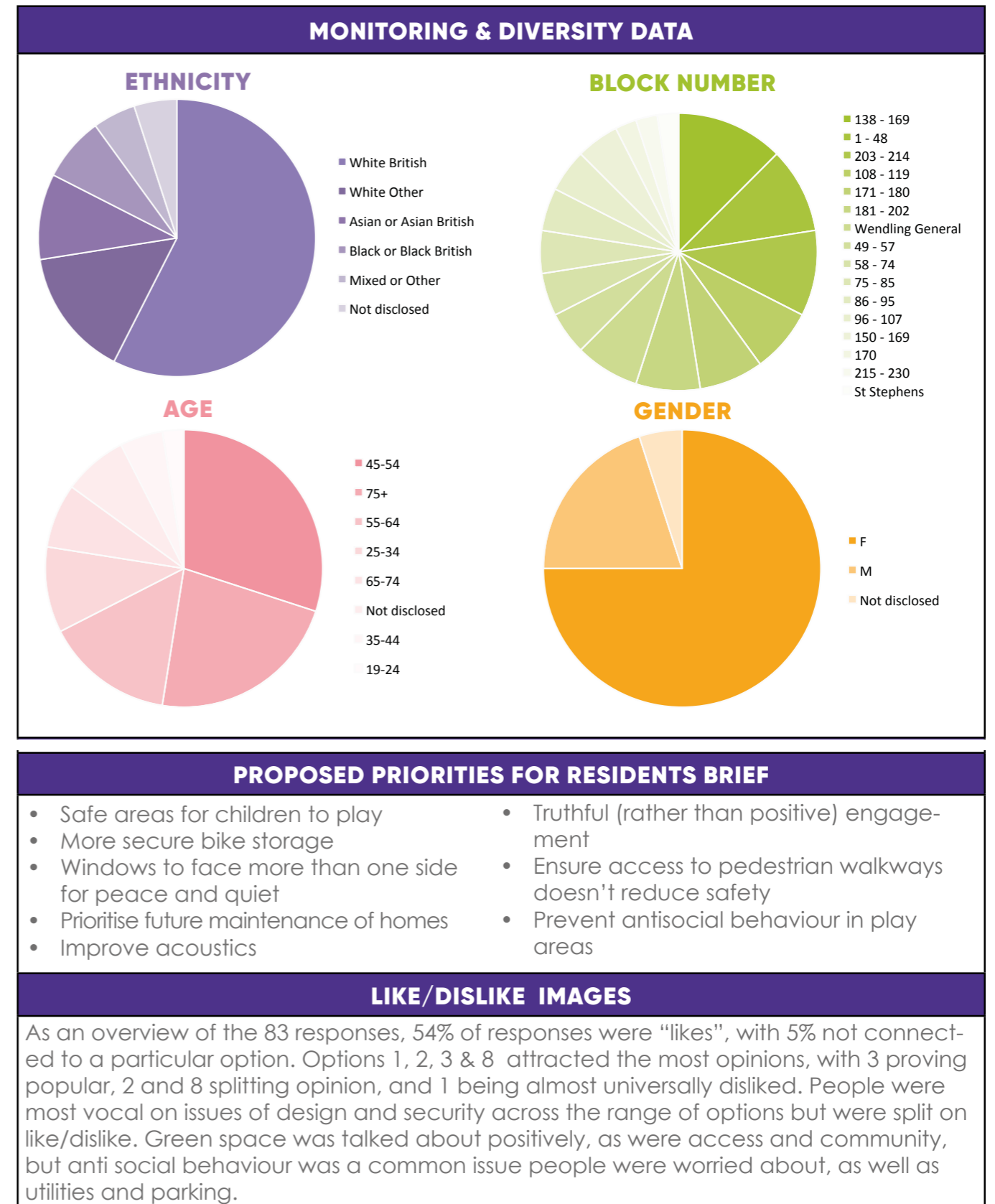
The monitoring data captured shows a good spread of people from the various blocks on Wendling Estate with a majority, 12.5% coming from block 138-169 and between 2.5% and 10% coming from the other blocks. 75% of attendees identified as female and 72.5% identified as White British or White other. There was a variety of ages with most people between the ages of 45-54 or 75+. 55% of people who completed this form said that they have some form of illness or disability.

26 of the 40 people (65%) who completed the feedback on the residents brief agreed with either all or all except 1-2 priorities. Those who disagreed mainly talked about considering the living standards of existing residents, some said their homes have good storage, good kitchens and a good appearance and that we should be celebrating what is good. There were positive comments about Secure by Design however some people did not believe this would work and many comments were about design alone not being able to reduce anti-social behaviour on the estate. Comments about play and childrens areas were mixed with some supportive comments and

others disagreeing for reasons of noise, disruption and lack of security. Split level homes also gathered a mix of responses with some people supporting these and others saying that the estate already them. Comments about engagement were supportive, with people adding that they want a voice, truthful engagementm and good communitcation.

Some people identified more than one preferre option and of the total 46 preferences, 24 (52%) of these selected Option 3, 12 (26%) preferred Option 2, and 10 people (21%) preferred Option 1. Those in support of Option 3 said that it met the priorities of the residents brief, they found that Options 1 and 2 were not solving the problem and that Option 2 was an unfair solution to existing residents. Some concerns about Option 3 included parking on the new roads, heights of the new buildings and how social tenants will be prioritised in the new homes. Those that preferred Option 1 was because it was the least disruptive, offered maintenance to existing homes and would keep the existing community. They valued the existing estate and could see opportunities for improvements that do not involve demolition.

Some people said that Option 2 offered a good compromise, a balance of keeping some of the existing whilst others were concerned about light being blocked to their homes and balconies. Comments requested more detail about maintenance, information on tenancies and leaseholder offers and the decanting process which people were concerned about.



INTRODUCTION: WHAT'S TODAY ALL ABOUT?

BACKGROUND OF THE PROJECT

Hello, we are Metropolitan Workshop and we will be working with residents and Camden Council to help develop options for Wendling & St Stephen's Close.

At today's event we will be:

- Summarising feedback already collected as a 'Draft Resident's Brief'. The Resident's Brief will be used to help assess development options in the future.
- Asking for feedback on local history and the area.
Where do residents walk to and from? What are the important local buildings, facilities and spaces? What are your memories from the area?
- Presenting initial ideas for developing Wendling & St. Stephen's Close and collecting your opinions and comments.
What would you like the development to look like? What do you like and dislike about each option?
- Explaining how each option will be assessed, the criteria and the processes used.

AT TODAY'S EVENT YOU CAN:



MEET THE TEAM



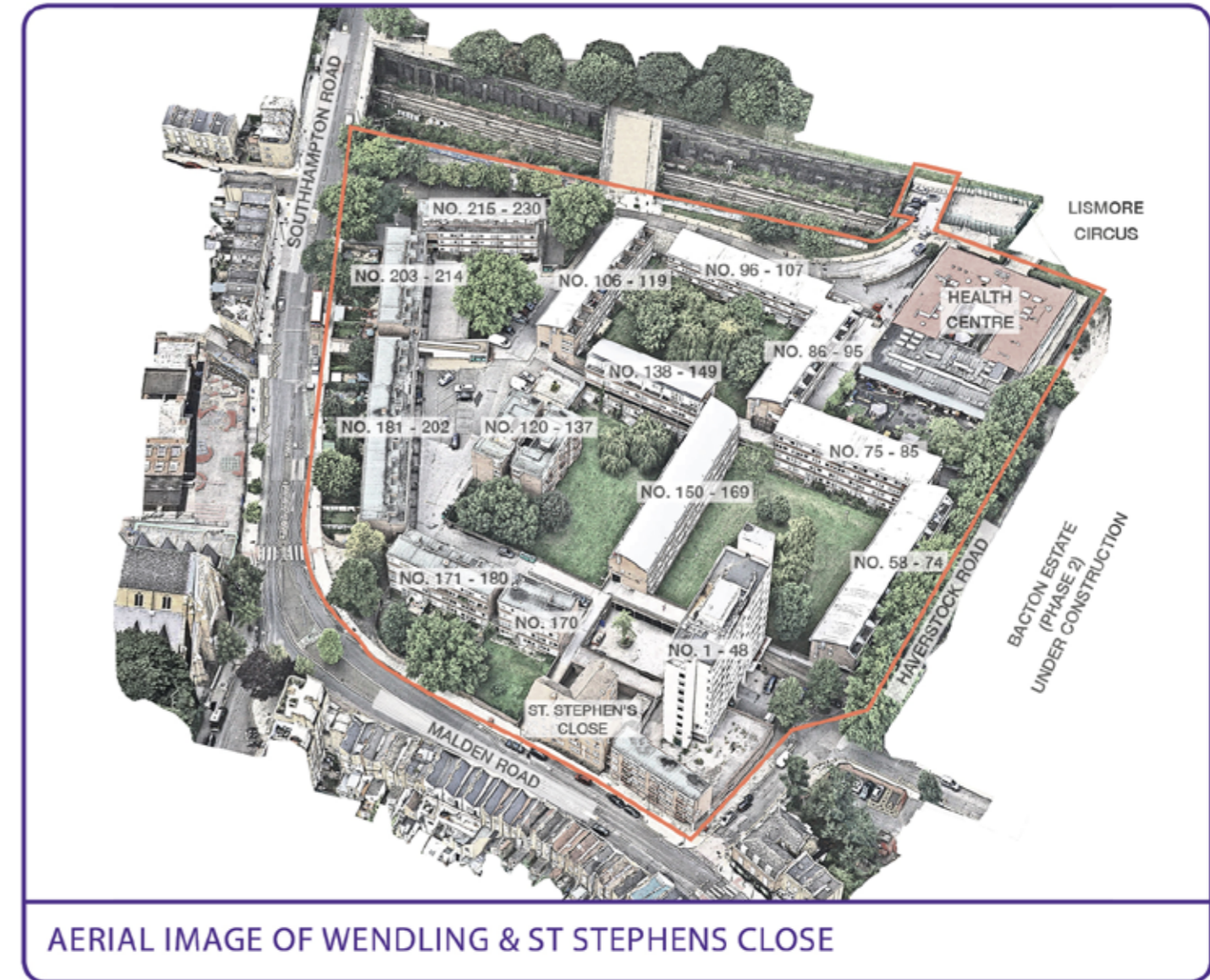
FIND OUT MORE



SEE INITIAL DESIGNS



SHARE FEEDBACK



AERIAL IMAGE OF WENDLING & ST STEPHENS CLOSE

WORKING TOWARDS A CABINET REPORT



Page 377

YOUR FEEDBACK: RESIDENT'S BRIEF

YOUR FEEDBACK

We have analysed all the feedback which has been collected. This information will be used to form a 'Draft Residents Brief' which, in turn, will be used to help assess how successful each development option is. We have had feedback from three main sources:



RESIDENT SURVEYS

Detailed written surveys have been conducted by the Community Liaison Advisors (CLAs).



WORKSHOPS

Several residents have taken part in workshops, mapping the estates issues, creating 'vision boards', and making recommendation lists and learning about design via the Glasshouse workshops.



RESIDENT'S FUNDAY

At the most recent Residents Funday Camden Council and Metropolitan Workshop spoke to residents and collected feedback forms.

WHAT'S NEXT

Feedback from this exhibition will be collected and used to develop each options in more detail. At the next Residents Exhibition we will present these developed options and collect additional feedback.

OVERALL PRIORITIES:

- Create a place that feels safe
- Make accessible to all residents of all ages and abilities.
- No concrete jungle



WORKING IN PARTNERSHIP:

- Positive engagement, participation and consistent communication at all stages of the process
- Improve the management and maintenance of the estate
- Restore, improve and strengthen the community spirit and the role of the community on the estate



SAFETY & SECURITY:

- Reduce anti-social behaviour through good design
- Secure by design
- Consider design of staircases and lighting in buildings with regards to security
- Improve entrances and exits to whole estate and blocks
- Address issues of antisocial behaviour, security and drug use
- Improve building layout making sure areas aren't boxed off



LOCAL AREA:

- Improve safe routes through and around the estate and make them more accessible
- Better lighting throughout the estate
- Clear safe routes through



INSIDE YOUR HOME:

- New homes to feel less cramped with larger bedrooms and improved kitchens
- New homes should address lack of storage
- Mixture of one level and split level.



OUTSIDE YOUR HOME:

- Provide better lighting to make the estate feel safer and more welcoming
- Improve signage and way finding
- Improved lifts that service every floor
- Traditional street pattern



LANDSCAPE & OPEN SPACE:

- Introduce play areas which can be overlooked
- Create shared and accessible open spaces
- Provide a secure, overlooked and safe play space for children
- Improve appearance of buildings on the estate to make them more attractive – no more concrete jungle.



ENVIRONMENT AND SERVICES:

- Provide better storage for bins and bikes
- Better recycling
- Prevent flytipping



A MEMORY FROM THE AREA: WHAT STORIES DO YOU HAVE?



HISTORIC MAP C. 1895

IN THE 1850'S LOCAL LANDOWNERS DREW UP PLANS FOR THE AREA. THESE PLANS SHOWED 6 STREETS RADIATING FROM LISMORE CIRCUS.

HISTORIC TIMELINE

1850-1880 ••• 1940-1941 ••• 1950'S ••• 1970'S ••• 2005 •••



Large scale house building throughout Gospel Oak.



Large portions of Gospel Oak were damaged in the Blitz.



Damaged streets around Lismore Circus where demolished making way for new homes.



Several estates including Wendling and St Stephen's Close were built



7 blocks in Wendling were refurbished with new lightweight roofs.



1 • Photo of Wendling 181 to 214 when it was first built



2 • Photo of Wendling 138 to 169 when it was first built



3 • Inspiration from Fleet Road. Which buildings do you like?



4 • Maitland Park Estate. Which buildings do you like?

SHARE YOUR STORIES AND MEMORIES OF THE AREA WITH US



HISTORIC STREETS: RECONNECTING THE LOCAL AREA

HISTORIC STREETS

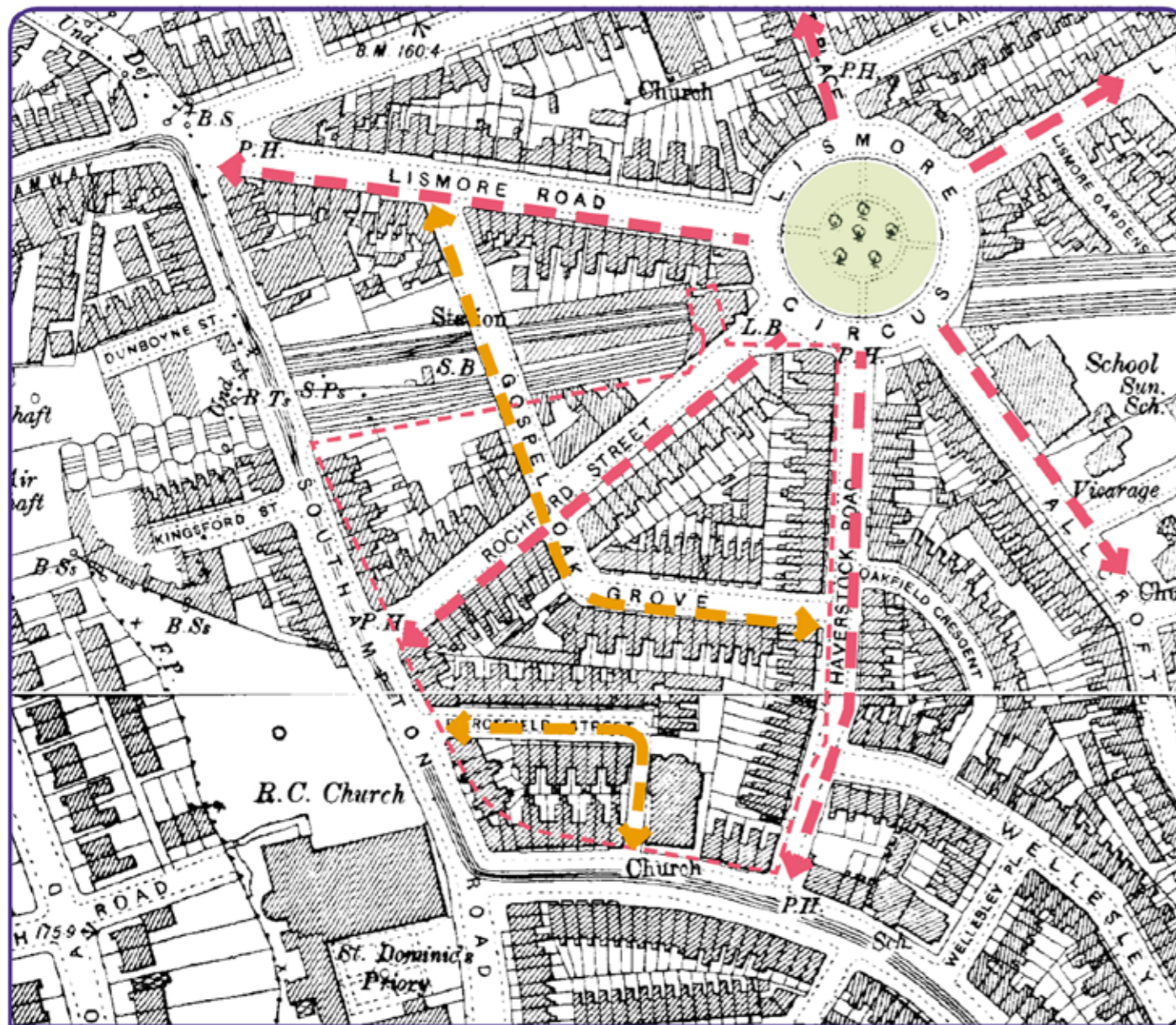
Comparing the current site plan with historic maps shows that streets linking the area have been lost. The loss of these streets cuts off residents and creates dead ends with no visual connection to the local area, which can make it feel unsafe.

STREET PATTERNS

The map also shows a street pattern made up of smaller buildings which are closer together. Currently the area has a street pattern made up of larger buildings spread further apart. These buildings block routes through to the surrounding streets and dominate the area.

NEW ROUTES THROUGH

New development options could reconnect the estate with the surrounding area. New streets could be created, making it easier to find your way through the estate. These streets will be well lit and overlooked, discouraging anti social behaviour and making the area feel safer.



HISTORIC MAP C.1895



CURRENT SITE PLAN

HOW WILL OPTIONS BE ASSESSED

THE OPTIONS

We are currently exploring three options for the estate; low, medium and high. By the end of the process we want to be in a position to narrow this down to a preferred option.

- **OPTION 1: LOW** - minimal demolition of existing buildings and no demolition of existing homes with some new build.
- **OPTION 2: MEDIUM** - partial demolition of existing buildings with significant new build.
- **OPTION 3: HIGH** - full demolition of existing buildings with full scale new build.

WE WOULD LIKE TO HEAR YOUR FEEDBACK ON OUR APPROACH TO ASSESSMENT.

THE ASSESSMENT

We propose assessing each option using a traffic light system, against the four areas described in the panels below. This assessment has not been carried out yet, but will be used later in the process.

Where an option meets/ all of the objectives (Green light)



Where an option meets some of the objectives (Amber light)



Where an options meets none or few of the objectives (Red light)



RESIDENT'S BRIEF

- Options assessed against the points set out in the brief
- The more points an option meets, the better it will score



FINANCIAL VIABILITY

- The cost of carrying out the building works will be weighed up against council funding and sales receipts from some of the new homes.



SUSTAINABILITY

- Creating a sustainable community, one that will grow and thrive in the new environment.
- Making safe play areas and enjoyable outdoor spaces for people to use, improving health and wellbeing.
- New buildings will be more energy efficient and therefore will have lower fuel bills.

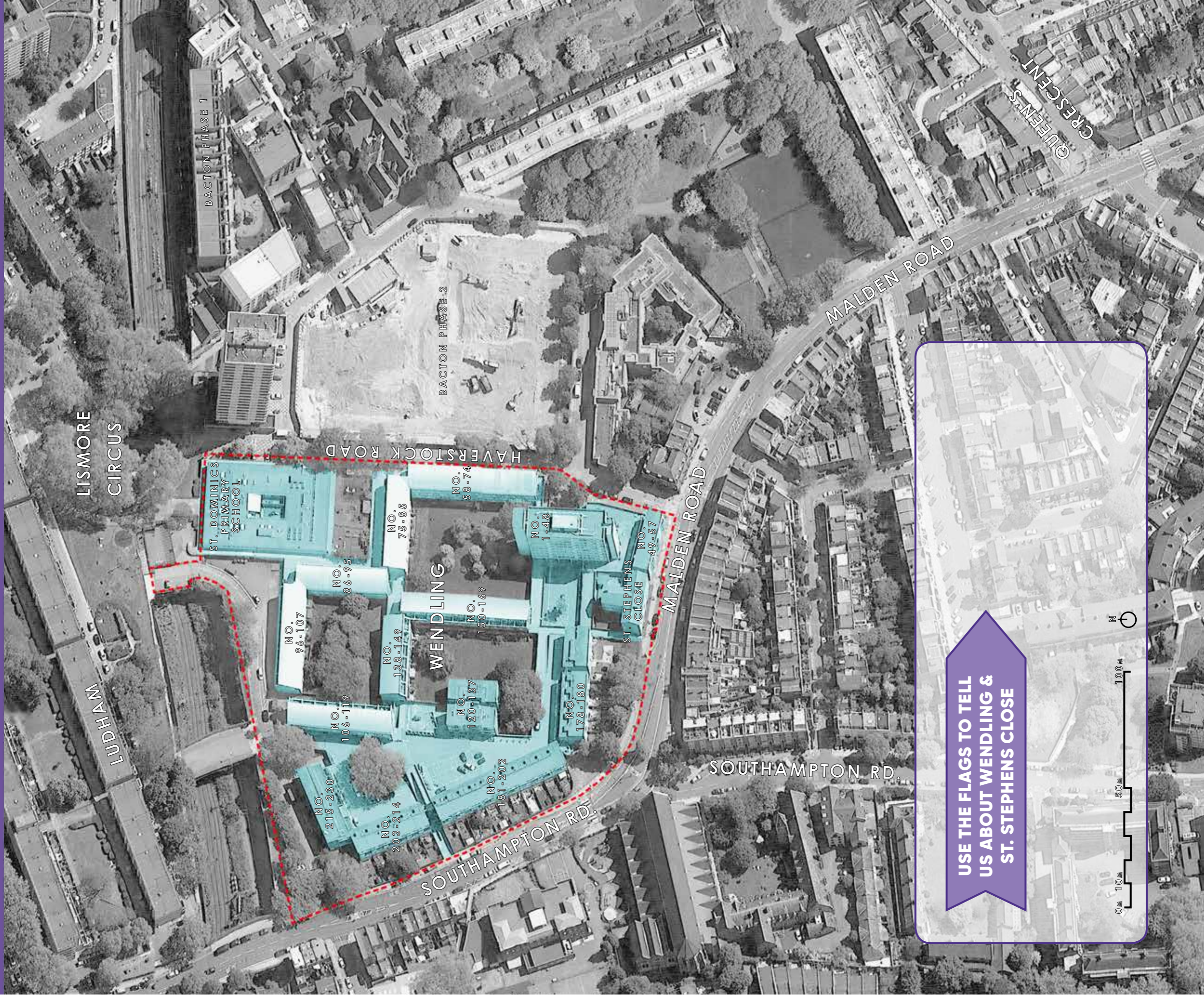


BUILDABILITY

- Working with an existing estate can make the new building work more challenging.
- It is a technical challenge to build new against old.
- Some residents could remain in occupation during building work, which will need careful planning.



SITE ANALYSIS: YOUR LOCAL AREA



USE THE FLAGS TO TELL US ABOUT WENDING & ST. STEPHENS CLOSE

SITE ANALYSIS



GREEN SPACE

- accessible communal green space
- accessible private garden or terrace

Communal Green space. Whilst residents can use public green space nearby, they cannot enter the existing green spaces on site, so do not currently have a communal residents only outdoor space.



ENTRANCES AND ROUTES

- access point
- publicly accessible route

Multiple entrances and routes through facilitate Anti Social Behavior (ASB) by creating opportunities for people to run and hide. It can also make it difficult to find your way around, especially if you are a visitor.



ACTIVE FRONTAGE

- inactive frontage (blank wall)
- active frontage (windows / entrances)

A lack of active frontage contributes to people feeling unsafe and encourages anti-social behaviour.

Active frontage is when the ground floor of buildings has lots of windows and front doors onto the street creating opportunities for residents to look out, discouraging loitering and anti-social behaviour.

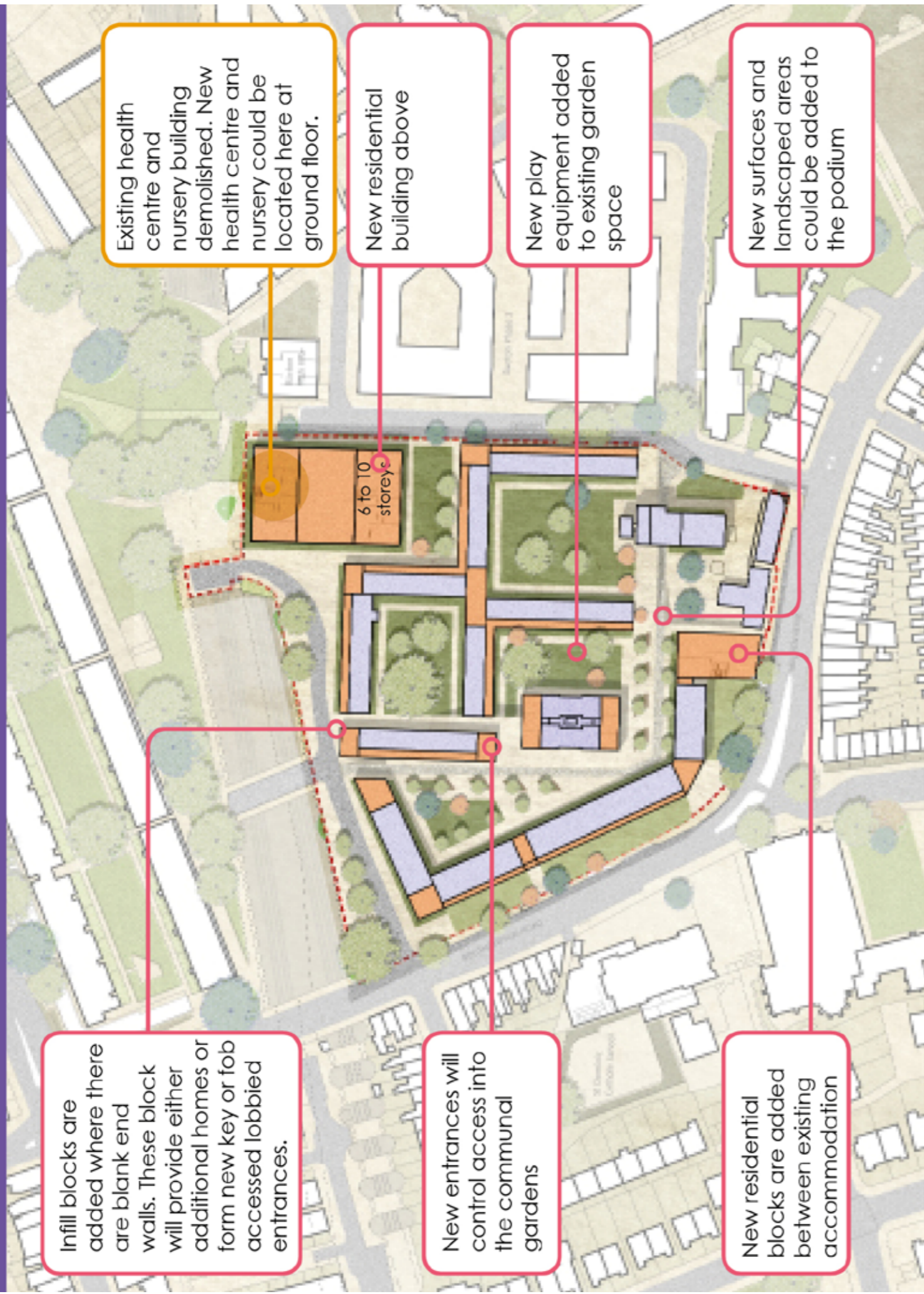


SITE LEVELS

- street level
- higher level (podium)

Complex site levels cut off residents from the surrounding streets. Ramps, steps and raised walkways create a barrier, restricting access onto the site and limit development options.

OPTION 1: LOW (NO DEMOLITION OF HOMES; AND REFURBISHMENT)



KEY DESIGN PRINCIPLES

- Keeping all existing homes subject to cost
- Explore making green space accessible to residents and adding a childrens play space.
- Look into resident only entrances created through the addition of internal lobbies, controlling access to upper levels and into resident gardens.
- Two new buildings built on the site of the existing health centre and the hostel.
- Health centre and creche reprovided on site.

KEY

-  existing building
-  new building

TELL US WHAT YOU THINK!

What do you think about this option and these example images?
Please use the like / dislike cards to let us know.



- Accessible Children's Play within existing green spaces

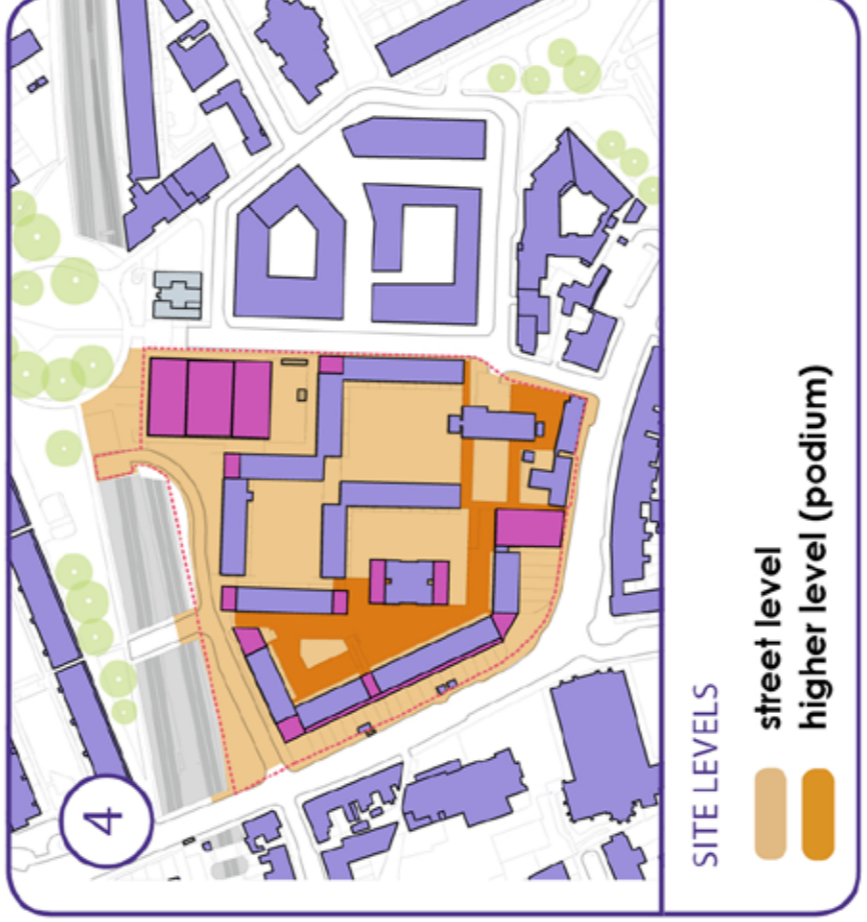
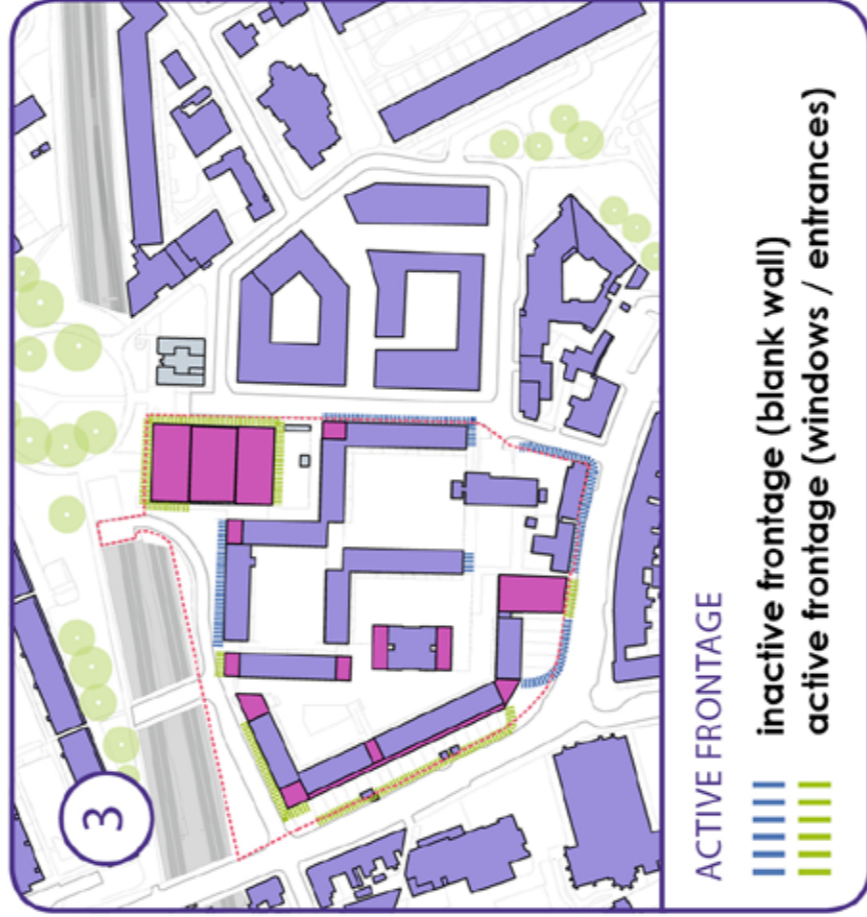
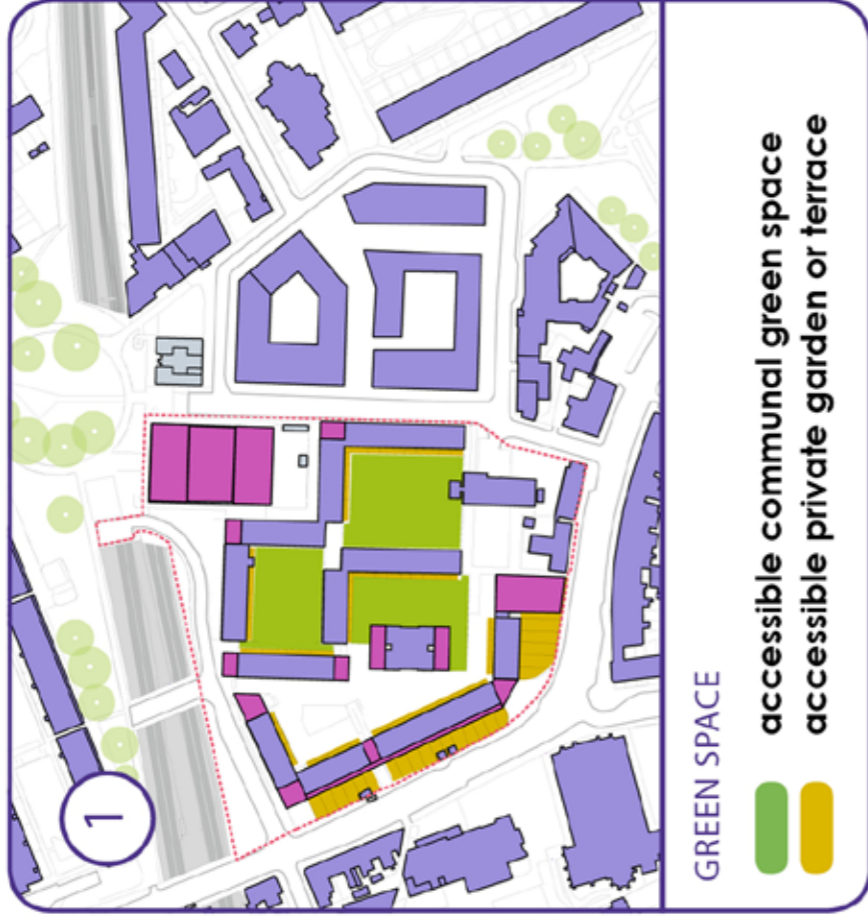


- New secure key or fobbed lobbies to control access into Wending



- Creche facilities reprovided on site in a new building

OPTION 1: LOW (NO DEMOLITION OF HOMES; AND REFURBISHMENT)



TELL US WHAT YOU THINK!

Write your comments on the back of the Residents Brief feedback form.

What do you like and dislike about this option and these example images?



BENEFITS

These diagrams illustrate how this option addresses each of the 4 key areas identified previously:

- Green space.** All greens are made level while trying to make access restricted to residents only via internal lobbies or gates.
- Entrances and routes.** Publicly accessible entrances are replaced with internal lobbies only accessible to residents. Public traffic is restricted to one route through the site, creating a 'street' which is overlooked and more active.
- Active frontage.** New infill blocks along blank gables or walls increase active frontages. Blank wall along Southampton Road improved, maybe lowered and gates added, to make homes accessible from the street.
- Site levels.** Explore removing podium around nursery and health centre and adding new lobbies with lifts to help residents move around the site.

OPTION 2: MEDIUM (PARTIAL DEMOLITION & PARTIAL REFURBISHMENT)



KEY DESIGN PRINCIPLES

- Keeping some homes on the western edge of the estate.
- Make a new route through the estate from Lismore Circus to Malden Road and Bacton two.
- Improve access to green spaces in retained blocks and improve entrance security.
- Build new homes that respond to the route so that this feels well-used, overlooked and safe.
- New buildings built on the site of the existing creche and health centre, St. Stephen's, the hostel and 1-107 Wendling

KEY

- existing building
- new building

TELL US WHAT YOU THINK!

What do you think about this option and these example images?

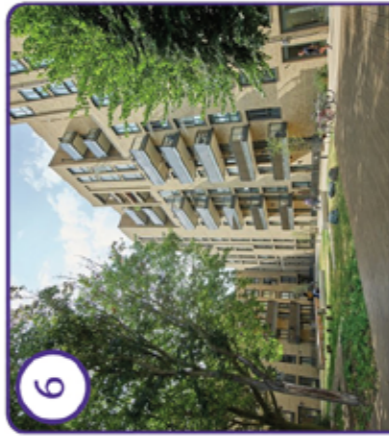
Please use the like / dislike cards to let us know.



- New buildings face onto new central street

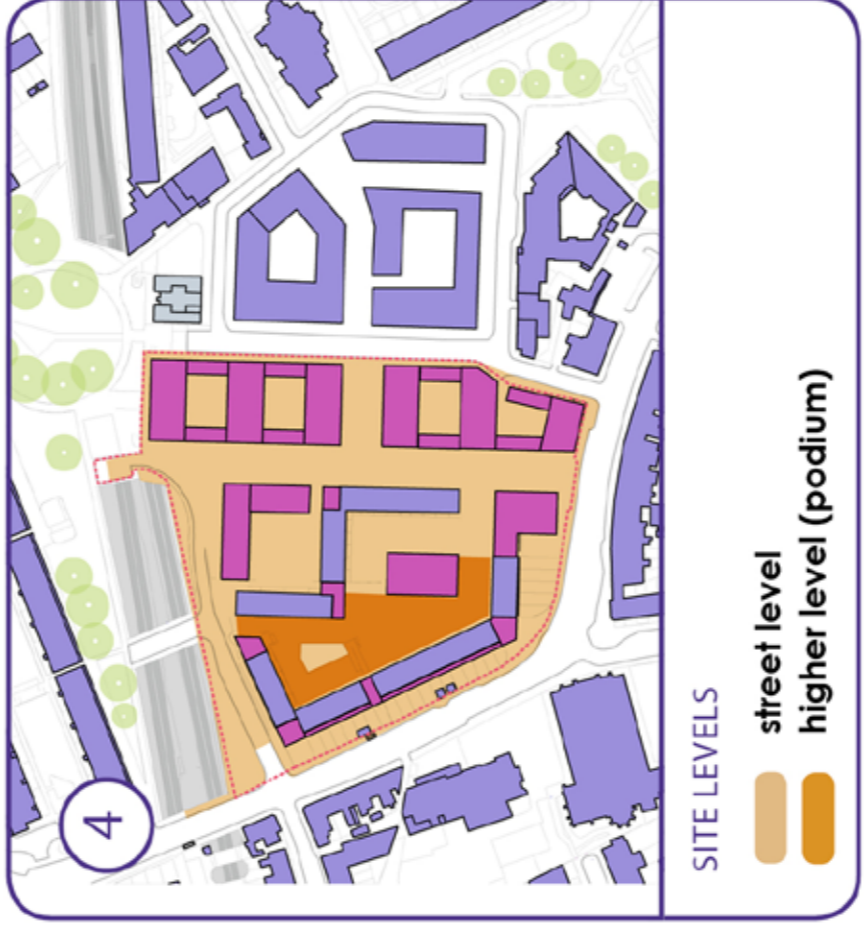


- New streets designed to be shared surfaces, prioritised for pedestrians



- Secure resident only communal gardens

OPTION 2: MEDIUM (PARTIAL DEMOLITION & PARTIAL REFURBISHMENT)



TELL US WHAT YOU THINK!

Write your comments on the back of the Residents Brief feedback form.

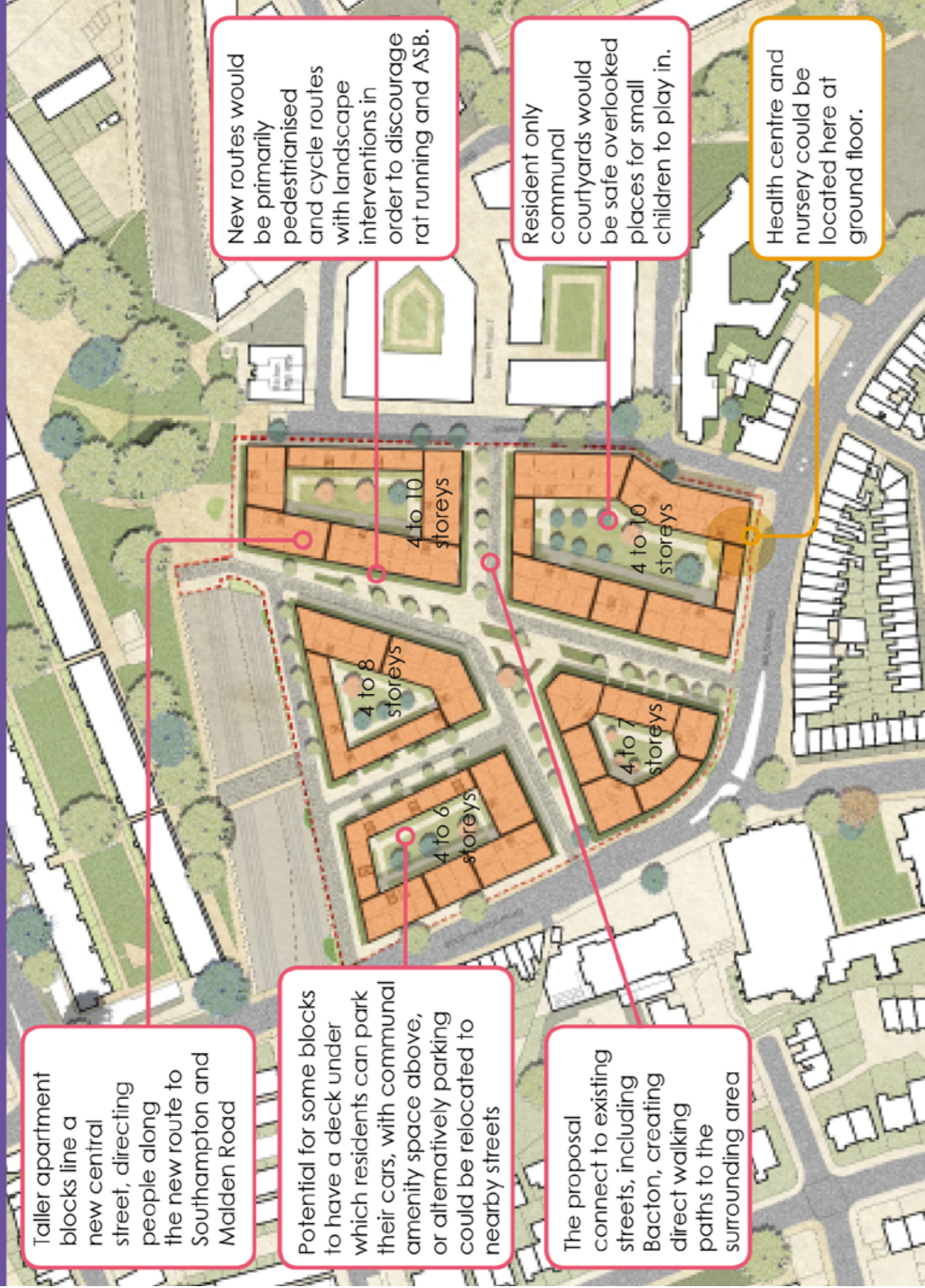
What do you like and dislike about this option and these example images?

BENEFITS

These diagrams illustrate how this option addresses each of the four key areas identified previously:

- Green space.** All greens are made level while trying to make access restricted to residents only via internal lobbies or gates.
- Entrances and routes.** Publicly accessible entrances are replaced with internal lobbies only accessible to residents. Public traffic through the existing estate is restricted to one route. New streets link the site back into the surrounding context.
- Active frontage.** New infill blocks along blank gables or walls increase active frontages. Blank wall along Southampton Road improved, maybe lowered and gates added, to make homes accessible from the street.
- Site levels.** Explore removing podium where possible and adding new lobbies with lifts to help residents move around the site. All new blocks have level entrances with lifts to higher floors.

OPTION 3: HIGH (FULL DEMOLITION)



KEY DESIGN PRINCIPLES

- Creates five distinctive courtyard blocks, reinstating old street pattern, splitting the estate into smaller areas.
- Creates a consistent street pattern and scale compared to the new Bacton Estate.
- Reconnects Lismore circus to Southampton Road, Malden Road and Haverstock Road along a main green space. The new central green space will unify the development
- Makes surrounding streets easily accessible making navigation easier and walking around safer.

KEY

-  retained building
-  new building

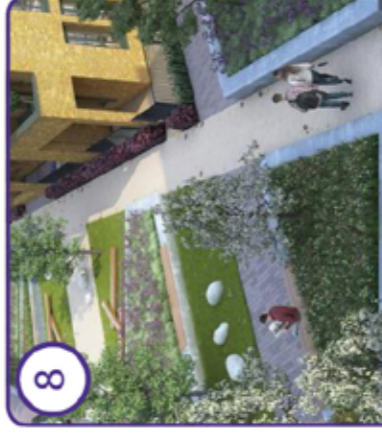
TELL US WHAT YOU THINK!

What do you think about this option and these example images?

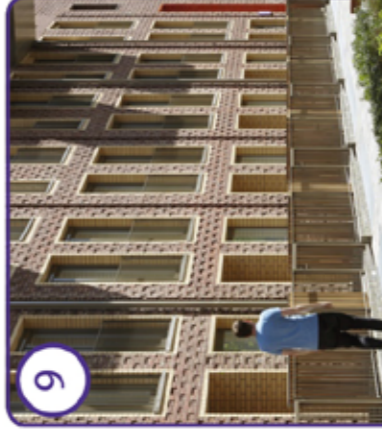
Please use the like / dislike cards to let us know.



- The new streets would be social spaces, not just for cars, with many windows overlooking it

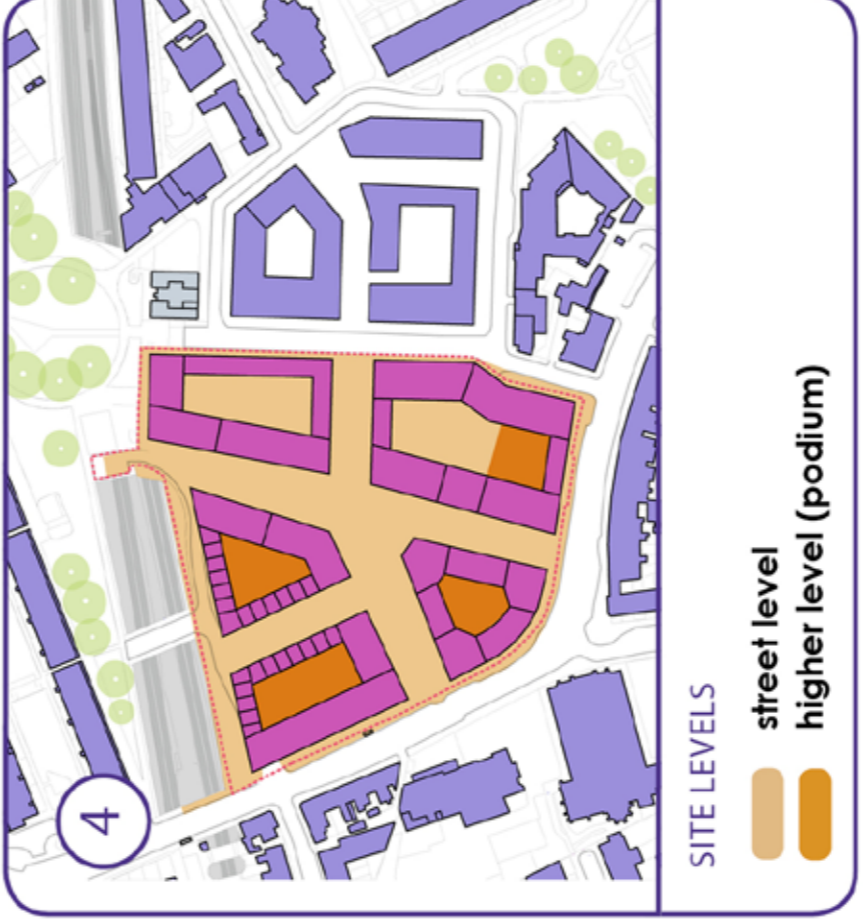


- Resident's communal courtyards would be mixture of hard and soft landscaping



- Many new homes would have front doors directly onto the street

OPTION 3: HIGH (FULL DEMOLITION)



TELL US WHAT YOU THINK!

Write your comments on the back of the Residents Brief feedback form.

What do you like and dislike about this option and these example images?



BENEFITS

These diagrams illustrate how this option addresses each of the 4 key areas identified previously:

- Green space.** Each block will have access to its own communal amenity space within a courtyard which would also provide young children's play space. In addition, each new home would have either a private balcony or terrace.
- Entrances and routes.** Clear and legible routes through the site will help with navigating and will define a finer street pattern than the existing estate. Entrances will be along these new routes so will be well overlooked by residents, well lit and feel safe.
- Active frontage.** Each new street will have new homes along it with their own front doors. This will create a level of activity and overlooking that will improve the feeling of safety when using these new streets.
- Site levels.** The new streets will be at the same level as the adjoining streets, so that the new homes feel connected to the area around them. Some blocks may have podiums to accommodate car parking with communal amenity above.

EXHIBITION 3 (20TH, 21ST AND 25TH MARCH 2019)

During the third exhibition we showed more detailed solutions for each option, with information on heights, precedents, deliverable homes and illustrative views.

We reiterated how the new homes would need to follow the new space standards (Nationally Described Space Standards) which would generally improve the space standards used when Wendling was built (Parker Morris standards).

For each option we illustrated some precedents to demonstrate how recent successful redevelopments have created new homes and new neighbourhoods around London.

Finally, we provided coloured stickers to the attending residents and asked them to vote their favourite option using a traffic light system. Their views and comments were recorded on forms during the events and analysed by Make:Good to feed into the assessing criteria (residents' brief).

People preferred Option 3 because they felt it: 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 community focused and provide better green space and is fairer because everyone would get a new home.

Concerns & Suggestions for Option 3 included: Concerns around height of buildings, possibility to add height nearer to Bacton.

Suggestion to provide more private gardens including rooftop gardens and separate kitchen / living space.

Making sure the designs avoided creating small, unsafe cut troughs.

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 does

not resolve the wider issues on the estate and was seen as being unfair. Some people also felt that the housing gains were unlikely to be worth the expense.

Feedback on Option 2: Positive feedback here was related to individuals who wanted to keep their home, or those not being convinced that wholesale demolition was necessary.

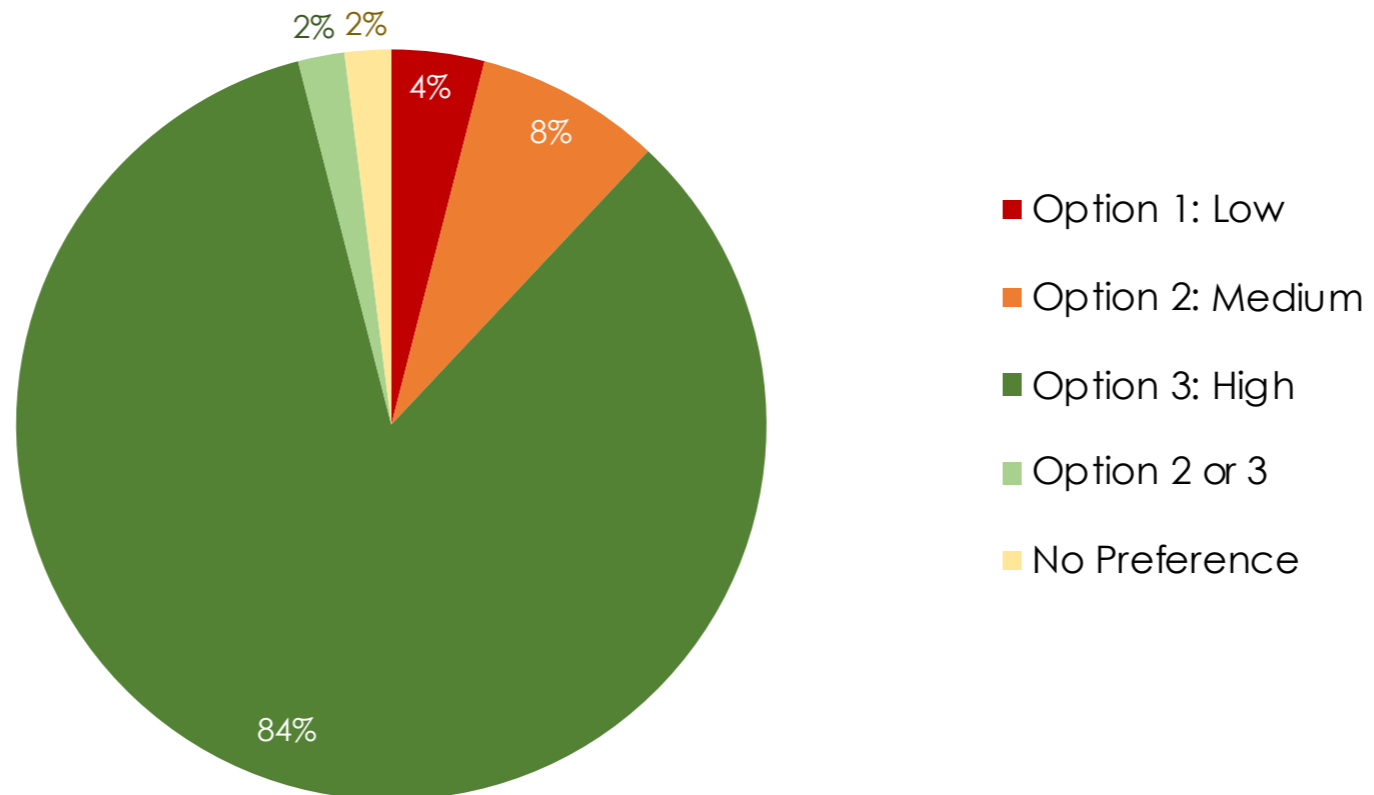
Negatives were again that it would not solve the wider issues on the estate and that it wouldn't look very nice.

Concern that it might cause resentment between residents in the existing and new homes.

The following pages show the material that was presented on boards at the exhibition.



Above: photos from the event



Above: photo of the third option

INTRODUCTION: WHAT'S TODAY ALL ABOUT?

AT TODAY'S EVENT YOU CAN:



BACKGROUND OF THE PROJECT

Hello, we are Metropolitan Workshop and we will be working with residents and Camden Council to help develop options for Wending & St Stephen's Close.

So far we have prepared 3 options which you can see again today. We started work on this project last summer, so met some of you at the Fun Day and again at the October Exhibition, where we showed you 3 options for Wending and St Stephen's.

Have a look at the timeline below to see what happens next.

MEET THE TEAM

Metropolitan Workshop



Nick Phillips
Associate Director



Ivo Barros
Urban Designer



Kristine Sulca
Associate



Matt Hardy
Architectural Assistant

Camden Regeneration Team



Julian Hart
Team Leader



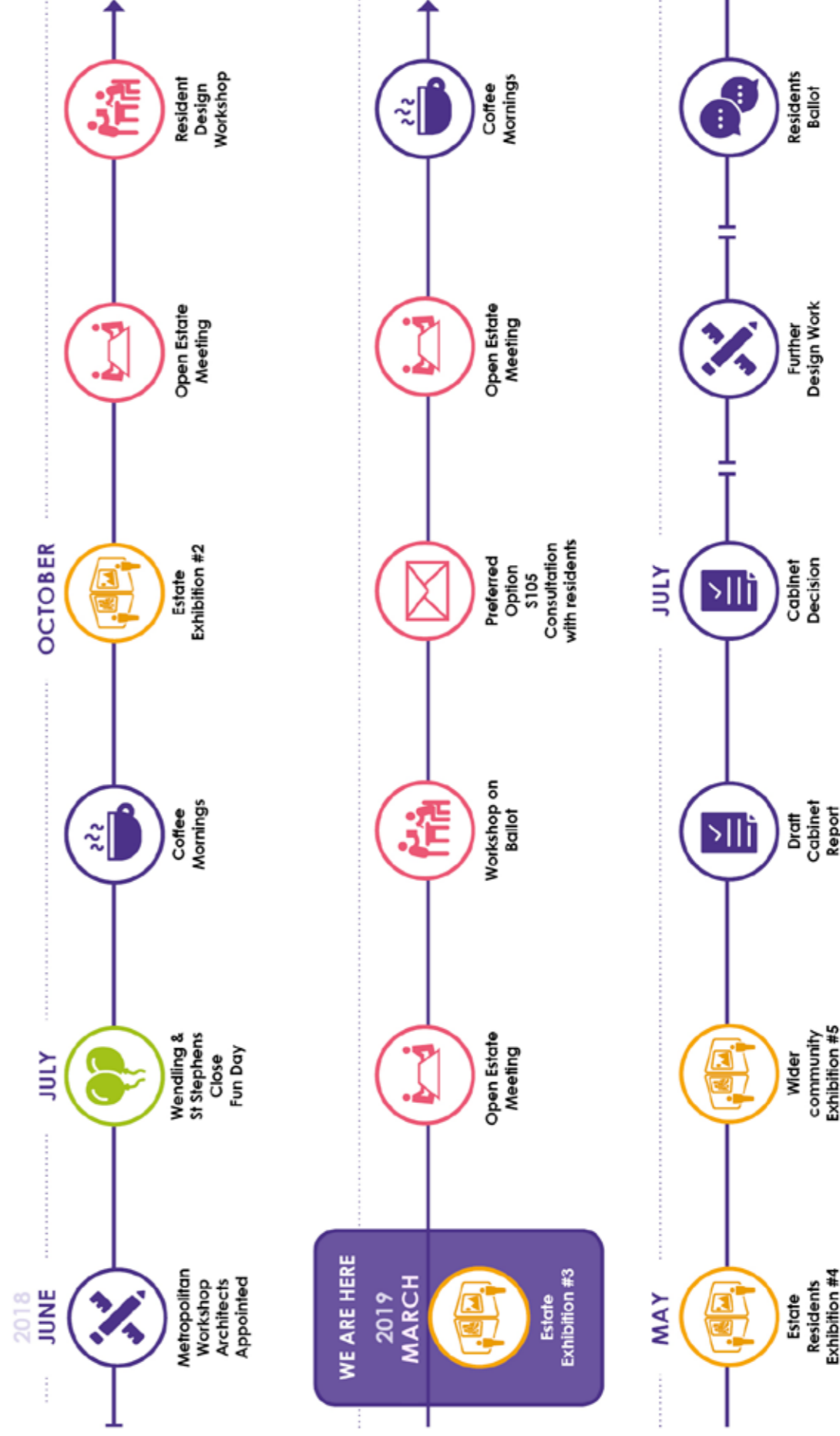
Ronke Akingbade
Senior Development Manager

Sarah Robbins
Community Liaison Advisor

Suzanna Hoifere
Community Liaison Advisor

Terry Wiggitt
Community Liaison Advisor

TIMELINE: WORKING TOWARDS A CABINET REPORT



DRAFT RESIDENT'S BRIEF

Since January 2018 we have been gathering your comments and feedback through door knocking, estate meetings, exhibitions, trips to see other estates and coffee mornings.

We have tried to capture what you, the residents, want to see most for your home and estate in the future in the form of a residents brief.

This is still a draft version and we want you to tell us what you think about these priorities and if there is anything you want to add.

Your feedback and priorities are shaping the designs that are being shown today and will continue to be used to guide any change on the estate in the future.



OVERALL PRIORITIES:

- Create a place that feels safe
- Make accessible to all residents of all ages and abilities.
- **Safe areas for children to play in**



WORKING IN PARTNERSHIP:

- Positive engagement, participation and consistent communication at all stages of the process
- Improve the management and maintenance of the estate
- Restore, improve and strengthen the community spirit and the role of the community on the estate.
- **Truthful, rather than positive engagement**



SAFETY & SECURITY:

- Secure by design
- Improve accessibility and lighting with regards to security
- Improve accesses of the estate as well as the buildings
- Improve building layout with regards to visibility and isolation
- **More secure bike storage**
- **Ensure access to pedestrian walkways doesn't reduce safety**
- **Control antisocial behaviour in play areas and around the estate by reducing dead-ends and controlling entrances**



LOCAL AREA:

- Improve quality of the streets adjacent to the estate
- Improve lighting
- Distinct and clear routes through the estate
- **Control speed of cars through the estate**
- **Provide better routes to local services and shops**



LOCAL AREA:

- Increase dimensions in the new homes with larger bedrooms and better kitchens
- New homes to increase storage within the units
- Mixture of one level and split level
- **Windows to face more than one side for peace and quiet**
- **Prioritise future maintenance of homes**
- **Improve acoustics**



OUTSIDE YOUR HOME:

- Improve lighting to make the estate feel more welcoming
- Improve signage and way finding
- Improve lifts that service every floor
- Reintroduce traditional street pattern
- **Existing buildings feel old and unsafe, improve state and appeal of existing buildings**
- **Keep car parking provision the same or make better use of the podium**



LANDSCAPE & OPEN SPACE:

- Introduce play areas which can be overlooked
- Create shared and accessible open spaces
- Improve appearance and attractiveness of buildings on the estate.
- **Provide areas to green spaces**
- **Control areas to green spaces (residents only)**
- **Not enough play areas at the moment, make good use of the current open spaces**



ENVIRONMENT AND SERVICES:

- Provide better storage for bins and bikes
- Better recycling
- Prevent flytipping
- **Lots of rubbish bins too close to peoples homes - better storage required**

HOW OPTIONS WILL BE ASSESSED

THE OPTIONS

We are currently exploring three options for the estate; low, medium and high. By the end of the process we want to be in a position to narrow this down to a proposed option.

1

LOW

Minimal demolition of existing buildings and no demolition of existing homes with some new build.

2

MEDIUM

Partial demolition of existing buildings with significant new build.

3

HIGH

Full demolition of existing buildings with full scale new build.

THE APPRAISAL

We propose assessing each option using a traffic light system, against the four areas described in the panels below. This assessment has not been carried out yet, but will be used later in the process.

Where an option meets/ all of the objectives (Green light)



Where an option meets some of the objectives (Amber light)



Where an options meets none or few of the objectives (Red light)



RESIDENT'S BRIEF

- Options assessed against the points set out in the brief
- The more points an option meets, the better it will score



FINANCIAL VIABILITY

- The cost of carrying out the building works will be weighed up against council funding and sales receipts from some of the new homes.



SUSTAINABILITY

- Creating a sustainable community, one that will grow and thrive in the new environment.
- Making safe play areas and enjoyable outdoor spaces for people to use, improving health and wellbeing.
- New buildings will be more energy efficient and therefore will have lower fuel bills.



BUILDABILITY

- Working with an existing estate can make the new building work more challenging.
- It is a technical challenge to build new against old.
- Some residents could remain in occupation during building work, which will need careful planning.



WE WOULD LIKE TO HEAR YOUR FEEDBACK ON OUR APPROACH TO ASSESSMENT.

OPTION 1: LOW (NO DEMOLITION OF HOMES & REFURBISHMENT)



KEY

- existing building
- new building
- new entrance
- approximate storey height

3

- Will be included with this option
- May be included with this option

✓ Infill buildings are added at the end of some blocks. These will provide either additional homes or form new key or fob accessed entrances.

✓ Keeping all existing homes

✓ Existing health centre and nursery building demolished. New health centre and nursery could be located on site or nearby

✓ New homes to replace existing health centre and hostel

? Look into resident only entrances created through the addition of internal lobbies, controlling access to upper levels.

? Other new infill homes could be added around the estate in suitable locations

? Explore making green space accessible to residents and adding a children's play space.



TELL US WHAT YOU THINK!

OPTION 1: LOW (NO DEMOLITION OF HOMES & REFURBISHMENT)



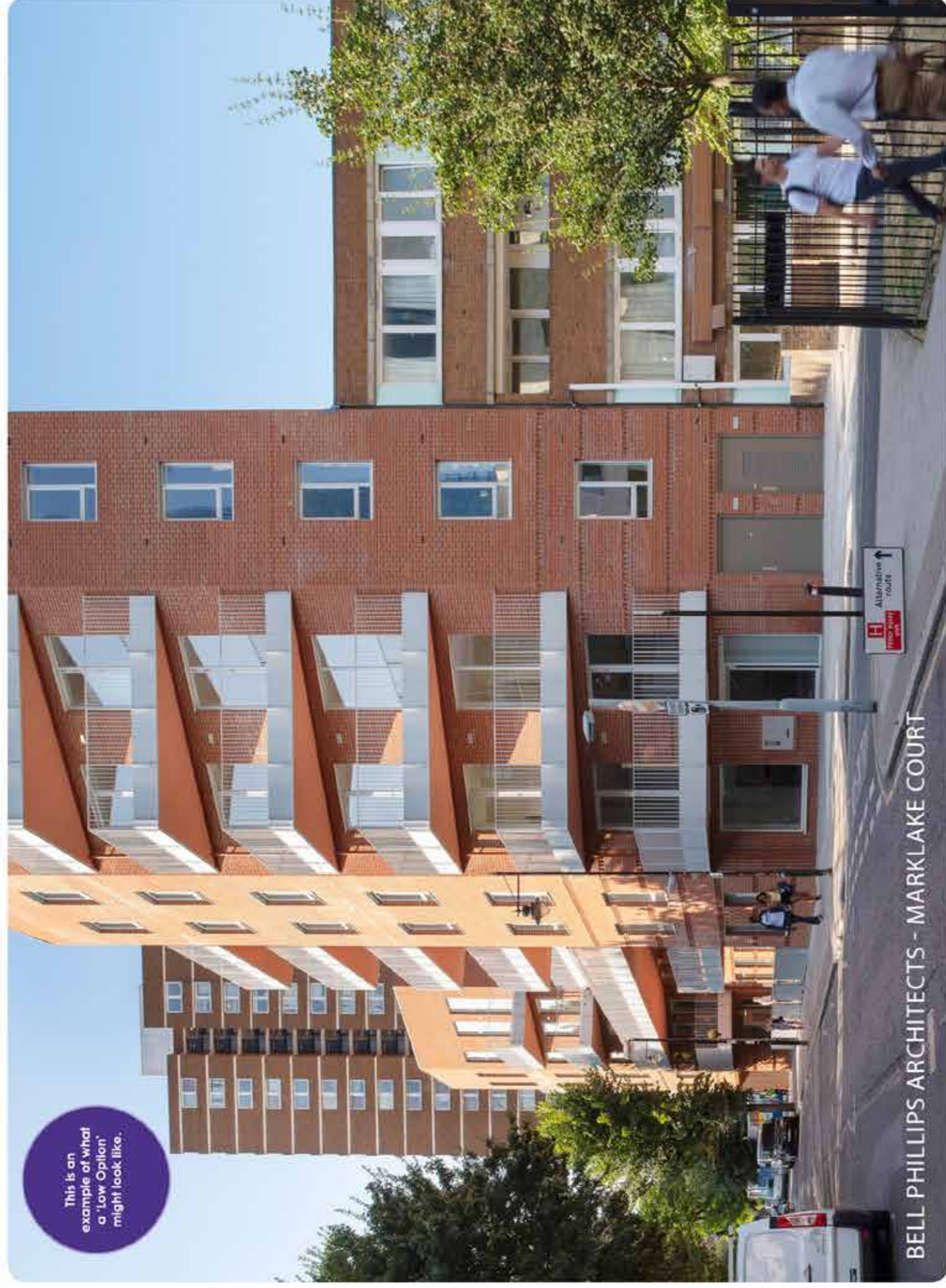
KEY INFORMATION

- Retention of all the existing homes
- Between 115 to 130 new homes
- New controlled entrances
- Temporary or permanent relocation of health centre
- Disruptive to residents due to construction complexity
- Potential decanting of households during construction



TELL US WHAT YOU THINK!

OPTION 1: LOW (NO DEMOLITION OF HOMES & REFURBISHMENT)



MORE INFORMATION - LOW

- Build 'infill' homes where possible within the existing estate
- 'Infill' are small buildings built against existing blocks
- No demolition of any of the existing homes
- Complicated to build and may be disruptive to the immediate neighbours
- Makes the estate feel safer by having new homes overlooking streets
- Small increase in overall homes on the estate



OPTION 2: MEDIUM (PARTIAL DEMOLITION & PARTIAL REFURBISHMENT)



- ✓ Infill blocks are added where there are blank end walls. These will provide either additional homes or form new internal entrances.
- ✓ Keeping some homes at the edge of the estate
- ✓ Health centre and creche relocated on site or nearby
- ✓ Phase build new homes that respond to the route so that this feels well-used, overlooked and safe

? Improve access to some green spaces in retained blocks

✓ Make a new route through the estate from Lismore Circus to Malden Road and Bacton.

✓ New homes built on the site of the existing health centre and the hostel



TELL US WHAT YOU THINK!

OPTION 2: MEDIUM (PARTIAL DEMOLITION & PARTIAL REFURBISHMENT)



KEY INFORMATION

- Open up the estate with three new streets
- Between 280 to 380 new homes
- Improve access to open space
- Temporary or permanent relocation of health centre
- Disruptive to residents due to construction complexity
- Potential decanting of households during construction



TELL US WHAT YOU THINK!

OPTION 2: MEDIUM (PARTIAL DEMOLITION & PARTIAL REFURBISHMENT)



MORE INFORMATION - MEDIUM

- Build 'infill' homes where possible against existing
- Build new homes on demolished part of estate
- Some residents can remain on the estate, some will need to move
- Increases the number of homes on the estate
- New street improves wayfinding through the estate



OPTION 3: HIGH (FULL DEMOLITION) (NOTIFICATION)



? Parking may be accommodated in decks or nearby streets

✓ Health centre and nursery could be located here at ground floor.

✓ The proposal connects to existing streets making navigation easier and walking around safer

✓ Similar scale to the Bacton Estate, with distinctive courtyard blocks spitting the estate into smaller areas

✓ New pedestrianised routes, cycle routes and landscape interventions would discourage rat running and anti-social behaviour.

✓ Reconnects Lismore Circus to Southampton Road, Malden Road and Haverstock Road along a main green space which will unify the development

✓ Resident-only communal courtyards would be safe overlooked places for small children to play in.



TELL US WHAT YOU THINK!

OPTION 3: HIGH FULL DEMOLITION



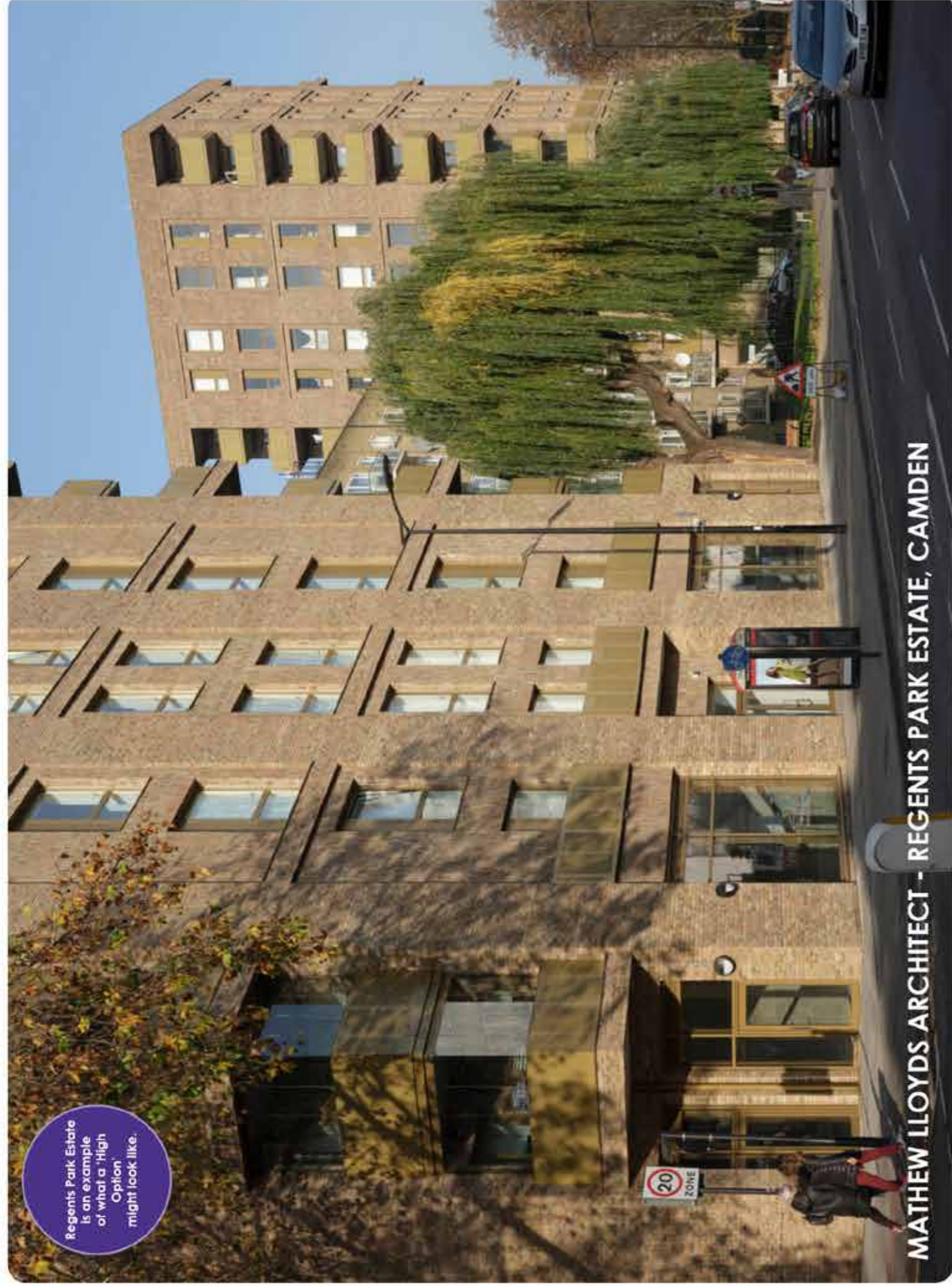
i KEY INFORMATION

- Full demolition and integration with the neighbourhood
- Between 650 to 750 new homes
- New public route and community heart
- New high quality public realm
- Health centre and creche to be integrated in a prime location
- All residents will need to move out to allow for redevelopment



TELL US WHAT YOU THINK!

OPTION 3: HIGH (FULL DEMOLITION)



- MORE INFORMATION - HIGH**
- Similar scale of buildings as might be designed for Wending
 - New homes will be designed to modern standards (see board "The design of your new home")
 - The new estate will feel safer and be easier to navigate
 - Historic street patterns can be restored
 - New streets will be designed for pedestrians and cyclists, not cars



THE DESIGN OF YOUR NEW HOME:

Space Standards

Housing Design Space Standards are used by architects and planners as common guidelines for the design of new housing and includes information on room size, likely furniture layouts and floor areas.

There have been lots of standards for housing design over the years but the most pertinent in Wendling are the Parker Morris standards and the Nationally Described Space Standards.

Parker Morris (1961-1980)

These are the standards that would have been adhered to when Wendling was built.

Nationally Described Space Standards (2015 - now)

These are the current standards and any new housing built at Wendling would need to adhere to these.

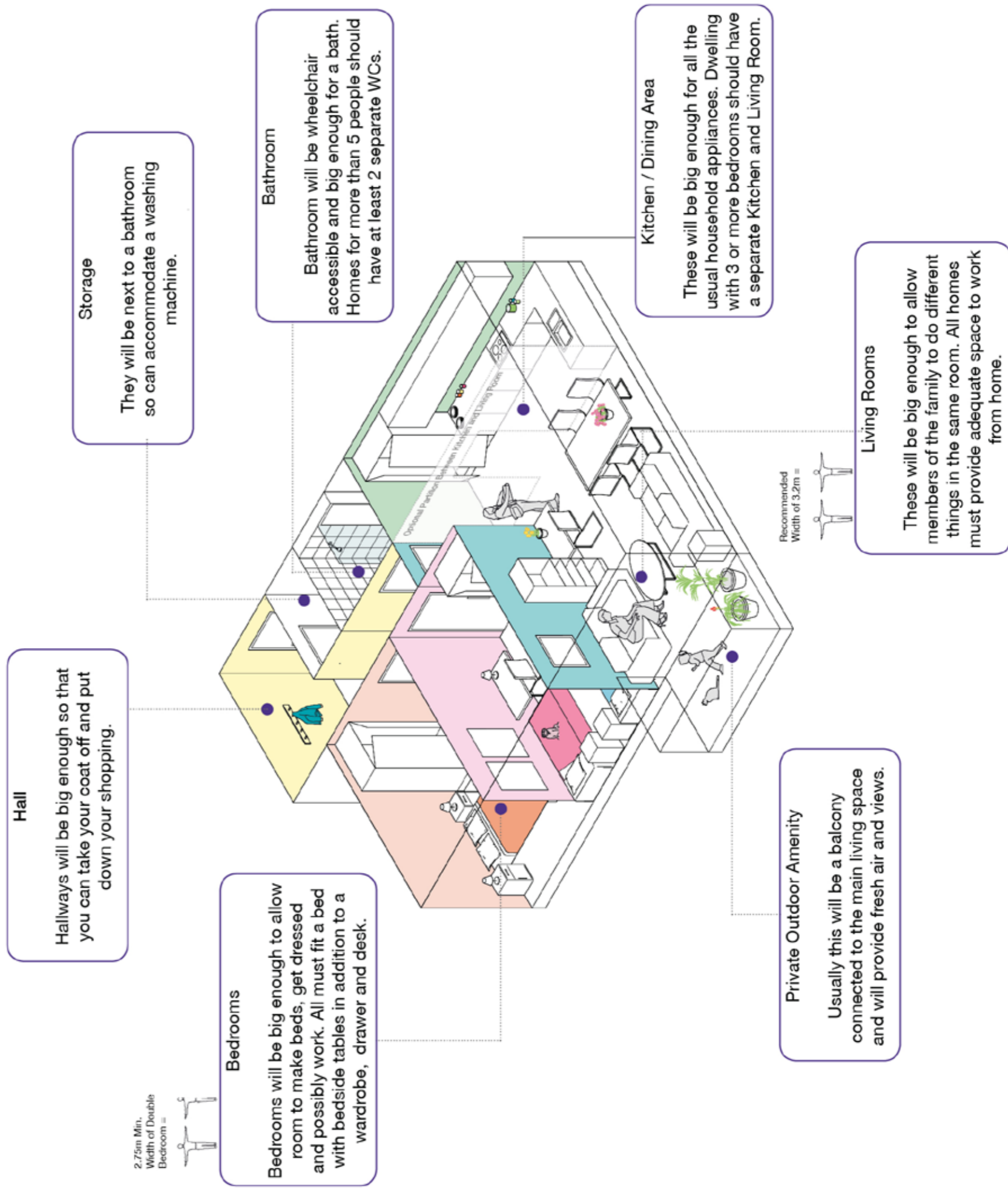
How do they compare?

This table shows a comparison between the two standards and some typical apartment sizes.

Note: B refers to bedrooms and P refers to occupants, so a 2B4P will have 2 bedrooms and 4 people.

Type	Parker Morris	Nationally Described Space Standards
1B2P	45 m2	50 m2
2B4P (Flat)	70 m2	70 m2
2B4P (Maisonette)	72 m2	79 m2
3B5P (Flat)	79 m2	86 m2
3B5P (Maisonette)	85 m2	93 m2

What might a Nationally Described Space Standard flat look like?



EXHIBITION 4 (20TH, 21ST AND 22ND MAY 2019)

Our final exhibition was an opportunity to show our findings with regards to the residents' opinion on the future of the estate. We discovered Option 3 was the successful proposal. The consensus from the residents was that it gave everyone a new home (or the alternative to leave the estate or move elsewhere), as well an opportunity to start anew and redesign Wendling from the ground and create a new neighbourhood that was better linked to the wider area.

Feedback from MG

This exhibition was the first exhibition that was open to residents from the wider area. The following pages show the material that was presented on boards at the exhibition.

**FEEDBACK FROM
MAKE:GOOD**



Above: photos from the event

INTRODUCTION: WHAT'S TODAY ALL ABOUT?

AT TODAY'S EVENT YOU CAN:



BACKGROUND OF THE PROJECT

Camden Council are finding ways to provide better homes for existing residents and provide more homes in the borough to help tackle the housing crisis, as part of their Community Investment Program.

Metropolitan Workshop have been working with the Camden Regeneration Team to explore options for the future of Wending and St. Stephens Close.

We have presented three options at two previous exhibitions and invited residents to comment.

Those comments have been received and incorporated where possible and the options have been assessed. The purpose of today's exhibition is to show you which is the proposed option and how all the options have been assessed.

If you have any questions about the option that is proposed, or the ones that have been discounted or the next steps in the process, please speak to one of the team.

MEET THE TEAM

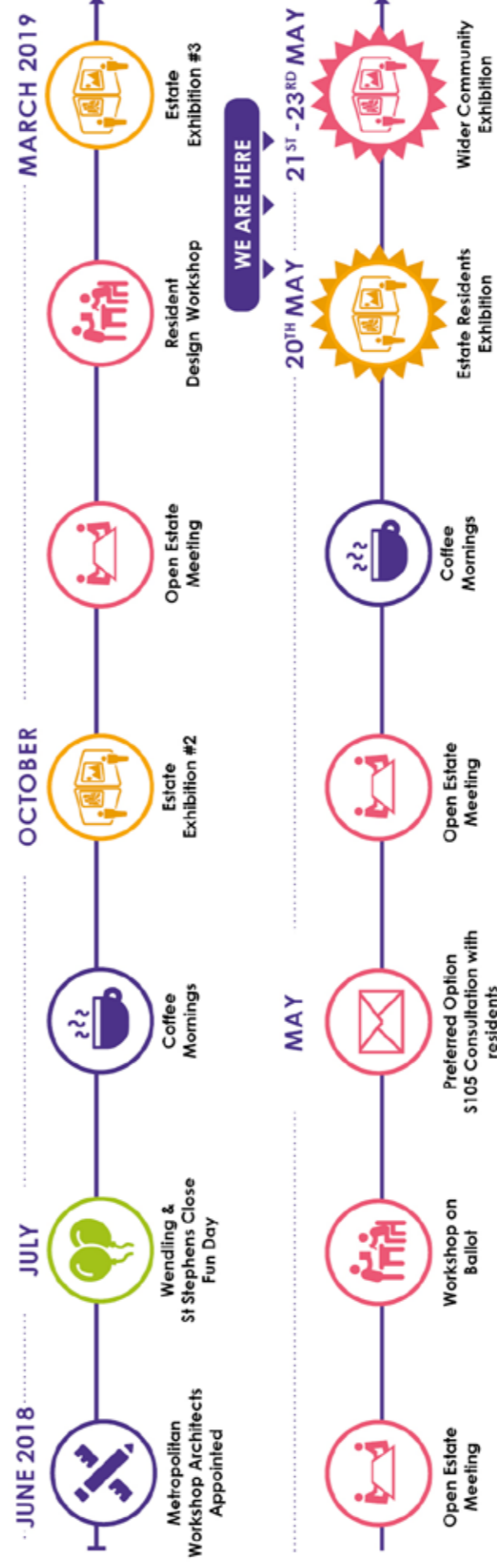
Metropolitan Workshop

Nick Phillips Associate Director	Ivo Barros Urban Designer	Kristine Sulca Associate	Matt Hardy Architectural Assistant

Camden Regeneration Team

Sarah Robbins Community Liaison Advisor	Ronke Akingbade Senior Development Manager	Suzanna Hofferer Community Liaison Advisor	Ayasha Malik Senior Development Manager	Terry Wiggett Senior Community Liaison Advisor	Julian Hart Team Leader
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TIMELINE: WORKING TOWARDS A CABINET REPORT



WHAT HAPPENS NEXT



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

- A Resident Ballot will be held. (See Ballot Board for more information)
- Camden 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 construction preparation.
- The earliest that any demolition or construction work will happen is late 2021 (see Key Decisions Board for more information)

Our Recommended Option, the Residents' Brief and a summary of local people's feedback, will go to Camden Council's Cabinet for approval in July 2019. In the Autumn we will share the next steps based on the Cabinet Decision.

HOW OPTIONS HAVE BEEN ASSESSED

THE OPTIONS Metropolitan Workshop have explored three levels of change for the estate; low, medium and high.

①

LOW

Minimal demolition of existing buildings and no demolition of existing homes with some new build.

②

MEDIUM

Partial demolition of existing buildings with significant new build.

③

HIGH

Full demolition of existing buildings with full scale new build.

Using the four assessment criteria on the below, the design team have assessed each of the development options to determine a recommended option to go to Camden Council's Cabinet. The conclusion of the Options Appraisal is that Option 3, Full demolition performs best and will be proposed to Cabinet in July.

THE APPRAISAL

Each option has been assessed using a traffic light system to assess how well each area of assessment has been met by each option.

Where an option meets all of the objectives (Green light)



Where an option meets some of the objectives (Amber light)



Where an options meets none or few of the objectives (Red light)



RESIDENT'S BRIEF

- Options assessed against the points set out in the brief
- The more points an option meets, the better it will score



FINANCIAL VIABILITY

- The cost of carrying out the building works will be weighed up against council funding and sales receipts from some of the new homes.



SUSTAINABILITY

- Creating a sustainable community, one that will grow and thrive in the new environment.
- Making safe play areas and enjoyable outdoor spaces for people to use, improving health and well-being.
- New buildings will be more energy efficient and therefore will have lower fuel bills.



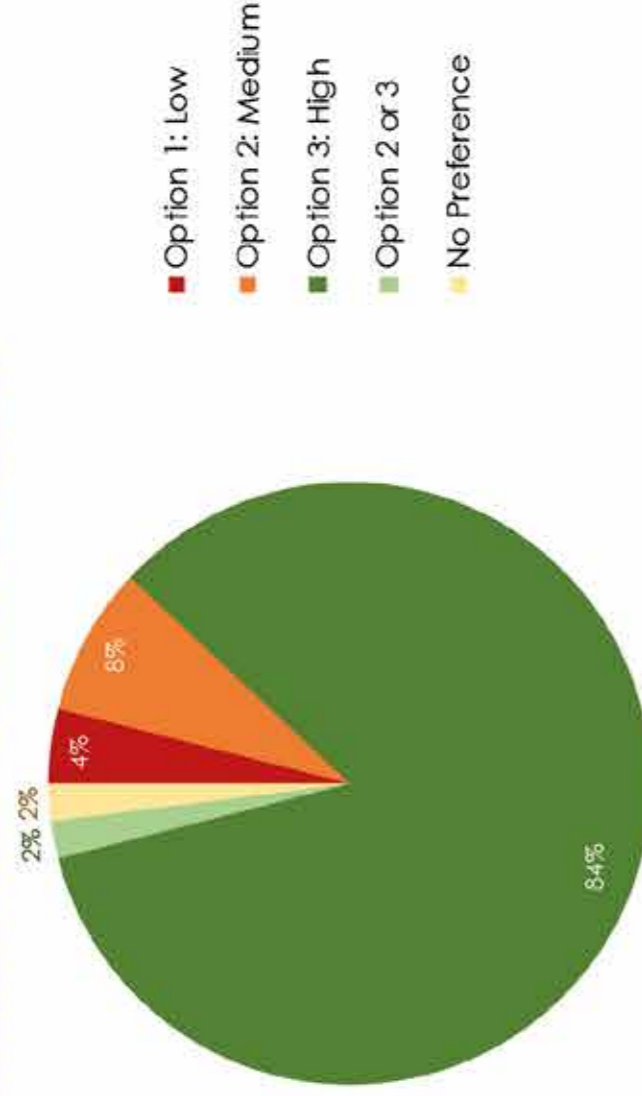
BUILDABILITY

- Working with an existing estate can make the new building work more challenging.
- It is a technical challenge to build new against old.
- Some residents could remain in occupation during building work, which will need careful planning.



FEEDBACK FROM EXHIBITION #3 MARCH 2019

Residents' Preferences:



At the exhibition we received 50 pieces of written feedback.

- 84%, preferred 'Option 3'
- 8% preferred 'Option 2'
- 4% preferred 'Option 1'
- 2% chose both 2 & 3
- 2% did not indicate a preference.

People preferred Option 3 because they felt it:

- 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 community focused and provide better green space and is fairer because everyone would get a new home.

Concerns & Suggestions for Option 3 included:

- Concerns around height of buildings, possibility to add high nearer to Bacton.
- Suggestion to provide more private gardens including rooftop gardens and separate kitchen / living space.
- Making sure the designs avoided creating small, unsafe cut throughs.

Feedback on Option 1:

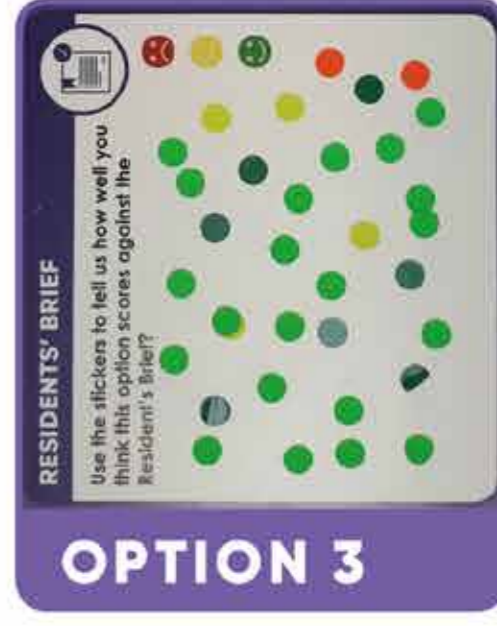
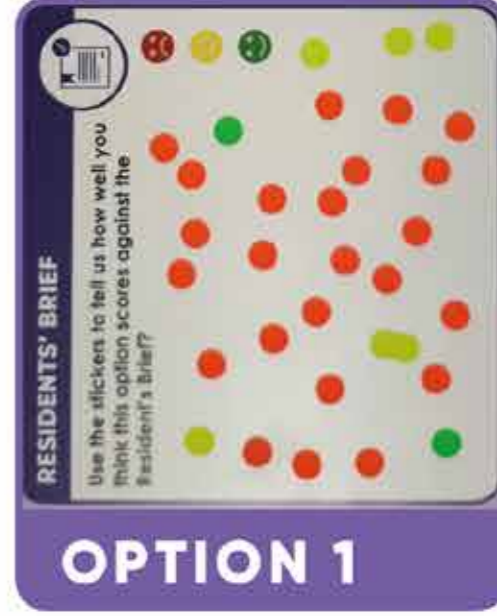
- Positive feedback was to do with keeping things as they were and not having the disturbance of moving.
- The majority of feedback was negative as it does not resolve the wider issues on the estate and was seen as being unfair. Some people also felt that the housing gains were unlikely to be worth the expense.
- Residents of the estate may not have opportunity to move into new homes

Feedback on Option 2:

- Positive feedback here was related to individuals who wanted to keep their home, or those not being convinced that wholesale demolition was necessary.
- Negatives were again that it would not resolve the wider issues on the estate and that it wouldn't look very nice.
- Concern that it might cause resentment between residents in the existing and new homes.



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.



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 Wendling Estate and St Stephens Close.

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 Wendling Estate and St Stephens Close can take part in the ballot. All members of the household aged 16 or over.

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 Wendling Estate and St Stephens Close 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?

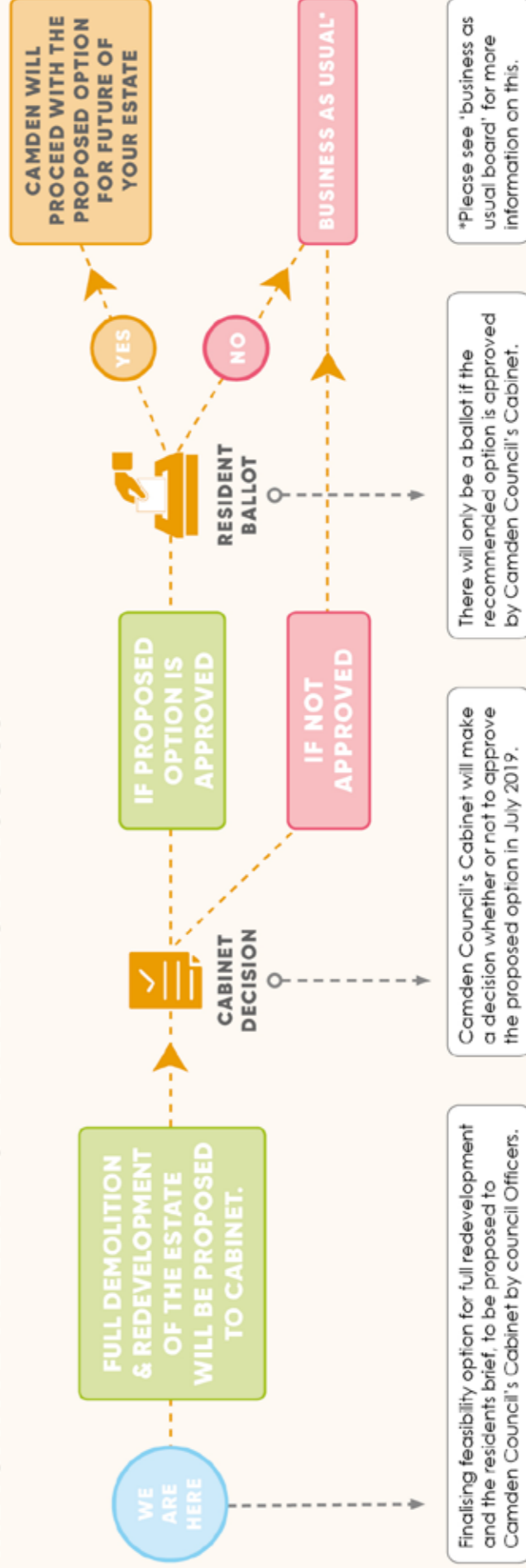


Camden Council will not continue to develop the current proposals for regenerating the estate. They may develop further proposals alongside residents.

Any major refurbishment to Wendling Estate and St Stephens Close will need to be submitted for the next major works programme for 2025 – 2029.

Wendling Estate and St Stephens Close 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.

INDICATIVE TIMELINE OF THE BALLOT PROCESS



BUSINESS AS USUAL: MAINTENANCE OBLIGATIONS

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 program for the next 5 years 2019 to 2024 is oversubscribed within the borough and Wendling Estate and St Stephens Close is not included in this program.

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 the Camden Council's call centre to report repairs.

Responsive repairs will continue on the estate regardless of whether any decision is taken to redevelop 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.

OPTION 1: LOW DEMOLITION OF HOMES & REFURBISHMENT

This option proposes potential new homes located on the vacant spaces between existing buildings and demolition of the existing health centre for construction of additional homes. This results in the reprovision of the health centre and creche with no demolition of existing homes.

The layout shown is only an example of how new buildings could be delivered on the site.



Assessment

A traffic light system has been carried out to assess the feasibility against the four areas below:

- Meets most criteria
- Meets some criteria
- Meets few criteria

RESIDENT'S BRIEF

- The majority of residents did not think this option met the criteria of the Residents' Brief
- As the estate would largely remain the same in its physical form, a lot of the issues that residents wanted resolved would also remain

FINANCIAL VIABILITY

- This option is commercially viable. However, build costs are very high per home and income generated from market sale homes would only cover costs of building all the new homes, so there would be very little money remaining to pay for any other estate improvements.

SUSTAINABILITY

- This option is deemed not to have met sufficient of the sustainability and urban design criteria set, so falls this part of the assessment
- This option met 9 out of the 29 criteria

BUILDABILITY

- This option is buildable, although the constraints of working close to existing residents will make construction more complex and much more costly.
- Given the size of most of the infill proposals and their location, modular construction methods (using prefabricated units craned in to speed up construction time and reduce noise and nuisance) should be considered



INFILL BUILDINGS WITH NEW CONTROLLED ENTRANCES AND NEW HOMES ON SITE OF THE HEALTH CENTRE

This is an illustration only; more work is required to choose what the new buildings will look like

OPTION 2: MEDIUM (PARTIAL DEMOLITION & PARTIAL REFURBISHMENT)

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

- Open up the estate with three new streets
- Between 280 to 380 new homes
- Improve access to open space
- Temporary or permanent relocation of health centre
- Disruptive to residents due to construction complexity
- Decanting of households during construction



- Infill blocks are added where there are blank end walls. These will provide either additional homes or form new internal entrances.
- Keeping some homes at the edge of the estate
- Health centre and creche relocated on site or nearby
- Phase build new homes that respond to the route so that this feels well-used, overlooked and safe
- New homes built on the site of the existing health centre and the hostel
- Make a new route through the estate from Lismore Circus to Malden Road and Bacton.
- Improve access to some green spaces in retained blocks



NEW STREET IN BETWEEN THE EXISTING AND THE NEW BLOCKS LOOKING TOWARDS LISMORE CIRCUS

This is an illustration only; more work is required to choose what the new buildings will look like

Assessment
A traffic light system has been carried out to assess the feasibility against the four areas below:

- Meets most criteria
- Meets some criteria
- Meets few criteria

RESIDENT'S BRIEF

- Most residents did not think this option met the criteria of the Residents' Brief
- As some of the estate would remain in their existing homes and some residents would move into new homes, this was felt to be unfair, leaving many of the existing problems in and around those homes that remained.

FINANCIAL VIABILITY

- This option is commercially viable. However, build costs are relatively high per home and income generated from market sale homes would only cover costs of building all the new homes, so there would be very little money remaining to pay for any other estate improvements.

SUSTAINABILITY

- This option is deemed not to have met sufficient of the sustainability and urban design criteria set, so falls this part of the assessment
- This option met 5 out of the 29 criteria

BUILDABILITY

- Construction is complicated, as it will involve demolition of part of the existing podium and the tower (1-42)
- Whilst it may be technically buildable, it will be complex to deliver and will create significant nuisance to residents, so has been deemed not to meet this criteria.

PROPOSED OPTION: HIGH (FULL DEMOLITION)

This option proposes opportunities for full redevelopment of Wending Estate and St Stephens. 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 community facilities such as the creche and the health centre.

- Full demolition and integration with the wider area
- Between 650 to 750 new homes
- New public route and community heart
- New high quality public realm
- Health centre and creche to be integrated in a prime location
- All residents will need to move out to allow for construction



- ✓ New pedestrianised routes, cycle routes and landscape interventions would discourage rat running and anti-social behaviour.
- ✓ Reconnects Lismore Circus to Southampton Road, Malden Road and Haverstock Road along a main green space which will unify the development
- ✓ Resident-only communal courtyards would be safe overlooked places for small children to play in.
- ✓ Health centre and nursery could be located here at ground floor.
- ✓ The proposal connects to existing streets making navigation easier and walking around safer.
- ✓ Similar scale to the Bacton Estate, with distinctive courtyard blocks splitting the estate into smaller areas

Assessment
A traffic light system has been carried out to assess the feasibility against the four areas below:

- Meets most criteria
- Meets some criteria
- Meets few criteria

RESIDENT'S BRIEF

- The majority of residents thought that this option met all or most of the criteria in the residents' brief

FINANCIAL VIABILITY

- This option is commercially viable, so would meet this criteria, and simultaneously achieves comprehensive improvement for all residents. This option would achieve at least 40% affordable housing.

SUSTAINABILITY

- This option is deemed to have successfully met sufficient of the sustainability and urban design criteria set, so passes this part of the assessment
- This option met 22 out of the 29 criteria

BUILDABILITY

- As this option involves a complete redevelopment following the demolition of the existing estate, buildability is relatively straightforward, so this option is deemed to meet this criteria.
- Further work is required to determine a suitable phasing strategy.

THIS IS THE PROPOSED OPTION FOR WHICH WE WILL BE SEEKING CABINET APPROVAL

PROPOSED OPTION: HIGH (FULL DEMOLITION)



VIEW ALONG THE NEW LINEAR PARK IN THE MIDDLE OF THE DEVELOPMENT LOOKING TOWARDS LISMORE CIRCUS

This is an illustration only; more work is required to choose what the new buildings will look like



THIS IS THE PROPOSED OPTION FOR WHICH WE WILL BE SEEKING CABINET APPROVAL

THE DESIGN OF YOUR NEW HOME:

Space Standards

Housing Design Space Standards are used by architects and planners as common guidelines for the design of new housing and includes information on room size, likely furniture layouts and floor areas.

There have been lots of standards for housing design over the years but the most pertinent in Wendling are the Parker Morris standards and the Nationally Described Space Standards.

Parker Morris (1961-1980)

These are the standards that would have been adhered to when Wendling was built.

Nationally Described Space Standards (2015 - now)

These are the current standards and any new housing built at Wendling would need to adhere to these.

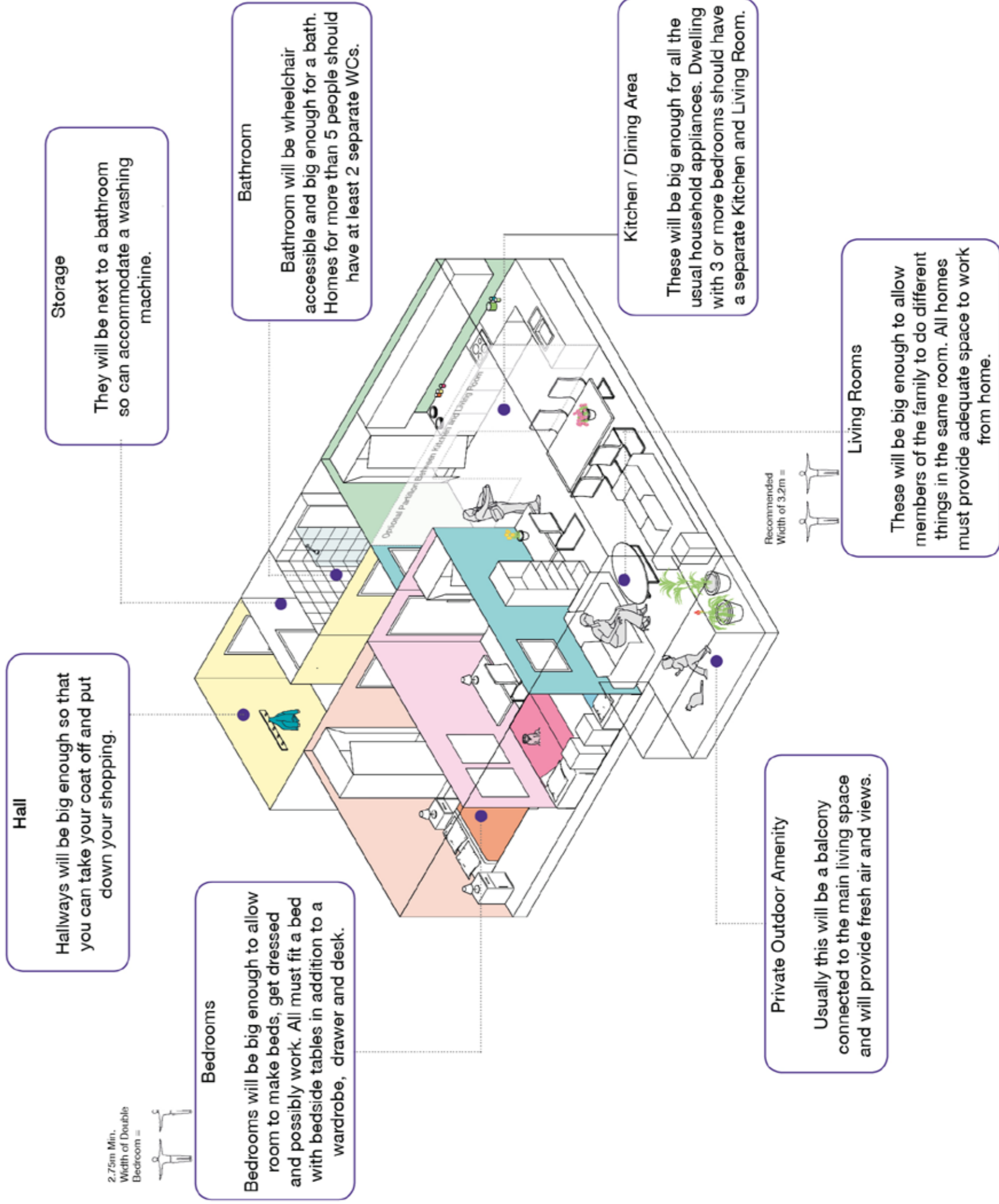
How do they compare?

This table shows a comparison between the two standards and some typical apartment sizes.

Note: B refers to bedrooms and P refers to occupants, so a 2B4P will have 2 bedrooms and 4 people.

Type	Parker Morris	Nationally Described Space Standards
1B2P	45 m2	50 m2
2B4P (Flat)	70 m2	70 m2
2B4P (Maisonette)	72 m2	79 m2
3B5P (Flat)	79 m2	86 m2
3B5P (Maisonette)	85 m2	93 m2
	Current Size	Proposed

What might a Nationally Described Space Standard flat look like?



Community Investment Programme

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

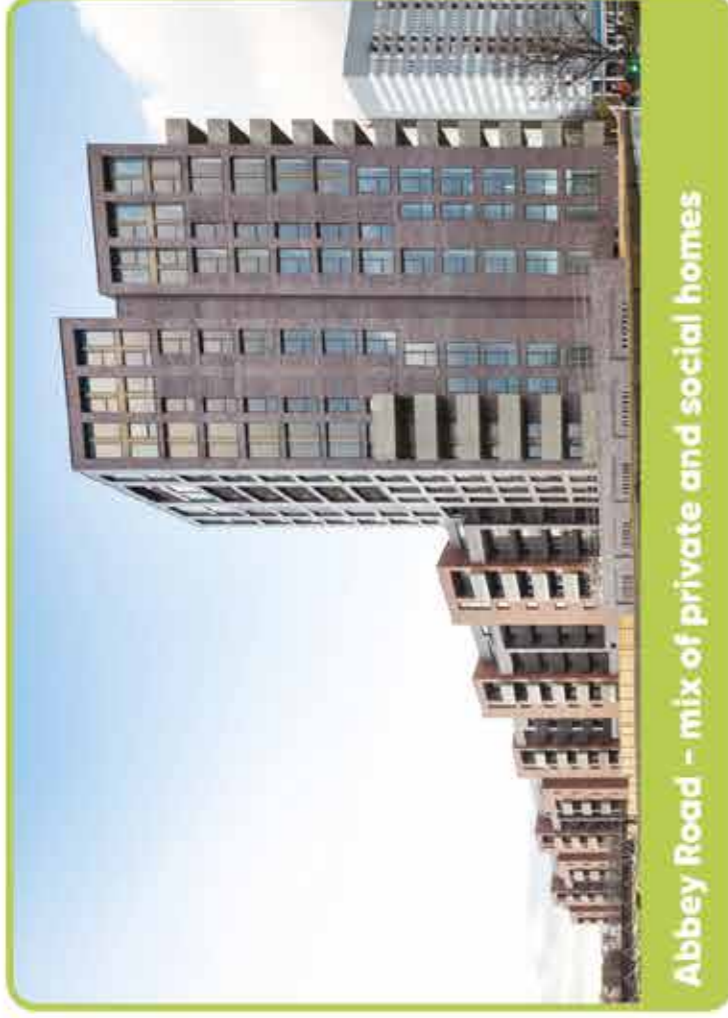
Every penny we raise through the sale of new homes goes back into the Community Investment Programme, building and improving the homes and facilities our residents need.



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 engage 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.

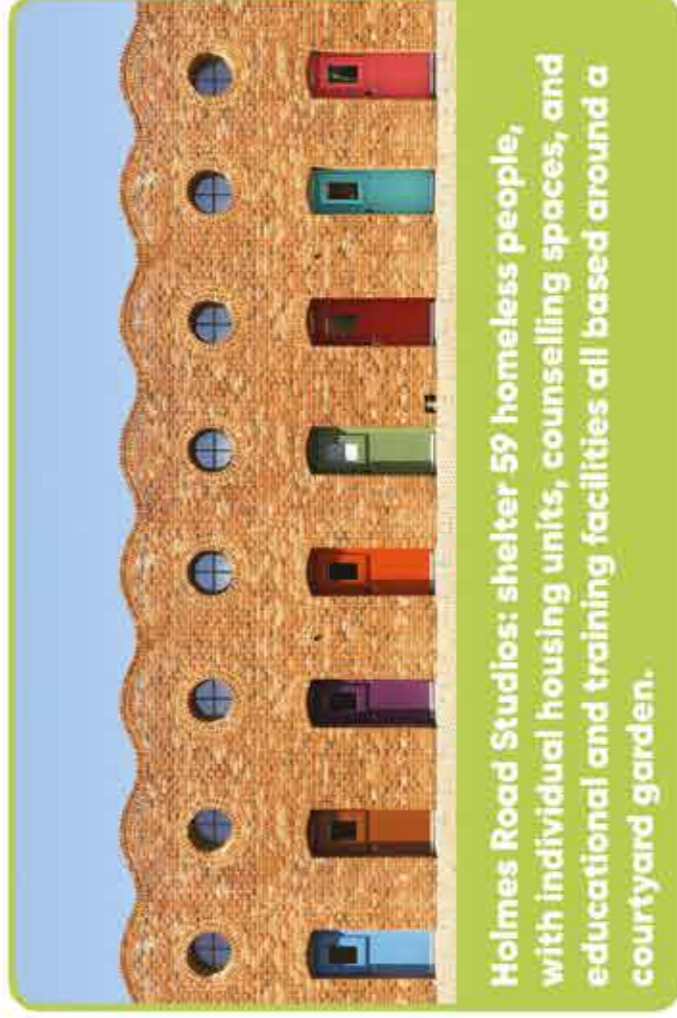


Abbey Road - mix of private and social homes

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.



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

Gospel Oak & Haverstock Community Vision

72 new homes have been paid for and built in Gospel Oak ward by Camden Council in the last few years with more to come that have either planning approval or 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 5's Play Area in Lisimore Circus
- Installation of Over 5's Play Area in Lisimore 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 Queens Crescent Community Centre
- Public Art working with Camden's Travel & Tourism Inclusive to Local Residents



Cherry Court play area



Kiln Place



Barrington and Lamble



Cherry Court

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

If a decision is taken by Camden Council's Cabinet to continue design work towards a resident ballot on each of these estates, then the Council would also like to 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 start a meaningful conversation 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!

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Appendix J

Community Liaison Advisors Feedback for July 2019 Cabinet Report

Since being appointed as a Community Liaison Advisor in January 2018, we have worked successfully in Gospel Oak, both independently as well as part of a team with many estate residents, officers, councillors, and the wider local community stakeholders and contractors.

We have interacted and engaged with all estate residents to empower residents to participate in all stages of residents consultation from the onset as to ensure inclusivity and participation of all estate residents whereby to make residents fully conversant to the whole consultation process, basically to ensure that their views are captured and represented in all resident feedback as part of the consultation process of Wendling and St Stephens Close.

As part of the consultation process with estate residents we ensured that all residents were fully understanding of the meaning of 'regeneration' and especially to the three individual 'Option's Appraisals' of Low, medium and high that were proposed for the estate.

We were also mindful when interacting with estate residents during any consultation engagement and participation including one to one dialogue, which we undertook in a variety of ways that included drop ins, exhibitions, pop up's, we were also mindful that not all residents would be fully conversant or understanding to some of the technical barriers of meaning or generalisation or understanding of architects, drawings or the technical jargon commonly used in option appraisals or the proposal for design intent.

As a result we took the initiative to break down the technical barriers and introduced a simple "Jargon Busting Booklet" for local estate residents insofar simplifying the meaning of technical wordings and there meanings.

Further to this we have undertaken many activities with many of the estate residents which have included training in which residents obtained certificates for their participation. We have been proactive to show residents other regeneration schemes by arranging site visits during a weekday and at weekends as to ensure we facilitated and met individual needs of residents.

Other activities have included community festive bingo, community festive lunch, workshops and proactive workshops with interactive games for residents to participate to ensure inclusivity for all ages.

We are very proud to have shown the incentive as locally employed Community Liaison Advisors to be the first to introduce to estate residents to a sensory walkabout of their estate, to give residents a general understanding to physically see, all areas of their estate. We used this exercise with residents to obtain their views, thoughts and opinions as they moved around the estate, which included the all blocks, communal landings, entrances and exits of the estate.

In our capacity of CLA's we have been asked repetitive questions since the start of the regeneration consultation process, these questions have ranged from enquiring about the following decants process, home loss disturbance payments and the possibility of adult children being independently housed. Other concerns raised by residents was the risk of losing their secure tenancy due to the proposal of potential regeneration.

Due to the nature of the immediate concerns raised about tenancies from residents, we suggested the use of a booklet that can be presented to help assist with not only the Wendling & St Stephens Close estate, but for all CIP schemes, a booklet that can be formed to help address all residents' concerns, the booklet was useful to answer all questions relating to the secure tenures that residents can read and understand about their tenancy rights.

To formalise this booklet we engaged with various Housing colleagues and senior managers, including directors to retrieve sufficient information and answers which were in line with current policies.

There was many interesting enquires from both residents and wider stakeholders referring to the wider impact on the area in general and especially in relation to school places. Which prompted us to link up with colleagues from Education which involved discussions with placements officers and reference to current policy, to ensure we had up to date information for the residents to answer their enquiry. We also contacted the GLA to obtain current statistics, as a result of retrieving this information we helped create a up to date current percentage chart of school availability for primary schools across the borough to help many residents answer their concerns.

We have prepared resident information packs for both tenant and leaseholder, this was done via many modes of communicating directly with residents via an individual one to one door knocking exercise, this was greatly received by many residents , especially our vulnerable and disabled residents including those households where English was an additional language. Resident feedback was indicative to state that the residents preferred option of receiving information relating to the options appraisals proposed relating to options 1,2 & 3 of the information booklet, along with the draft resident offer, leaseholder offer and non-resident leaseholder offer, this also included an information booklet referring to the ballot process.

Resident feedback from the proposed option appraisals, in relation to their preference of choice of the options of 1, 2 & 3 provides a strong indication from residents that their preferred choice is option 3, all residents who received their information booklet in reference to the options proposed signed and dated that they had received the pack and information. For those residents that was unavailable during the door knocking exercise received a 'sorry we missed you letter' there were many residents who preferred to attend the regeneration hub at their convenience, when making an enquiry on any of the consultation progress, its material or any updates relating to matters arising.

The regeneration hub is utilised by Wendling and St Stephens Close residents and many other wider stakeholders, including council colleagues who use the WIFI and other facilities that the hub has. The CLA's also assist and support many wider stakeholders, with many enquires which are then signposted to other council services, examples of enquires range from housing issues, homelessness, disrepair and other general issues.

The CLA's have also played an integral part in working meaningfully with local estate residents as part of the regeneration proposals for Wendling and St Stephens Close, we have been privileged to meet and discuss regeneration resident led schemes with the focus and importance of empowering and promoting meaningful resident engagement and interaction which is fully inclusivity to all residents.

The main aim and objective of CLA's roles is to help and assist a healthy working relationship with all, councillors, officers and residents to ensure openness and transparency for all. This interaction of engagement and dialogue has also been with lords, MP's and members from the GLA.

Written by Sarah Robbins Community Liaison Advisor

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