



December 2023

Dear Wendling & St Stephens Close Residents

I am writing to you to firstly take this opportunity to thank you for being patient for bearing with myself and the CIP team whilst we have been looking at other alternative delivery model options in order to deliver on our commitment to you, to fully redevelop Wendling & St Stephens Close with new affordable housing, there is more information on this within the newsletter.

I would like for you to join me in welcoming Zoe Dunn as the new appointed Gospel Oak Team Leader for the CIP regeneration, Zoe takes over the Team Leader role from Simon Pickles.

Zoe Dunn is now the responsible officer for both Bacton Low Rise and Wendling & St Stephens Close schemes, Zoe Dunn is a dedicated and experienced individual officer, who leads a team of designated experienced officers whom you know or are all familiar with, the team is as follows,

Kharima Dada - Strategic Development Lead

Sumaya Rashid - Development Officer

Terry Wiggett - Strategic Community Liaison Lead

Suzanna Hofferer - Community Liaison Advisor

I hope to see some or all of you at our coffee morning on the 11th of December 2023 at the Gospel Oak Regeneration Hub from 09:00am to 11:30am.

I would also like to wish all residents a happy festive season.

Yours Sincerely

Cllr Lorraine Revah

Wendling and St Stephens Close (WSS) business case preparation

Camden remains committed to delivering our residents' vision and meeting expectations to build new affordable social housing for our WSS residents through the regeneration of Wendling and St Stephens Close.

We have recently completed in line with our annual corporate governance procedures a full review of our existing business case for the WSS regeneration development, the review focuses on continued financial viability and strategies on what the Council's next steps or options are in relation to its preferred option on a delivery model for the scheme to ensure the project delivers on our aim to build new, genuinely affordable homes.

Following a meeting with our Executive Directors, it has been agreed that the Council will continue to work on a delivery strategy proposal that involves a partnership model utilising an experienced construction partner.

As part of this process, we still need to seek approval from the Council's Cabinet. This will also allow us as part of considering this option to deliver bespoke insight sessions to all residents of WSS that explore what a partnership model is, including looking at various approaches and the aims when utilising a regeneration partnership.

What is happening with Bacton Low Rise?

We are in the process of appointing a development partner for Bacton Low Rise (Bacton phase 2). The new partner is expected to complete the design and build the new development, working together with the Council and wider community stakeholders.

We are in the final stages of concluding the procurement process and contract. We expect to enter contract with the new development partner early next year, with public engagement activities starting shortly afterwards.

Timeline

An indicative programme is set out below:

Activity	Date
The Council finalises the contract with the developer	Present – Q1 2024
Announce Development Partner & public engagement	Q2 -2024
Promote and launch public consultation on estate design	Summer 2024
Set up Construction Working Group	Autumn/ Winter 2024

The developer's delivery programme will be shared with the local community following contract start.

Wendling Tenants and Residents Association (TRA)

The Wendling TRA has arranged for the Community Payback Scheme to paint the bin chambers in St Stephen's Close. The TRA applied for funding for the materials and essential work needed by an external contractor.

A big thank you to Terry Wiggett for all your help, time and support for the Wendling TRA throughout the year. We really appreciate it!

And a thank you to everyone for all your support throughout the year. The Wendling TRA would like to offer you all Season's Greetings and best wishes for 2024.

The Wendling TRA has a new contact number. Call 07359 659 503 or email wendlingtra@hotmail.com if you need to contact your TRA. Please only use this mobile number between 9am-7pm.

Social Value

Work experience in the legal industry with Browne Jacobson

As part of our commitment to improving your homes and investing in your community, we partnered with leading law firm Browne Jacobson and offered five places for young people in Gospel Oak and the wider borough (aged 16 – 21) to gain valuable work experience through their 'FAIRE initiative' (Fairer Access into Real Experience).

Five young people from Camden completed a week-long work experience placement over the October half term where they had the chance to see how a national law firm works, learn some foundational legal skills, attend high-profile cases, and receive valuable careers advice from senior lawyers.

Here's what some of our young residents said about their time with Browne Jacobson:

- **Anisah said:** "My days were structured by my supervisors who were all so supportive in enabling me to develop my skills. I appreciated the regular feedback they gave me too."
- **Nabeeha said:** "I really enjoyed having the chance to envision what it's like working in the legal sector."

This opportunity was promoted in our previous WSS newsletter and via the Queen's Crescent Employment Hub (179 Queens Crescent. NW5 4DS). If you're interested in

gaining work experience or learning new skills, please keep an eye out for future opportunities shared here. You can also get in touch with the team if you'd like to hear more about other opportunities you can get involved with.

Help and advice with the cost of living crisis

If you're worried about money or debt, or struggling to afford the essentials, help is available. For money advice and support, visit www.camden.gov.uk/refer-yourself-for-money-advice-and-support

For more information, visit camden.gov.uk/CostOfLiving or call us on 020 7974 4444 (option 9)



Come and join the CIP team for a mince pie and a chat at our festive coffee morning!

Date: Monday 11 December 2023, 9:00 AM - 11:30 AM

Location: The Regeneration Hub (Blue Portakabins) Opposite St Martins Church

Find out about our opening times over the Christmas and New Year period.

Administrative buildings

All of our administrative buildings – including 5 Pancras Square and the Crowndale Centre – will be open as follows:

- **Monday, 25 December 2023 - closed all day (emergency phone services only)**
- **Tuesday, 26 December 2023- closed all day (emergency phone services only)**
- **Wednesday, 27 December 2023- 10am-4pm**
- **Thursday, 28 December 2023- 10am-4pm**
- **Friday, 29 December 2023- 10am-4pm**

Monday, 1 January 2024- closed to the public (emergency phone services only)

Contact Camden

Our customer services team, Contact Camden, will be closed for general enquiries on the following days:

- **Saturday, 23 December 2023**
- **Sunday, 24 December 2023**
- **Monday, 25 December 2023 (Christmas Day)**
- **Tuesday, 26 December 2023 (Boxing Day)**
- **Saturday, 30 December 2023**
- **Sunday, 31 December 2023**

Monday, 1 January 2024 (New Year's Day) Essential services will continue as usual over Christmas and New Year. In an emergency, please call 020 7974 4444 (24 hours a day).

Camden CIP Contact Details:

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

Suzanna Hofferer: suzanna.hofferer@camden.gov.uk 0207 974 4427

Kharima Dada: kharima.dada@camden.gov.uk 07812 658 543

*Please let us know if you would like the materials in another format or language. tradução? traduction? ترجمة? ¿traducción? tłumaczenie? itumọ? অনুবাদ? turjumaad? asekyere? **LARGE PRINT? SIGNING?***