

INTERNAL HOME SURVEYS

As part of the planning application submission, we need to carry out measured surveys of some of the flats on the estate. The purpose of the surveys is to look at the impact of the construction of the new blocks on your home. This will require us to understand where your living rooms and windows are, relative to the proposed new buildings.

The surveys will be carried out by a surveyor from our Project consultants, Airey Miller, accompanied by a Camden officer and will take approximately 5 minutes to complete. We will be in touch with residents whose homes we need to access in the next couple of weeks to book an appointment.

If you have any questions about this, please get in touch with us. We advise you to always ask for ID before allowing anyone to enter your home.

TALK TO US!

Our Drop-in space at 104a Queens Crescent is open **Mondays, Wednesdays and Friday mornings**, with council staff, Wi-fi, information on the scheme and advice on your options.

Business owners, market traders, cafe & shopkeepers are invited to POP-IN to 104a Queens Crescent every Wednesday 1-4pm to discuss your concerns during construction and how the redevelopment can benefit your business.



USEFUL CONTACTS

REPAIRS:

Report online via your Camden account or call the switchboard on 020 7974 4444

NEIGHBOURHOOD HOUSING OFFICER:

Bradley Rayner: 020 7974 1742  
bradley.rayner@camden.gov.uk

COUNCILLOR SESSIONS

**Councillor Kemi Atolagbe:**

Surgery at QCCA, 3- 4pm,  
Second Tuesday of the month.  
Email: Kemi.Atolagbe@Camden.gov.uk  
Phone: 020 7974 2792

**Councillor Nasrine Djemai:**

Surgery at Charlie Ratchford Court, 11am - 12pm,  
1st Saturday of every month.  
Email: Nasrine.Djemai@camden.gov.uk  
Phone: 020 7974 2792

**Councillor Rebecca Filer:**

Surgery at Haverstock School, 6 - 7pm  
Second Thursday of each month.  
Email: Rebecca.Filer@camden.gov.uk  
Phone: 020 7974 2792

QR CODE

Scan with a smartphone to access our webpages with more information about the scheme



WEST KENTISH TOWN ESTATE

NEWSLETTER: MARCH 2024

INSIDE THIS ISSUE

- Resident Stories and Consultation Feedback
- Garages Demolition
- Surveys

TRANSLATIONS

If a family member or a neighbour has difficulty reading this newsletter because English is not their first language, please let them know we are able to provide a translation service.

- tradução? (Portuguese) traducción? (Spanish)
- (French) ʻtraducción? (Spanish)
- tłumaczenie? (Polish) itumo? (Yoruba)
- Bangla | (Arabic) ʻترجمة? (Arabic)
- turjumaad? (Somali), Chinese

OR DO YOU NEED LARGE PRINT?



OUR 'MEET THE CONTACTOR' SESSION

ESTATE GARAGES DEMOLITION

In our last newsletter we informed you that Goody Demolition has been appointed as Contractor. Our Permitted Development application has been approved and we can now confirm that works will start on site on **Monday 11th March 2024.**

The Demolition will begin on the garages at: Langridge / Cannington (corner of Coity Road / Allcroft Road); before moving to the garages behind Wedmore / Durston and finishing at the garages on Athlone Street (next to Ashington / railway line). Each site will take approximately 3 weeks to complete.

Please see inside this newsletter for more information.

If you have any questions or concerns about these works, please contact Goody Demolition on:

- [WKTE@goodydemolition.co.uk](mailto:WKTE@goodydemolition.co.uk)
- T: 01304 840 126 (Office Hours Only 8am - 5.30pm)
- Out of Hours Emergency Contact Telephone: 01304 840126

**GOODY DEMOLITION**



CONTACT DETAILS:

Hodan Mahamoud, Consultation & Engagement Officer: 07814362913

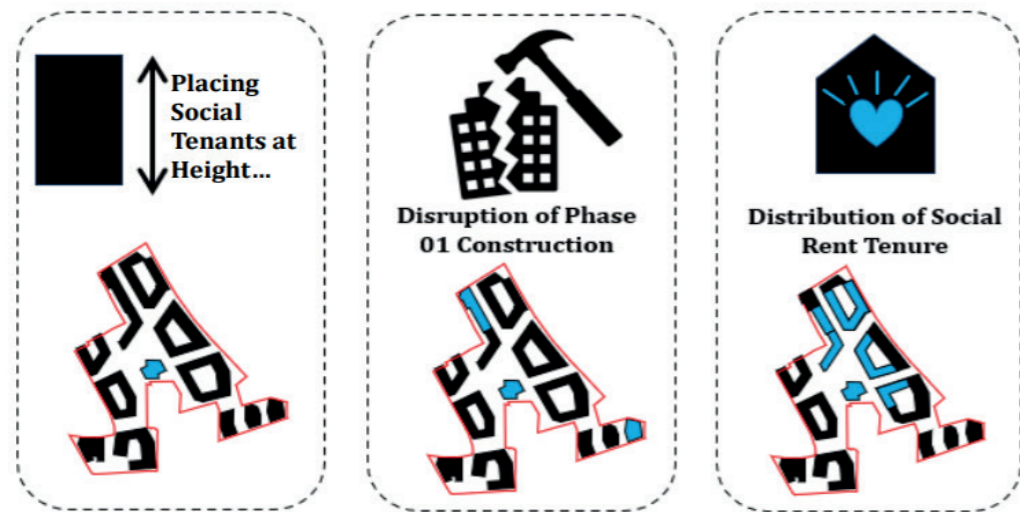
Jamal Miah: 07958 476 110

Yasmin Chowdhury: 07879 636 783

Email: [wkt@camden.gov.uk](mailto:wkt@camden.gov.uk) website: [www.camden.gov.uk/wkt](http://www.camden.gov.uk/wkt)

## DOOR KNOCKING FEEDBACK

Over the past few weeks the project team have been speaking with residents to get your feedback on our latest proposals and understand what your priorities are. Residents told us about their concerns following the workshops in May 23, and the design team have been working hard to resolve these 3 main issues:



We have spoken to over 100 residents on doorsteps and at our drop in space at 104a Queens Crescent, and the main things you told us were:

- The quality of homes and buildings are very important, with many residents citing the poor conditions of current homes due to damp, mould, issues with heating, lack of lifts, overcrowding and thin walls.
- Generally height is an important issue and residents welcomed the idea of seeing a greater spread of social tenure blocks at lower heights in the new proposals.
- 48% of you rated remaining on the estate (versus double decant) as very important.
- Moving quickly as possible was a top 3 priority for residents, with residents commenting on the time already taken and the continued worsening of living conditions.
- 52% of residents understood that some levels of disruption is inevitable when building new homes.

Thank you to all the residents that have taken the time to engage with our consultation and complete our feedback forms. If you would like to share your feedback, you can still do so (see details on the back of this newsletter).

All feedback will be shared with the wider project team and decision makers as we work towards Planning Application submission later this year. We will keep residents updated along the way and ensure that we are delivering a project led by you.

## ESTATE GARAGES DEMOLITIONS

The team have been making contact with residents living close to the demolition sites and those with vulnerabilities to inform about the works, answer any questions and offer support. We have also been notifying businesses that may be affected.

**There will be no weekend working, our standard hours are 7.30am – 5pm with no noisy works before 8am.**

### Noise, dust, vibration:

All sites will have noise, dust and vibration monitoring with 'alert triggers' set at levels which are lower than regulatory limits. We will avoid using heavy machinery wherever possible to limit noise and vibration. If works are adjoining or very close to homes, we will use hand demolition techniques, as well as dust suppression units if necessary.

### Access:

Access for residents / emergency services / refuse collection in and out of the estate will not be impacted. There will be no parking suspensions related to these works. Goody LTD will also ensure all vehicles / HGVs to and from sites avoid school pick-up and rush-hour periods to prevent any impact or disruption to the everyday activities of residents / business owners / those in the area.

### Respite:

If you, or anyone in your household, or your neighbours need a respite or quiet space, please come to 104a Queens Crescent. The Camden Development team welcome all local residents 10-5pm Monday, Wednesday, Thursday and Fridays. For further info please email [wkt@camden.gov.uk](mailto:wkt@camden.gov.uk)

Queens Crescent Library is open Monday 10am-6pm; Tuesday-Thursday 11am-6pm; Friday-Saturday 11am-5pm

## A RESIDENT'S STORY: SPLITTING HOUSEHOLD

We are pleased to announce that we have completed our first household split move on the estate, which is part of our pledges.

The 'Split Household' policy allows adult children / grandchildren that have lived in your home for longer than 12 months to apply for, and, receive a direct offer for their own housing within the borough, if successful. This policy helps families deal with overcrowding by allowing adult children to move into separate homes.

Here's what one family, from Milverton, had to say about their experience with the move:

*"This was a fantastic opportunity for our adult son to move into his own home, especially with the extortionate prices for London properties. It would've meant that he would need to move far away and now he is only a short 10 minute walk which means we are still able to be in close contact with each other even though we now no longer live in the same home. It has given him the independence he needs as a young man, we are also safe in the knowledge that he is in a secure property of his own."*

## TIMELINE OF UPCOMING EVENTS IN 2024

\* This timeline is indicative only

