

Regis Road Regeneration Strategy

Update for residents of 76/78 Holmes Road

October 2023

Camden Council has moved forward with the Regeneration Strategy for the Regis Road Growth Area, which includes the Holmes Road Depot and the flats at 76/78 Holmes Road.

This leaflet is to update you on the latest progress with the regeneration strategy and make you aware of two upcoming engagement opportunities:

- Yoo Capital, the developer's introductory engagement this November (open to all)
- Camden Council follow up engagement with residents of 76 and 78 Holmes Road (November – February)



Recap on the regeneration strategy so far

For a number of years, the area around Regis Road has been identified by the Council and the local community in their neighbourhood plan as an area for development.

Development has the potential to transform the area by providing new homes including much needed affordable homes, creating new jobs and opportunities, open spaces and community facilities, all as part of a well-connected and sustainable neighbourhood.

The full vision and development objectives for the area are set out in the Kentish Town Planning Framework. There is also the local community's Kentish Town Neighbourhood Plan.

In 2022, the Council agreed to take a more proactive approach to making the development happen.

Following consultation with residents of 76/78 Holmes Road earlier this year, in March 2023 the Council approved the conditional sale of the land at Regis Road Car Pound & Reuse Recycling Centre site and the Holmes Road Depot site, including the flats at 76 & 78 Holmes Road.

The conditional sale, to Yoo Capital, is intended to act as a catalyst for the regeneration of the Regis Road area, as explained on page 4.



Holmes Road Depot & 76,
78 Holmes Road



Recycling Centre

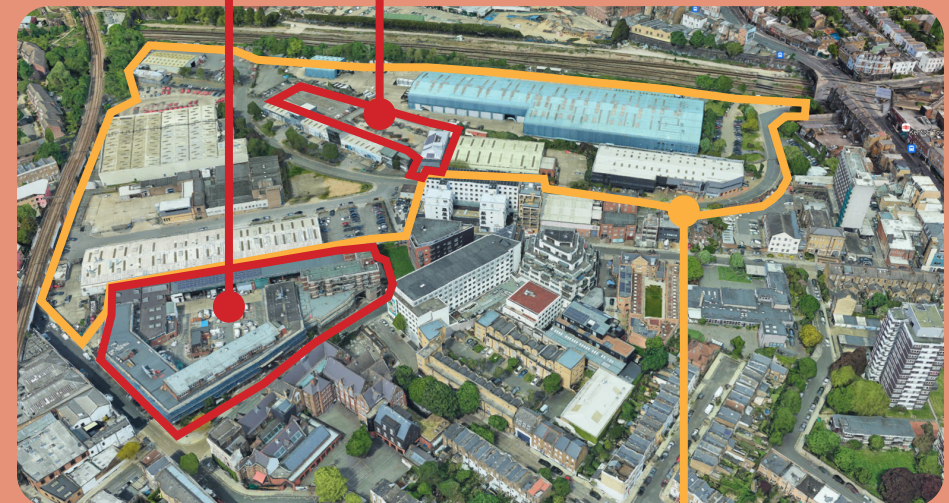


Image Source: Google Earth

Regis Road Growth Area

Yoo Capital's role

Yoo Capital is an investor and developer. Their early vision is to transform the area into a new hub for film, creative, and cultural industries by building workspace to support new jobs, and by providing new homes.

Yoo Capital are responsible for creating future plans for the Regis Road and Holmes Road depot sites and for the wider area. They will lead conversations with the community on their wider plans and on the new buildings.

The terms of the land sale arrangement require Yoo Capital to achieve the following:

- Develop their Vision into a wider masterplan for the Regis Road Area, which can deliver the expectations of the Planning Framework;
- Get planning permission to develop the Holmes Road Depot and Regis Road recycling sites as part of the wider masterplan approach;
- Deliver new homes and facilities to replace what is currently on the two sites;
- Ensure 50% of all new homes are affordable (in addition to re-providing the existing homes).

Yoo Capital are at the early stages of the process and are about to start engaging with the community. The Council expects Yoo Capital to work with landowners, local residents and stakeholders throughout their design and development process.

Yoo Capital's engagement starting this November

Yoo Capital's community engagement will begin in November and will inform the way they develop their masterplan over the next 12-18 months in preparation for submitting a planning application.

The engagement will be open to all. Yoo Capital will contact you as a local resident to introduce themselves and begin sharing their early ideas. In November they will be holding local drop-in sessions where you can meet the team and discuss their vision.

We encourage you to talk to the Yoo Capital team and get involved in the community engagement as they develop a masterplan for the Regis Road Area, so that you can help to shape the future of the area.

Over the next year or so, there will be different types of consultation events and activities such as workshops, drop-in sessions, community surveys and educational events. Local communities will be invited to join in at every step of the process.



Image Source: Google Earth

What this means for residents

The Council recognises that this may create some uncertainty for residents, but we are here to support you throughout the process. Any development would not happen for a number of years, but, if the plans do go ahead, we would like to reassure secure tenants that you would be able to remain a council tenant, you would not have to move out of the area unless you want to and we would expect you to have the option to move to a brand new home that meets your needs. The Council will support you should you need to move and also pay towards associated moving costs.

The Council will support leaseholders to ensure you get a fair deal and will work with private rented tenants to provide adequate time to plan ahead.

The Council remains your landlord / freeholder and we will keep you informed at every stage. The timescales for development are subject to change but we have given an example timeline of the process and what might happen at the end of this leaflet.



Continued one-to-one engagement with residents at 76/78 Holmes Road

Many households met with the officers from the Council's regeneration team earlier this year and some households we are yet to meet. We would now like to meet with residents again, to find out more about your particular circumstances and housing needs, answer any questions you may have, and hear your views.

Whilst it is still very early stages, we want to make sure that when the development goes ahead, tenants have a home that meets their needs and that leaseholders get a fair deal. This will help us to work towards clear and detailed future options for all residents.

We invite each household of the flats at 76 and 78 Holmes Road to schedule a one-to-one session with Council officers between November and February 2024.

If you or someone you know needs any help understanding this leaflet, including language or other particular requirements, please let us know and we will be happy to help.

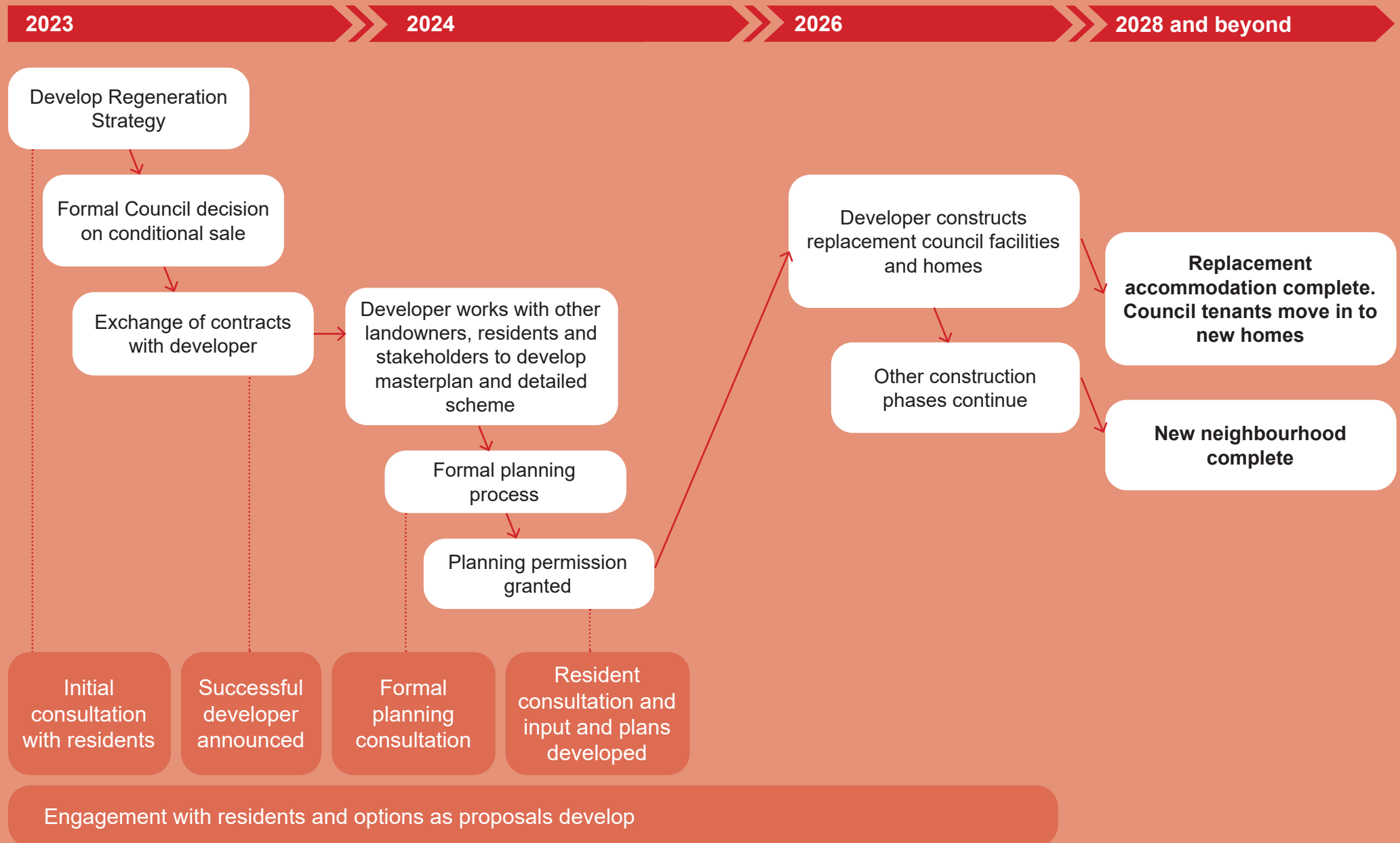
What happens next

- Look out for a letter from Yoo Capital this November inviting you to discuss their ideas for the future.
- Please contact George McKenzie in the Area Regeneration Team to arrange your one-to-one session. You can phone him on 020 7974 4703 or email regenerationandplace@camden.gov.uk
- You can also discuss any queries raised by this leaflet with George if you like.
- We have included an example timeline for the overall project at the end of this leaflet.



Example timeline

There is no fixed timescale, but here is an example of what the stages and timeline could look like.



Contact us

email: regenerationandplace@camden.gov.uk

telephone: **0207 974 4703**