



Summer 2024

Dear Wendling & St Stephens Close Residents

I hope this summer newsletter finds you well.

The CIP Team and I thank you for your continued patience - as many of you will be aware from the recent invitations that we have been busy in welcoming local residents to meet the new development partner for the former Bacton Low Rise estate, Mount Anvil and their dedicated team. They will be working with and consulting local residents and groups who reside nearby the site. The CIP team is continuing to maintain its focus on driving forward its business case and delivery strategy proposal to achieve its commitment to you to fully redevelop Wendling and St Stephens Close. We will in due course be providing you with more information on where we are at with this important work.

May I take this opportunity to wish all residents a lovely summer.

Yours Sincerely

Cllr Lorraine Revah

Wendling and St Stephens Close (WSS) business case preparation

Camden is dedicated to building new affordable social housing for the Wendling and St Stephens Close (WSS) community. However, we recognise that the timeline previously shared with you is no longer accurate, and we are working to provide a revised schedule of what this will look like, hopefully in our next newsletter to you all.

We recently completed a comprehensive review of the business case for the WSS regeneration. This review focused on financial viability – meaning that we can afford to deliver the project - and the best steps forward to ensure we build affordable homes. Following internal Council decision making procedures, it has been agreed that the Council will continue to work on a delivery strategy proposal that involves a

“partnership” model, working with an experienced construction partner to build these much-needed new homes.

WSS resident Involvement: We will host information sessions in Autumn 2024 to explain the partnership model and discuss various approaches and goals for the regeneration project. All Wendling and St Stephens residents are encouraged to attend. We will share dates and details of these sessions in the next few months once confirmed.

We appreciate your patience and will keep you updated as we progress.

New Development Partner for Bacton Phase 2

Exciting News for Gospel Oak Residents! Camden Council has chosen Mount Anvil as our development partner for the next phase of the Bacton Phase 2 development in Gospel Oak. This decision came after a thorough and competitive tender process. Mount Anvil, a London-based house builder, will work closely with Camden Council and Gospel Oak residents to create new, high-quality affordable and private homes on the former Bacton Low Rise Estate. This is estimated to include at least 61 social rent homes, whilst ensuring more affordable housing options for our community.

To keep residents informed and involved, we hosted two “Meet the Developer” events at the local Regeneration Hub. These events provided a great opportunity for residents to meet the team, learn about the plans for the site, and share their thoughts. The events took place on:

- May 23rd (daytime)
- July 25th (evening)

Through our partnership with Mount Anvil, we are committed to investing in the local area. This collaboration aims to enhance, enrich and empower the quality of life for our residents within Gospel Oak by providing modern, affordable housing whilst revitalising the community.

Update on the Queen’s Crescent Project

Following some small preparatory roadworks on Queen’s Crescent over the last few weeks, large-scale works to begin improvements on Queen’s Crescent are anticipated to begin on August 12.

Residents will have received information booklets through their door – However additional copies can be found in the library or the QCCA.

Camden’s highways contractors, Marlborough Highways, have set up a webpage where you can learn more about the latest construction updates:
marlboroughhighways.co.uk/location/queenscrescent/

Alternatively, these updates will be posted on the window of the Queen's Crescent library or on the QCCA notice board.

Please note that this is not a Community Investment Programme project – for any enquiries, please contact the team by emailing **QC@camden.gov.uk**.

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