

What Is This Workshop About?

The current series of workshops are aimed at getting resident input into The Landlord Offer document, which you will be balloted on.

We want you to be as informed as possible when the time comes to vote in spring 2020.



At the Last Event We:

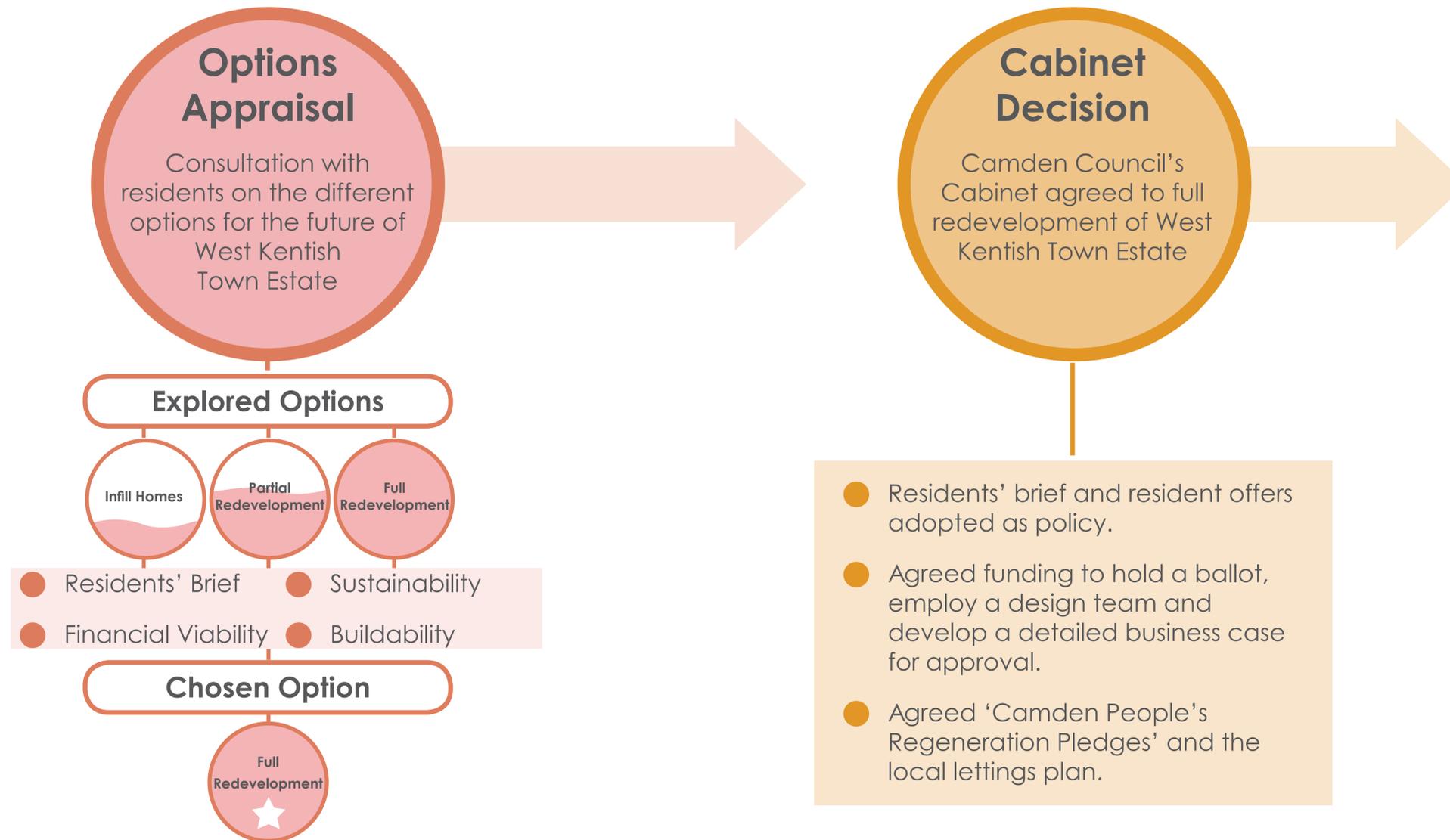
- Revised the residents' ballot, landlord offer and residents' brief.
- Asked for your thoughts on the vision statement (a summary of what we seek to achieve through the redevelopment of West Kentish Town Estate).



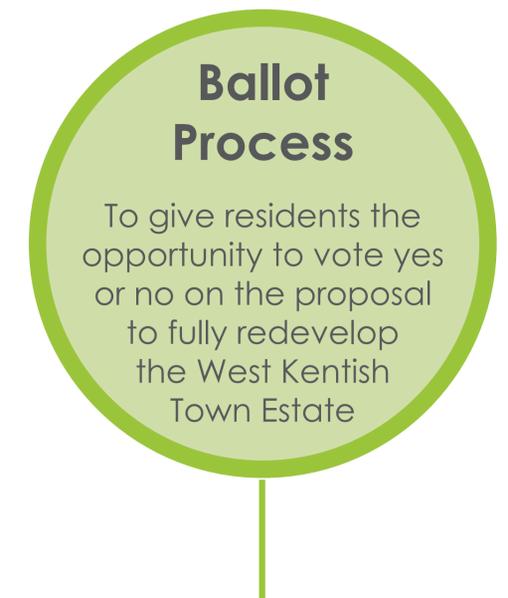
In this Workshop We Will:

- Revisit the residents' ballot, landlord offer and residents' brief.
- Show the final draft of the vision statement based on your feedback from the previous workshop.
- Ask for your thoughts on objectives and design principles for your future homes, open spaces, streets and community space.

What Has Happened so Far



Next Steps



- Five engagement events
- Mail out to all residents to confirm who is eligible to vote in the ballot
- The landlord offer published
- The ballot takes place
- Ballot results shared with residents

Residents' Feedback From The Previous Vision Statement Workshop

At the last workshop we asked you to review the draft vision statement for West Kentish Town Estate and to create your own vision for your estate.



Residents' Suggestions for West Kentish Town Vision Statement

“Affordable, spacious and comfortable high quality homes with private balconies overlooking well-lit, safe and secure open spaces and play areas”

“Characterful and attractive open space”

“Improved sense of community”

“Durable and high quality build materials used in construction”

West Kentish Town Estate Residents' Draft Vision

“ West Kentish Town redevelopment offers the opportunity to create a sustainable and vibrant neighbourhood inspired by the local history and heritage of the surrounding areas. Spacious, comfortable and high quality new homes together with safe, attractive and accessible streets, green open spaces and play areas will create a welcoming and well-connected place for a mixed community designed to last for successive generations. ”

What is the Ballot?

Since July 2018, any London Borough wishing to carry out an estate redevelopment involving the demolition of homes, with Greater London Authority (GLA) funding, will need a successful ballot of residents living on the estate.

In July 2019, the recommended option for full demolition and redevelopment was approved by Camden's Cabinet. Therefore a ballot will be held for residents on West Kentish Town Estate.

What Camden Will Do:

Based on the information provided by you during the housing needs assessment and data held by Camden, we have sent out a letter to advise on who will be eligible to vote in the residents' ballot in your household.

Who IS Eligible to Vote?

Ballots must be open to **ALL RESIDENTS** aged 16+ on an existing social housing estate as long as they fall into one or more of the following criteria:

- Social tenants (including those with secure, assured, flexible or introductory tenancies) named as a tenant on a tenancy agreement dated on or before the date the landlord offer is published (due to be early 2020).
- Resident leaseholders or freeholders who have been living in their properties as their only principal home for at least one year prior to the date the landlord offer is published and are named on the lease or freehold title for their property.
- Any resident whose principal home is on the estate and who has been on the council housing register for at least one year prior to the publication of the landlord offer document, irrespective of their current tenure.

Who MAY BE Eligible to Vote?

The following are only eligible to vote if they have been on the Camden's housing register for longer than one year:

- Tenants whose landlord is not a registered provider (RP) or local authority.
- Homeless households living in temporary accommodation.

Who IS NOT Eligible to Vote?

The following are NOT eligible:

- Non-resident leaseholders and freeholders.
- Resident leaseholders or freeholders who have been resident for less than one year (unless they were on the housing register beforehand).
- Non-residential tenants (businesses etc.)

The Residents' Ballot Question:

“**Are you in favour of the proposal for the redevelopment of West Kentish Town Estate?**”

VOTE YES

Camden Council will continue to develop the current designs and proposals for West Kentish Town Estate to move ahead with the redevelopment of the estate.

There will be ongoing consultation and engagement with residents throughout the entire process to ensure you are involved in developing the designs.

VOTE NO

Camden Council will NOT continue to develop the current proposals for regenerating the estate. It may develop further proposals with residents.

West Kentish Town Estate is not on the current major works programme for 2019 – 2024. This means that there will be no kitchen, bathroom or window replacement works in this period.

What Is The Landlord Offer?



The landlord offer is a summary document of all the information we have provided to date, including Camden Council's offer to tenants, non-resident and resident leaseholders.

Below is a list of the information that the Greater London Authority states must include in the landlord offer. The workshops up until February 2020 will cover the additional information we need to provide in the landlord offer document. This document will be the basis for the design of the estate going forwards.

Topics Covered In Previous Workshops

Event 1 - Ballot drop-in

- The residents' ballot

Event 2 - Workshop: The vision and drop-in for tenants on the local lettings plan

- The redevelopment process to-date
- Your vote
- How redevelopment addresses residents' concerns
- A vision for West Kentish Town
- Timescales
- Ongoing engagement
- Allocations drop-in for tenants

Event 3 - for leaseholders

- Camden's offer to leaseholders



Upcoming workshop



Covered in today's workshop



Covered in previous workshop

What we will cover	Dates of events	
<ul style="list-style-type: none"> • What we are proposing—homes, open space, streets and uses • Examples of Camden Council's previous developments 	<p>Event 4 - Workshop: What we are proposing - homes, open space, streets and uses</p> <ul style="list-style-type: none"> • Wednesday 15 January 6-8pm, Athlone Hall • Friday 17 January 10am-12pm, 44 Ashdown Crescent • Saturday 18 January 11am-2pm, Athlone Hall <p>THESE SESSIONS</p> <p>Event 5 - Exhibition of The Landlord Offer</p> <ul style="list-style-type: none"> • Wednesday 12 February 6-8pm, Athlone Hall • Friday 14 February 10am-12pm, 44 Ashdown Crescent • Saturday 15 February 11am-2pm, Athlone Hall 	
<ul style="list-style-type: none"> • Presenting the final draft of the landlord offer document 		
<p>Hold ballot - open for at least three weeks</p> <ul style="list-style-type: none"> • The result of the ballot - update event 	<p>March 2020 – April 2020</p>	
<p>Workshops with the whole community to design the masterplan for West Kentish Town and provide information on the below:</p> <ul style="list-style-type: none"> • Phasing strategy and decant process • Leaseholder options update • Design of first phase of development 	<p>May 2020 – August 2020</p>	
<p>Cabinet approval of business case</p>		

What Are The Residents' And Council's Key Priorities For West Kentish Town?

Priorities for West Kentish Town have evolved from the residents' brief and the options appraisal development objectives.

Residents' Brief



Improved public spaces including play, growing and rest space



Safe streets and open spaces for all



New high quality homes for existing and new residents

Financial viability



Financially deliverable proposals



Additional affordable homes



Sustainability



Good urban design and open spaces



Energy efficient homes



Ensuring buildings will perform well in the long term

Buildability



Meeting planning requirements



Ensuring the build process causes minimal amounts of disruption to residents



Review against issues that can make construction more difficult (such as closeness to existing properties and reconnecting utilities)



Example of 1 bedroom home



NSS compliant 1 bedroom dwelling
Assumptions based on a selection of properties surveyed across the estate

28% larger than current 1 bedroom home.

Total living space area increased by **11 square meters (118.5 sqft)** including **1.5 square meters (16.1 sqft)** of private storage which is almost the size of a double bedroom as additional space compared to existing studio homes.

Another **5 square meters (53.8 sqft)** of private outdoor amenity space (balcony, terrace or garden) will be provided.

Safety



All main entrances to homes, ground floor flats and communal entrances will be **visible, clearly identifiable, and directly accessible** from public spaces.



We will ensure that buildings have entrances which **open out onto public space** to promote safety and to deter anti-social behaviour.



All communal entrances to homes will have a **secure access system** with entry phones.



Individual or communal cycle storage will be **secure, sheltered and well lit**, with easy access to the street.

Example of 2 bedroom home



NSS compliant 2 bedroom dwelling
Assumptions based on a selection of properties surveyed across the estate

6% larger than current 2 bedroom home.

Total living space area increased by **4 square meters (43 sqft)** including **2 square meters (21.52 sqft)** of private storage which is almost the size of a kitchen as additional space compared to existing two bedroom homes.

Another **7 square meters (75.3 sqft)** of private outdoor amenity space (balcony, terrace or garden) will be provided.

Example of 3 bedroom home



NSS compliant 3 bedroom dwelling
Assumptions based on a selection of properties surveyed across the estate

16% larger than current 3 bedroom home.

Total living space area increased by **12 square meters (129.1 sqft)** including **2.5 square meters (26.9 sqft)** of private storage which is the size of a double bedroom as additional space compared to existing 3 bedroom homes.

Another **8 square meters (86.1 sqft)** of private outdoor amenity space (balcony, terrace or garden) will be provided.

Step Free Access And Adaptable Homes



Main access into new homes will be **fully wheelchair accessible**.



The ground surface in communal entrance areas will be **be suitable** for easy wheelchair movement.



The **minimum width** for all paths, corridors and decks for communal circulation is 1200mm (3.9 ft) - wider than existing widths.



All homes will be served by **at least one lift** suitable for a range of people, including accompanied wheelchair users.



Homes will be **easily adaptable** to ensure they continue to meet the needs of residents **throughout their lifetime**.

Existing 1 bedroom - 1 person home



- Dimensions
- Home area: 28 square meters (301.3 sqft)
 - Storage: none
 - Balcony: none

- National Space Standards
- **1b2p** home area: 50 square meters (538.1 sqft)
 - **1b2p** storage: 1.5 square meters (16.1 sqft)
 - Balcony: 5 square meters (53.8 sqft)

Existing 2 bedroom - 4 persons home



- Dimensions
- Home area: 66 square meters (710.4 sqft)
 - Storage: 0.6 square meters (6.4 sqft)
 - Balcony: none

- National Space Standards
- Home area: 70 square meters (753.4 sqft)
 - Storage: 2 square meters (21.5 sqft)
 - Balcony: 7 square meters (75.3 sqft)

Example of 1 bedroom - 2 persons home



- Dimensions
- Home area: 53 square meters
 - Storage: 3.8 square meters
 - Balcony: 8.3 square meters

Example of 2 bedroom - 4 persons home Open Plan Kitchen



- Dimensions
- Home area: 74 square meters (796.5 sqft)
 - Storage: 4.2 square meters (45.2 sqft)
 - Balcony: 10 square meters (107.6 sqft)

Example of 2 bedroom - 3 persons home



Wheelchair



- Dimensions
- Home area: 74 square meters (796.5 sqft)
 - Storage: 2 square meters (21.5 sqft)
 - Terrace: 30 square meters (322.9 sqft)

Existing 3 bedroom - 5 persons home

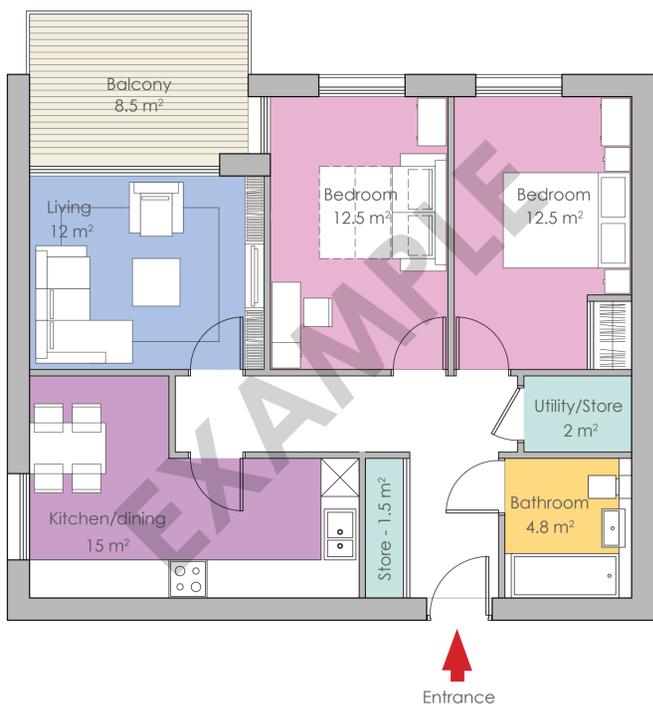


- Dimensions
- Home area: 74 square meters (796.5 sqft)
 - Storage: 0.9 square meters
 - Balcony: none
- National Space Standards
- Home area: 86 square meters (925.6 sqft)
 - Storage: 2.5 square meters (26.9 sqft)
 - Balcony: 8 square meters (86 sqft)

Example of 2 bedroom - 4 persons home



Separated Kitchen



- Dimensions
- Home area: 70 square meters (753.4 sqft)
 - Storage: 3.5 square meters (37.6 sqft)
 - Terrace: 8.5 square meters (91.4 sqft)

Example of 3 bedroom - 5 persons home



- Dimensions
- Home area: 90 square meters (968.7 sqft)
 - Storage: 6.4 square meters (68.8 sqft)
 - Terrace: 40 square meters (430.5 sqft)

What Are The Key Design Principles For Your Home?

Design Principles



High quality insulation and sound proofing for all dwellings



Use of natural ventilation such as window and good sun light/daylight - long periods of time when daylight occurs



Adaptable and step free homes to meet all existing and future needs of residents



Safe and secure common areas such as corridors and entrances



Increased accessibility



Private balcony, terrace or garden for every home



High quality and sustainable materials to be used for energy efficient homes





New kitchen separated from the living room - **EXAMPLE**



Contemporary living room - **EXAMPLE**



Contemporary living room - **EXAMPLE**



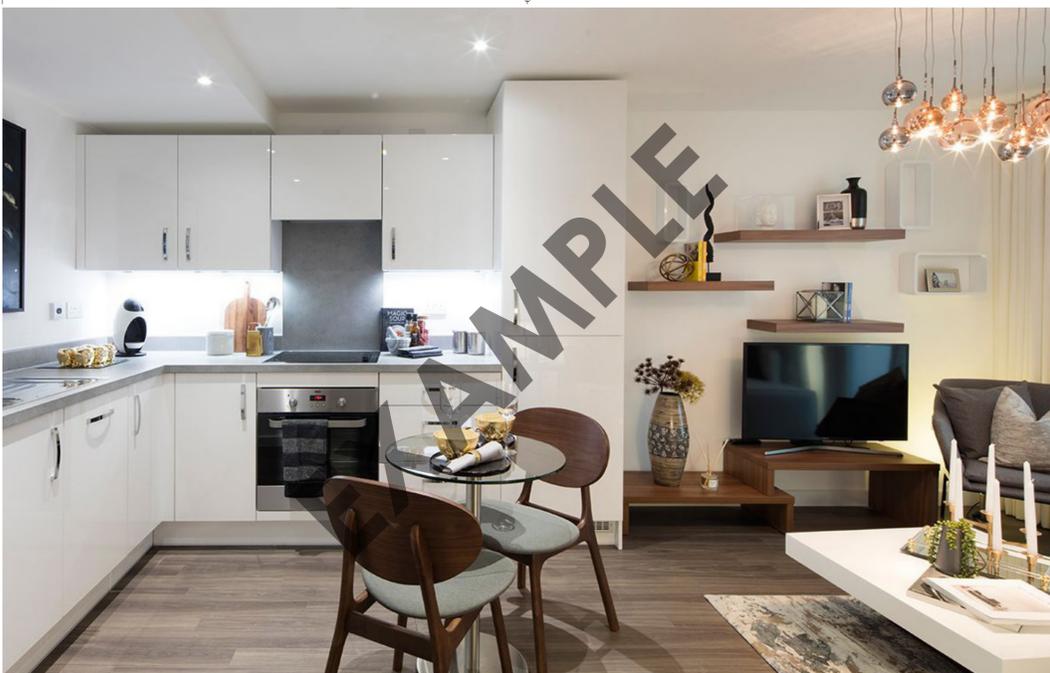
Open plan kitchen - **EXAMPLE**



Master bedroom - **EXAMPLE**



Utility/storage space - **EXAMPLE**



Open plan kitchen - **EXAMPLE**



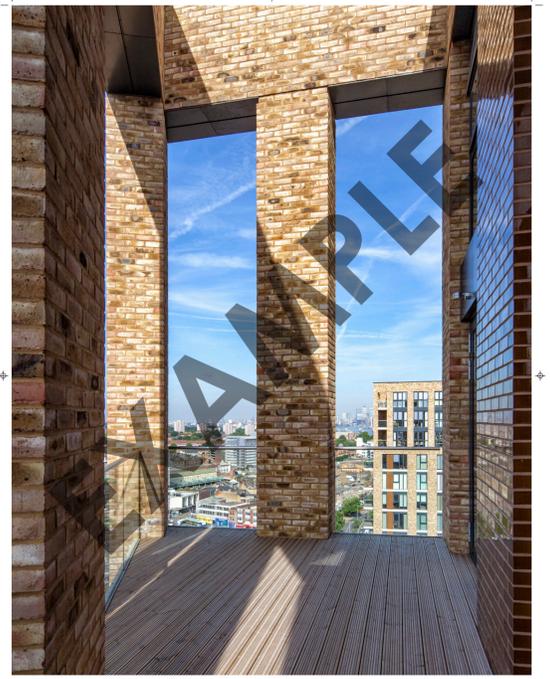
Bathroom with ample storage space - **EXAMPLE**



Spacious inset balconies - **EXAMPLE**



Private amenity space - balcony - **EXAMPLE**



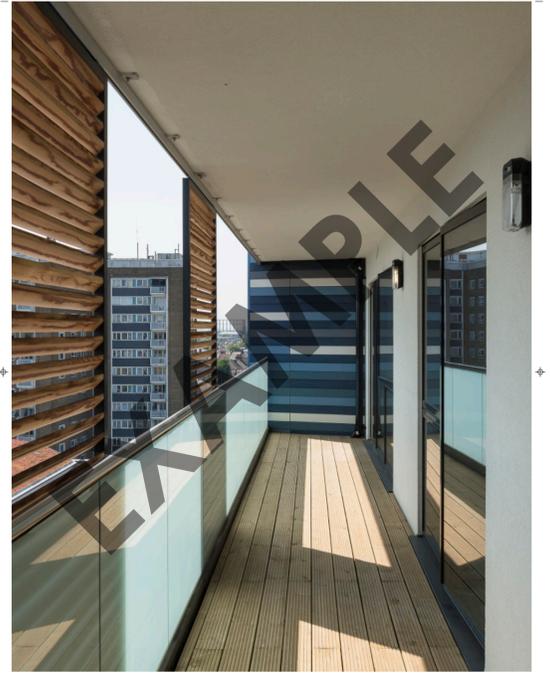
Example of balcony for two bedroom flat - **EXAMPLE**



Inset corner balcony - **EXAMPLE**



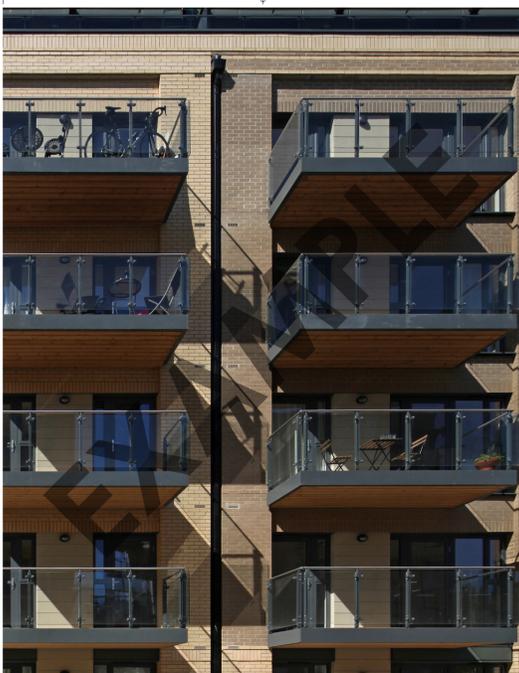
Spacious balcony connected to the living room and bedroom - **EXAMPLE**



Inset balcony connected to the living room and bedroom - **EXAMPLE**



Inset corner balcony - **EXAMPLE**



Spacious balconies - wheelchair adaptable - **EXAMPLE**



Relationship between living room and balcony - **EXAMPLE**

What Can You Expect To Find Walking Around Your New Estate?

Design Principles



Retain green character of the area by protecting existing trees where possible and planting new ones



New social and accessible communal open spaces for both adults and children of various ages



Safe and well overlooked streets, open spaces and play areas



Residential area with community space in the redevelopment



Improved links to the surrounding roads and community facilities



Accessible for all, pedestrian and cycle friendly streets



Parking reprovided for all existing parking permit and/or space holders





Communal open space - **EXAMPLE**



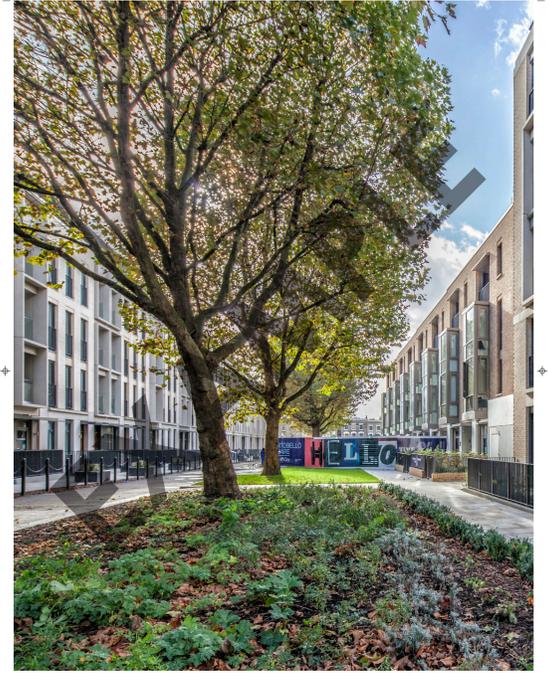
Spacious open space with cycle parking - **EXAMPLE**



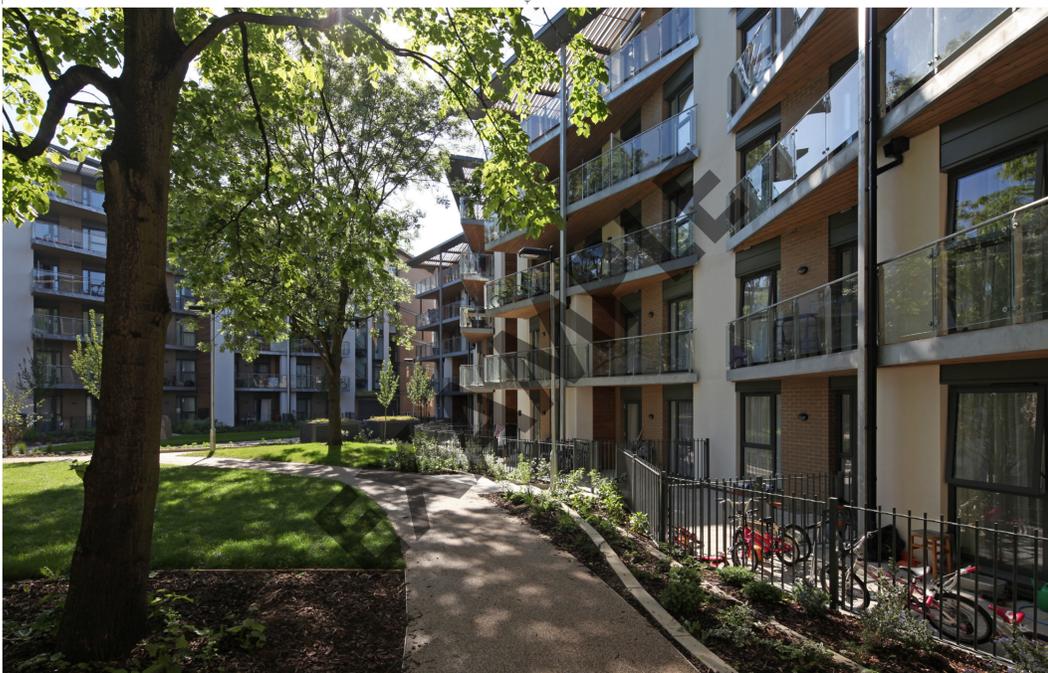
Communal urban garden - **EXAMPLE**



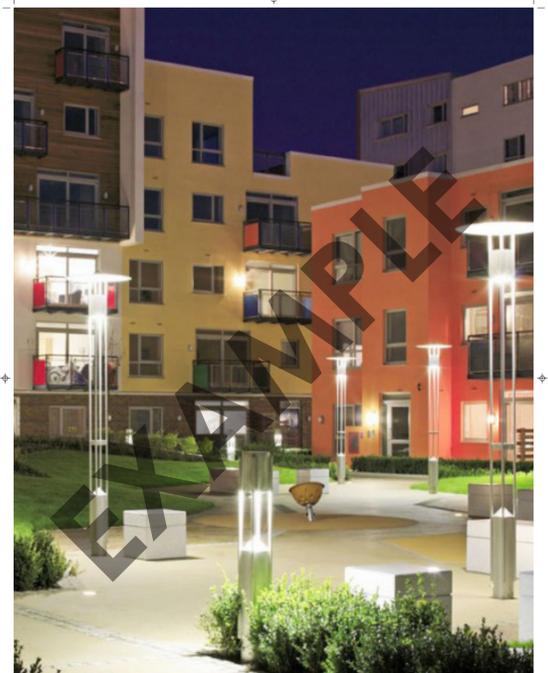
Communal open space with integrated sitting area - **EXAMPLE**



Wide pedestrian and cycling access route with integrated open space - **EXAMPLE**



Large communal open space - **EXAMPLE**



Well lit open space and play area - **EXAMPLE**



Creative play equipment for children - **EXAMPLE**



Sustainable and safe play equipment for children - **EXAMPLE**



Eco gym equipment - **EXAMPLE**



Safe and sustainable play area - **EXAMPLE**



Communal play equipment for children and adults - **EXAMPLE**



Landscaped sitting and play area - **EXAMPLE**



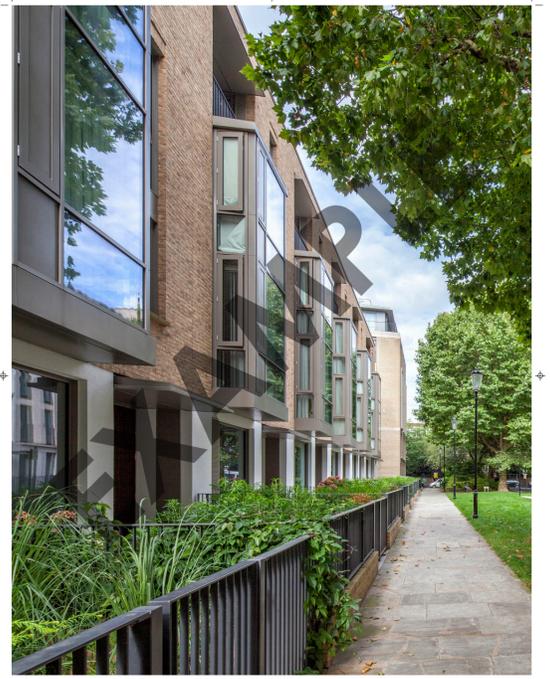
Sustainable play equipment for children - **EXAMPLE**



Landscaped pedestrian and cycle friendly street - **EXAMPLE**



Parking spaces and cycle parking integrated within pedestrian friendly streets - **EXAMPLE**



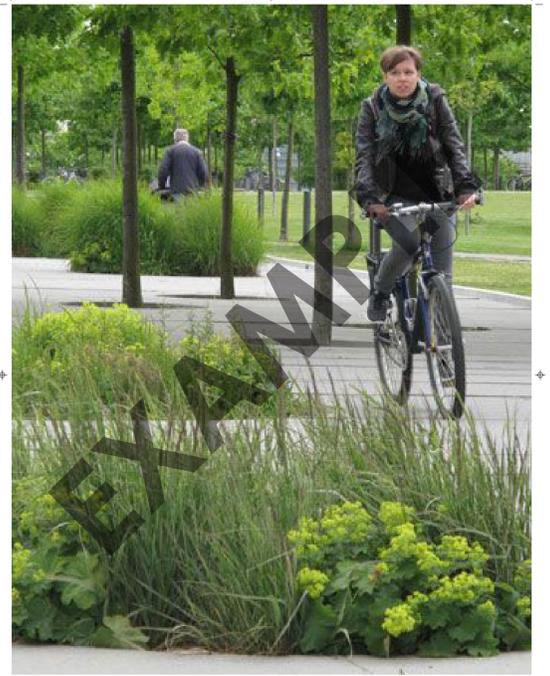
Landscaped defensible space - **EXAMPLE**



Landscaped pedestrian and cycle friendly street - **EXAMPLE**



Landscaped pedestrian friendly street - **EXAMPLE**



Pedestrian and cycle friendly path - **EXAMPLE**



Pedestrian and cycle friendly street with temporary food market - **EXAMPLE**



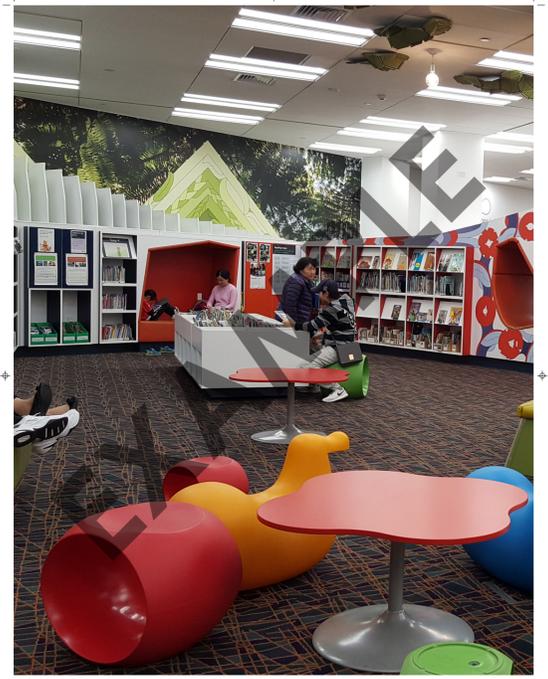
Pedestrian and cycle friendly streets with vehicular access - **EXAMPLE**



Small cafe as part of the community centre - **EXAMPLE**



Outside tables and cycle parking as part of the community centre - **EXAMPLE**



Community centre hosting a library and crèche - **EXAMPLE**



Library/after school as part of the community centre - **EXAMPLE**



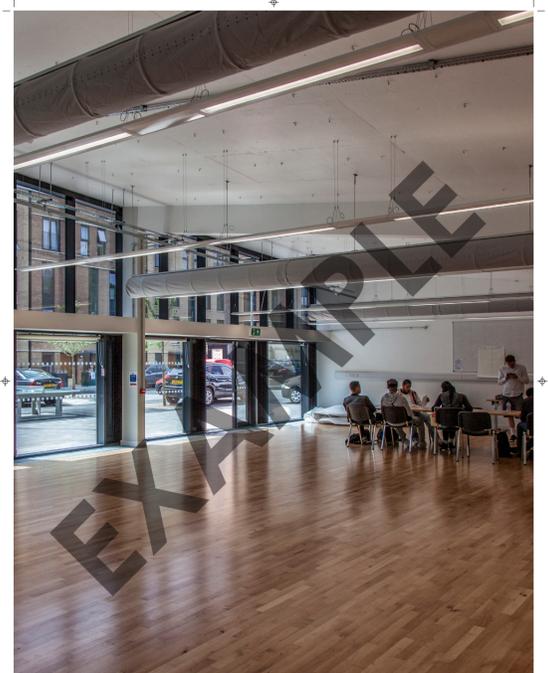
Community meetings in multi-functional community centre - **EXAMPLE**



Outdoor projections - **EXAMPLE**



Small local cafe - **EXAMPLE**



Community meetings in multi-functional community centre - **EXAMPLE**

Camden's Community Investment Programme



West Kentish Town

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.

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 9,000 square meters 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.

Below are some examples of developments Camden has previously built on existing estates.

The Bourne Estate EC1

This scheme provides 75 new homes in a mix of tenures, a new tenants' hall, and improved public realm and open spaces, on the Grade II listed Bourne Estate in London Borough of Camden.

The scheme used details from the existing buildings to include brick detailing in the new blocks and are a similar layout.

The new design defines routes in the area to improve connectivity and there are several ground floor entrances within the flats to keep the development secure and deter anti-social behaviour.

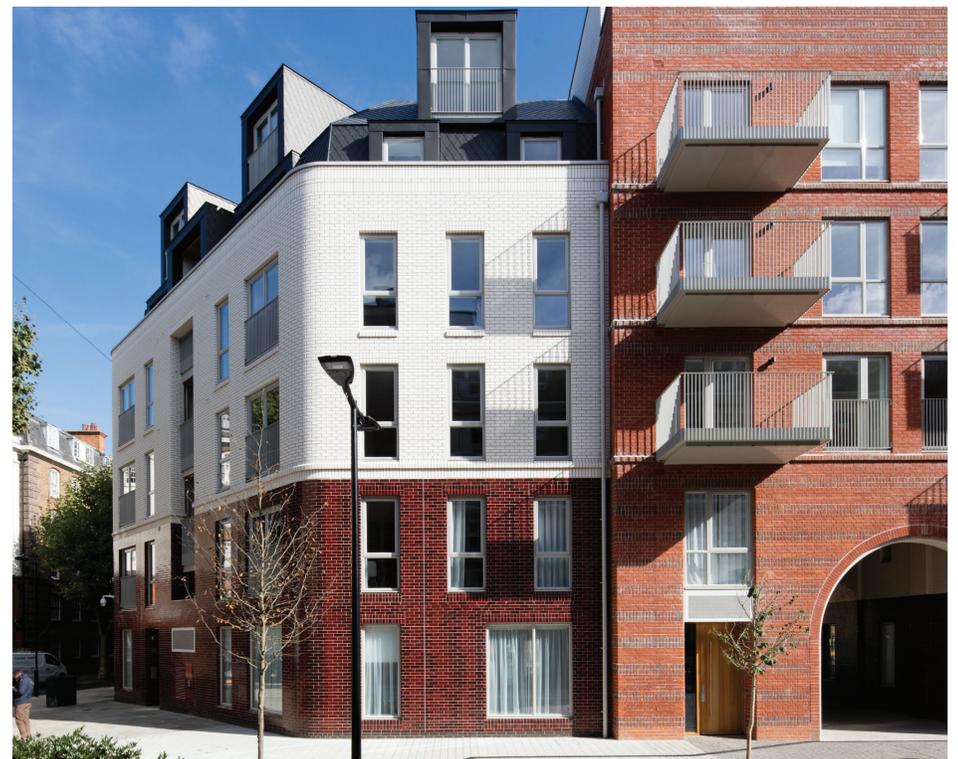
A new play area was provided as part of the redevelopment and the design includes secure shared access balconies for flats as well as private balconies or gardens.

AWARDS

Housing Design Awards 2018 / NHS 70 Award
Overall Winner

Housing Design Awards 2018 / NLA Award
Built Winner, Housing Category

RIBA Award 2018 – London Region
Winner



Bourne Estate - 75 mixed tenure homes on Grade II listed estate



Bourne Estate - Communal play area

Camden's Community Investment Programme



West Kentish Town

Maiden Lane

This development achieved a high percentage of affordable housing, together with improved public space, new shops and community facilities, and the revitalisation of existing buildings on the estate.

The regeneration of Maiden Lane provides LB Camden with 273 new homes, along with new retail and workspace. 45% of the new dwellings are for affordable rent. The new design by PRP pays homage to the original architecture of the estate.

The new buildings provide privacy to balconies and solar shading to generously sized habitable rooms.

Extended and improved private and public open space has improved routes through for pedestrians in the King's Cross area.

AWARD NOMINATIONS

Civic Trust

Shortlisted - Civic Trust Regional Project Award

New London Architecture Awards

Shortlisted - Housing Category

RIBA Regional Awards

Shortlisted - London - Maiden Lane

Housing Design Awards 2018

Shortlisted (Completed)

Inside Housing Awards 2018

Shortlisted - Best Architectural Design



Maiden Lane - 273 homes, mix of council rent, below market rent and homes for sale

Agar Grove Estate

The Agar Grove estate was built by Camden in the 1960s comprising of 249 homes in low-rise blocks and an 18-storey tower, Lulworth. The estate is a popular place to live, but all homes have very significant investment needs. Furthermore, the existing layout is an inefficient use of land.

The redevelopment involves demolition of 112 homes and refurbishment of Lulworth to create 493 new affordable homes and homes for sale. The scheme is multiphased allowing a single decant for the majority of households.

Close consultation with local people, the planning authority and other key stakeholders helped inform the design. The highly sustainable homes will substantially reduce residents' heating costs. There has been consistently high support amongst the estate's residents.

The masterplan is based on traditional 'streets and squares', creating green spaces between homes, and improving pedestrian routes.

AWARD NOMINATIONS

Housing Design Awards 2015

Project Schemes - Winner

Constructing Excellence Award 2015

Winner

The Sunday Times British Homes Awards 2015

Housing Project - Commendation

The Sunday Times British Homes Awards 2018

Development of the year (more than 100 homes) - Shortlisted

BD Architect of the Year Awards 2014

Masterplanning & Public Realm - Shortlisted

New London Architecture Awards 2014

Masterplans & Area Strategies category - shortlisted

BD Architect of the Year Awards 2013

Masterplanning and Public Realm - Shortlisted

London Planning Awards 2018/19

The Mayor's Award for Sustainable and Environmental Planning category at the - Shortlisted



Agar Grove Estate - 249 homes in low-rise blocks and an 18-storey tower