

Regis Road Regeneration

Camden Council's commitments
to non-resident leaseholders at 76 & 78 Holmes Road

July 2025

What is in this booklet?

Important information for non-resident leaseholders of 76 & 78 Holmes Road

We understand that regeneration will bring questions and we want to assure you about your future. This booklet outlines Camden Council's firm commitments to you as the Regis Road Regeneration progresses.

For full details please read this booklet in its entirety.

We encourage you to continue to engage with us to discuss your individual circumstances and answer any questions you may have.

Within this booklet you will find key information on:

- Progress of Regis Road Regeneration including plans being developed by the developer, Yoo Capital
- Camden Council's commitments to you
- Support available to you from Camden Council
- The proposed Regis Road Regeneration timeline
- How you can continue to get involved and share your views

If you or someone you know needs help understanding this booklet, making arrangements for a one-to-one session or providing feedback, including language or any other particular requirements, please let us know and we will be happy to help.

Your continued engagement with us

We want to continue to meet with you to discuss Camden's commitments and the support available to you throughout the regeneration process.

At this meeting, we'll answer your questions and listen to your valuable feedback.

Your involvement is crucial to ensure the regeneration responds to your circumstances, including the opportunity of taking shared equity of a brand new home in the development.

Jiy Muru (Rehousing Officer) will be in touch with you. Jiy can be contacted at:

- Email: holmesroad.rehousing@camden.gov.uk
- Telephone: 07884 110 188



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The Regis Road regeneration strategy

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 (KTPF) adopted in July 2020. The KTPF builds on the policies and priorities in the adopted Local Plan (2017) and the local community's Kentish Town Neighbourhood Plan, which require comprehensive development to deliver a well designed and cohesive place.

In 2023, following engagement with residents of 76 & 78 Holmes Road about potential next steps, Camden Council took a proactive approach to help bring forward regeneration in this area through a conditional land sale agreement with experienced London developer Yoo Capital for the Regis Road Car Pound & Reuse Recycling Centre site and the Holmes Road Depot site, including the flats at 76 & 78 Holmes Road.

In March 2025 the Council adopted the Regis Road Area Guidance Supplementary Planning Document (SPD).

The SPD provides additional planning guidance to support the policies and priorities in the adopted Local Plan to guide future development, investment and infrastructure in the Regis Road area and help deliver comprehensive regeneration. It reinforces and adds detail to the KTPF's vision and objectives for a mixed and more connected neighbourhood.

The SPD sets out key development principles to help deliver new jobs, homes, public open space and community facilities, and provide positive benefits and improvements for the local community.



This indicative landscape masterplan illustrates a future vision for the redevelopment of the Regis Road Area, including the United Parcel Service (UPS) site. Please note that UPS currently has no plans to redevelop its site. (Pages 42 and 43 Regis Road Area Guidance, March 2025)

Yoo Capital's role

Yoo Capital is an experienced investor and developer.

Their vision is to transform the Regis Road 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 are leading conversations with the community on their wider plans and on the new buildings.

The terms of the land sale agreement 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 on the landsale site are affordable (in addition to re-providing the existing homes)

Yoo Capital, in collaboration with their Housing Design Team, has been working closely with residents of 76 and 78 Holmes Road through recent workshops. These discussions are helping to shape the design brief for the replacement homes, which secure tenants will have the option to move to.

The Council expects Yoo Capital to continue to work with landowners, local residents and stakeholders throughout their design and development process.





What does this mean for non-resident leaseholders?

Yoo Capital's plans are now moving forward into the design phase, leading towards a planning application. While the development remains subject to obtaining planning permission, this represents an important milestone in the regeneration programme.

To help non-resident leaseholders plan ahead, the Council is setting out these commitments to you now. Our aim is to discuss these commitments at your one-to-one session so you can understand the options that will be available, have your questions answered, and so we can understand how these options apply to your individual circumstances.

Camden will work with every non-resident leaseholder to make sure that you get an offer that works for you, while working to the re-housing milestones of the regeneration programme.

The discussion at your one-to-one session is intended to enable you to start planning for the future.

We also encourage you to engage directly with Yoo Capital where you will have an opportunity to influence the masterplan.



Our commitments to non-resident leaseholders

The Council is committed to work with all non-resident leaseholders affected by the Regis Road regeneration strategy to ensure that all leaseholders get a fair deal.

The Council will continue to be open and transparent with non-resident leaseholders when it is considering developing plans for the regeneration.

This is not only to allow you as much time as possible to plan ahead, but also so that all non-resident leaseholders can give plenty of time to private tenants to find alternative living arrangements.



Sell to the Council and move away

If your property needs to be demolished to facilitate wider regeneration, then as a non-resident leaseholder, the Council will seek to buy back your current property at an open market value, and you will receive an additional 7.5% basic loss payment if it has not been your principal home for at least 12 months.

The Council has started to acquire leaseholder properties as part of the regeneration programme. We will keep you informed of progress on the regeneration programme to enable you to plan ahead.



Your rights, responsibilities and support provided

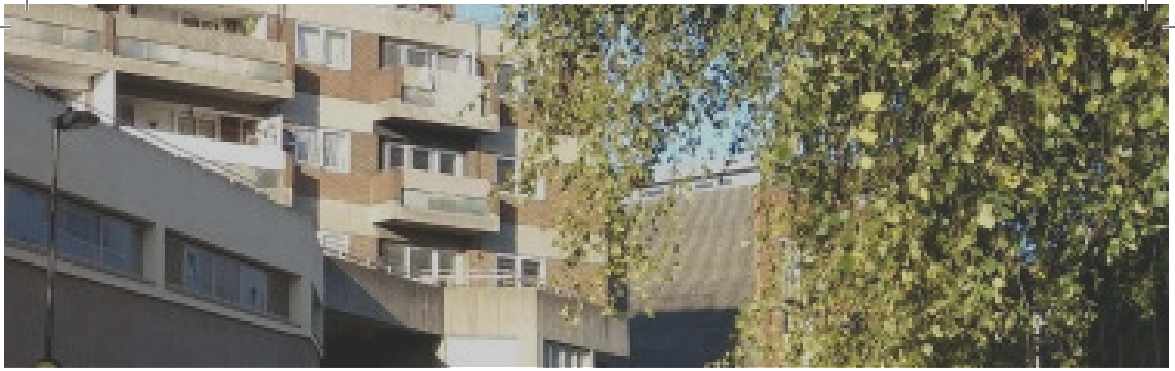
Valuation support

You will be compensated for loss of your property at market value plus a statutory compensation.

The valuation of your home will take place when you seek to proceed to sell your home or when the Council seeks to acquire your home. Properties will all be valued by a Royal Institute of Chartered Surveyors (RICS) valuation surveyor instructed by Camden Council. You are also entitled to instruct a surveyor if you would like a second opinion. The Council will pay for you to have your own independent legal and valuation advice as part of this process, to support you in ensuring you obtain a fair deal. Any reasonable costs associated with the surveying and selling of your home will be reimbursed by the Council.

To reach a valuation figure, the surveyor instructed by the Council will carry out detailed research of the local property market and analyse sales information from comparable properties. The figure offered to you is known as the market value based on the price it is believed your property would achieve if it were to change between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and having reasonable knowledge of the relevant facts. The valuation reflects the value of your property at the time of valuation and assumes that you will not be better off or worse off than before the regeneration proposals.

Valuations are valid for a year, offers are valid for three months. If you do not agree with the valuation, the Council can pay for your own surveyor to carry out a further valuation.



Please keep in mind that the surveyor must be a member of the RICS. If there is any difference between the valuation figures, the two surveyors will negotiate and normally reach an agreement to produce a final valuation.

Financial compensation

You will also be eligible for disturbance payments to cover the costs associated with the sale of your property to the Council and on your onward purchase of a new property if you choose to purchase one within 12 months of selling your existing property to the Council. You can seek to purchase a new home in the new development, however this will be sold to you at its full market value, and you are not entitled to any discounts.

You will be able to claim back any reasonable costs associated with the sale of your property including:

- legal, surveyor and mortgage fees associated with the cost of selling
- removal expenses
- legal fees associated with the cost of buying a new property within 12 months of selling your existing property
- stamp duty arising from the costs of buying a new property. Stamp duty will be capped at the sale price of your current property at Holmes Road.
- surveyors and survey fees associated with buying a new property
- mortgage redemption



Your rights, responsibilities and support provided

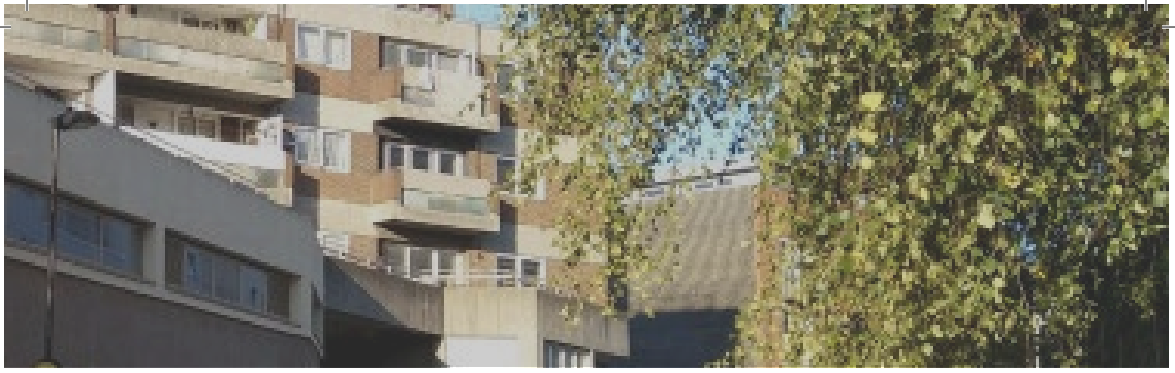
Private tenants of a non-resident leaseholder

If you are a non-resident leaseholder who has private tenants living in the property that you own, you are responsible as their landlord. As a private landlord you will be required to return your property empty when you sell it back to the Council. This is called Vacant Possession. It is therefore very important that you properly terminate the tenancy agreement with your tenant, by giving them sufficient notice and keeping them informed of the timescale of selling your property back to the Council, so that your tenant can make alternative arrangements for their housing.

The Council will work with you to give you adequate time to plan ahead and help your tenants to move. The Council will not be able to provide accommodation for your tenants, however they are encouraged to engage with the dedicated rehousing officer, Jiy Muru, to discuss their options.

Jiy Muru (Rehousing Officer) can be contacted at:

- email: holmesroad.rehousing@camden.gov.uk
- telephone: 07884 110 188



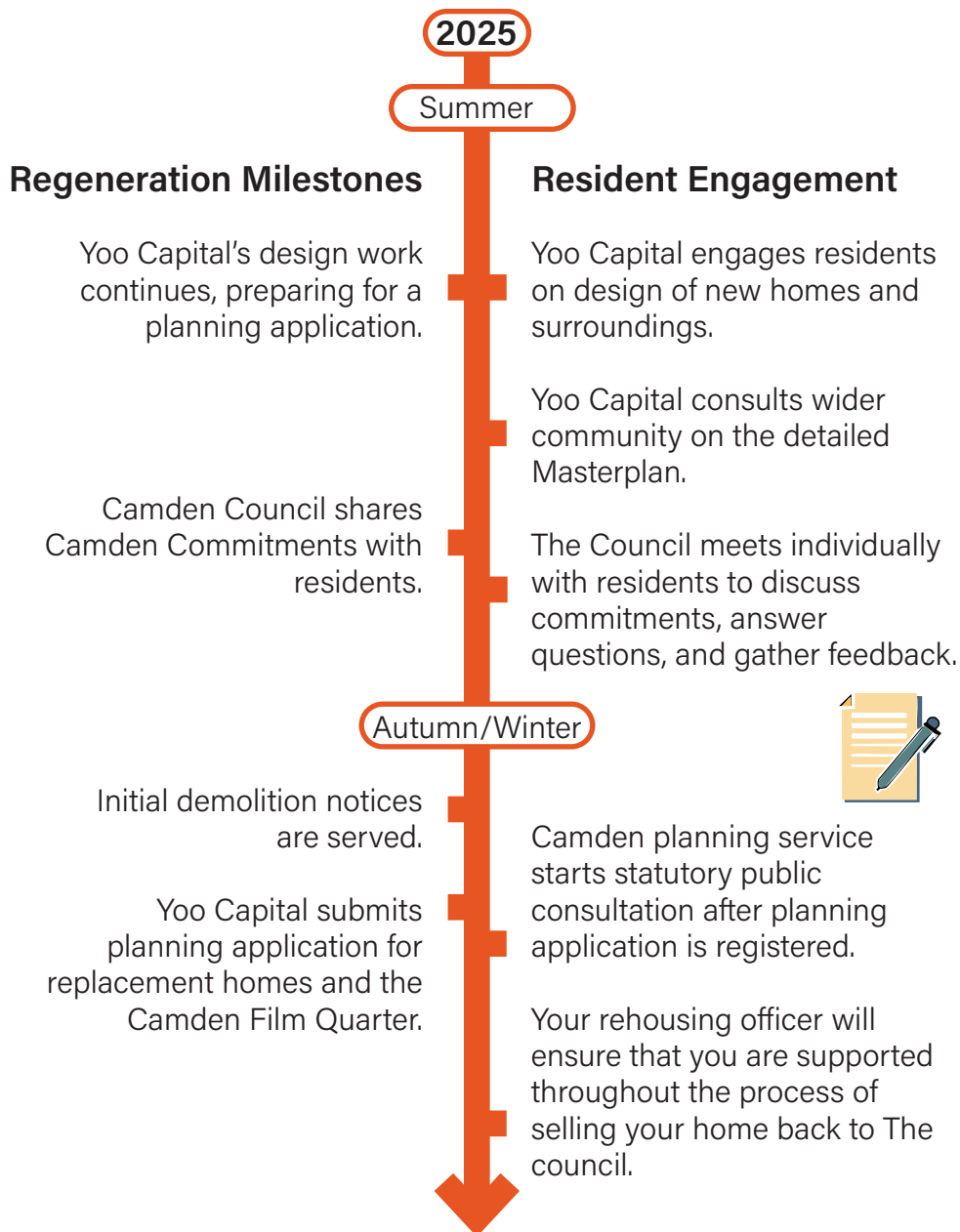
Additional Information

It is Camden Council's intention to work with every household to make sure that people get an offer that works for them. When an agreement can't be reached, the Council has the power to buy land and property despite the owner not wanting to sell – this is called compulsory purchase. This will only be used as a last resort.

If an agreement cannot be reached, the Council will seek a Compulsory Purchase Order (CPO) which, if confirmed by the Secretary of State, will entitle the Council to enter and take possession of your property, leaving the level of compensation to be settled later. If necessary, a reference may be made to the Lands Tribunal, an independent body with the power to determine the amount of compensation payable for property compulsorily purchased.

Timeline of Regis Road regeneration

**This time-line is indicative only*





2026

Summer/Autumn

Regeneration Milestones

Once planning permission is in place, Yoo Capital will begin building the new replacement homes and council facilities.

Secure tenants who wish to move away from the Regis Road area can start bidding.

Resident Engagement

The programme for resident engagement in late 2026 and beyond will be determined by progress in 2025. Yoo Capital and Camden Council will continue to engage with residents throughout the design and construction stages.

2027

Wider site construction phases continue.

Development of new homes and council facilities, including the recycling centre, continues.



2028

Replacement accommodation complete. Residents move into their new homes.



New neighbourhood complete.



